

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Notice of Meeting and Agenda
January 25, 2017
Sonoma Valley Veterans Memorial Building
126 1st Street West, Sonoma
6:30 p.m.

Contact: Pat Gilardi, District Director to Supervisor Gorin at pat.gilardi@sonoma-county.org

- | | |
|--|------------|
| 1. Call to Order, Roll Call | |
| 2. Approval of Minutes of the meeting of October 26, 2016 | Resolution |
| 3. Public Comment
(Limited to items not appearing on the agenda) | Receive |
| 4. Applicant Name: Myles McMonigle
Address: 20995 Hyde Road, Sonoma
APN: 128-381-021
Request for a Use Permit for a winery and tasting room. Proposed facility to produce 8,000 cases annually with tasting room by appointment only to a maximum of 16 guests per day and four proposed events per year with a maximum of 50 guests. | Resolution |
| 5. Election of the Chair for 2017 | Resolution |
| 6. Election of the Vice Chair for 2017 | Resolution |
| 7. Election of the Secretary for 2017 | Resolution |
| 8. Consideration of items for future agenda | Receive |
| 9. Adjourn | Resolution |

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions

City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING OCTOBER 26, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

COMMISSIONERS PRESENT: Tom Martin, Margaret Spaulding, Helene Silver, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Dick Fogg, Ditty Vella, Gary Edwards, Sean Bellach, Pat Stevens

EXCUSED: Jack Ding

1. **Call to Order:** 6:30 pm
2. **Minutes of September 28, 2016 Meeting:** Approved with 3 abstentions

Due to the large number of attendees, Chair White asked for a motion to switch the order of presentations. Kenwood Investments will present before the City of Sonoma General Plan. Motion approved.

3. **Public Comment (Limited to items not appearing on the agenda):**
Ken Brown, Lubeck St., introduced and welcomed Helene Silver, newly appointed to the Board.

4. **Applicant Name: Kenwood Investments, LLC Resolution**
APNs: 018-251-017, 018-251-052, 018-251-051, 018-251-055

Review of a 62-room hotel, 80-seat restaurant, and spa, along with 115 on-site parking spaces, located on West Napa Street in Sonoma, California, on a 54,000-square-foot lot (1.24 acres). At build-out, the Project would include a total hotel building area of 67,478 square feet, a 37,655-square-foot basement parking garage, and 26,962 square feet of exterior courtyards, surface parking areas, and patio areas. Link to documents:

<http://www.sonomacity.org/Government/Resources/Reports.aspx>

Ms. Pulvirenti disclosed that she is a part-time temporary employee of Cornerstone Sonoma, owned by Kenwood Investments. Since she is a city alternate and not voting tonight, she can stay for the presentation but in the audience.

Applicant presentation:

Bill Hooper, president: We were here previously for another project, Kenwood Hunt Club. This project has been years in the making with a staff report, full EIR and lots of public input. EIR consultants were hired by City with instructions from Planning Commission on specific areas to be studied. Property is in commercial zone and we ask for no variances to general plan. Other uses that could be considered for this site: retail, residential, ways to use vacant warehouses. The hotel has specific impact on economics: City gets 100% of TOT taxes, share of sales tax and property tax. Other benefits: local hiring, full time high paying jobs well above the minimum wage, annual payroll of \$4 million, construction budget of \$30 million. In EIR, public concerns over soil condition of property due to prior use of printing plant and Chevron station resolved when samples came up clean and no residual chemicals found. Parking addressed in staff report is mixed use model or shared parking by hotel, spa, office, restaurant. This is a local project, locally owned with a local architect, local contractors and will benefit the community.

Michael Ross, architect: In addition to extensive EIR, many studies conducted with various agencies as well as multiple community outreach meetings. Project is consistent with Sonoma Urban Growth Boundary, Greenbelt Alliance and with development code and general plan. Originally, project was lot line to lot line but now reduced by 50% by putting all parking underground and building broken up into wings and pieces that wrap around series of courtyards, resulting in more light and air. Architecture is Sonoma Historic or Monterey style, size of hotel cut in half, one restaurant removed, event center removed, 7 apartments on site maintained. Exterior courtyards are actually lightwells, 94 valet parking spaces and storage and service spaces in basement garage, 62 guest rooms on 2nd and 3rd floors. With 3rd story, roof is pulled low to look like attic. Other features: proportional to other buildings on West Napa St., thick walled buildings, mixed materials used such as corrugated metal, timber arcades, simple gabled roofs, flat tiled roofs, deep set recessed

windows, different types of textures and colors. Building is sustainable, LEED certified, Cal Green building code, advanced HVAC system, rainwater flows unfiltered and goes directly into storm filtration and retention system buried underground. Water conservation: 30% less than other similar uses, high efficiency laundry/operational hotel practices, native/drought tolerant landscape.

Commissioner questions:

Ms. Silver: Traffic on 1st St. W and access for suppliers and activity of all people coming and going, not just guests. Also hotel occupancy rate in Valley.

Bill Hooper: Extra exit on 1st St. W if needed, no events, no masses of people leaving at once, delivery dock with elevator going downstairs, same dry goods/cheese/wine distributors as Red Grape during time not too busy on the street, gate to control traffic, guests use traffic circle in the front. Annual average occupancy 70%, we will have small meetings off season, corporate guests mid-week.

Ms. Silver: Comparison to MacArthur complex. Population density different.

Bill Hooper: MacArthur Place – dead-on comparison: 64 rooms, spa, restaurant, event center which we don't have, guests trickle in and out, their traffic is 30% less than what consultants projected for our project. We're walking distance to Plaza so will average less.

Ms. Dunlap: Could you elaborate beyond financial, on waiving housing component for projects larger than half acre?

Bill Hooper: Financially driven, but not requirement by City. Planning Commission has latitude to waive that, also this is commercially zoned and not carved out as residential property.

Ms. Dunlap: Mitigation on 1st and W Napa re: curbs and crossing.

Bill Hooper: Restriping and bump-outs.

Ms. Spaulding: Photovoltaics on those buildings visible?

Bill Hooper: Not on renderings, but on specs.

Mr. Lely: Sewer mainline on Broadway and W Napa, concern it's under capacity for discharge projected from hotel. Mitigation?

Bill Hooper: With storm water conditions, incidences have gone down in last 20-30 years because of capital investment in infrastructure. Every time capital improvement made, incidences go down. According to report, \$5-\$6 million dollars left to fix sewer system. \$600 thousand of that comes from this project alone. New development gets charged not for water hookups but for laterals and digging up the streets – in our construction costs so contributes to a fund that does infrastructure improvement. As mitigation for our project, there is a place to catch and hold and let out our disposals in event of surge on sewer system.

Mr. Bellach: Timeline for construction from start to finish?

Bill Hooper: If plan approved, construction documents created in 3 months, then 3 more months for City to review documents and give us building permits. 14-16 months construction time unless there is appeal, potential lawsuits with land use approval.

Mr. Bellach: History increases as you get closer to Plaza. Will there be more surveys and archeological studies?

David Goodison: Yes.

Mr. Bellach: Size of your project similar to Healdsburg that also has plaza and similar size hotel. Have you looked at their traffic, parking impacts to improve yours?

Bill Hooper: That hotel has no parking lot, similar size. Their traffic consultant looked at what an average hotel room does in terms of traffic generation.

Mr. Bellach: Will this project be subject to inclusionary zoning, in lieu fees?

David Goodison: City in process of establishing commercial housing impact fee tied to commercial development. If adopted, fee tied to issuance of building permits, 6 months before permit issued for this project.

Mr. Bellach: People this hotel will serve: more than Best Western, less than Fairmont?

Bill Hooper: Priced similar to Fairmont, MacArthur, The Lodge. Even Best Western can be pricey due to shortage of hotels in town.

Mr. Stevens: Overflow parking for valet and staff?

Bill Hooper: Parking will accommodate restaurant/hotel employees – those staying for 8 hours, not coming/going. Predictable due to not having events - our peaks in season, August/September during weekdays will be up to 2 o'clock – banks, offices, realtors open.

Mr. Stevens: Soil condition? Did you find high ground water?

Bill Hooper: We did soil study – it's relatively high ground.... **(Note: Mr. Fogg and Mr. Edwards were conversing right next to recorder so information was unclear).**

Mr. Martin: Can't agree with traffic and congestion analyses in EIR on W Napa and Broadway – more than determined by EIR. Plans to modify?

Bill Hooper: We didn't write the EIR - written by traffic expert who did second study on MacArthur Place, similar size hotel. W Trans is company who did count – they work for the City and the County.

Mr. Martin: MacArthur Place used for comparability for traffic conditions – can't see comparison except when High School traffic is coming in or going out.

David Goodison: MacArthur Place hotel/restaurant of certain size, not traffic conditions, but to make sure trip generation accurate to local conditions.

Mr. Martin: Traffic conditions not the same – very different flows on W Napa and MacArthur.

David Goodison: Yes, acknowledged.

Ms. Vella: What's happening on site now?

Bill Hooper: Renovation of IT building, adding 2nd floor to building, not listed as historic site but preserving front, parking count takes into account 20 more bodies in building due to additional footage of 4-5 thousand sq ft.

Ms. Vella: Retained rain water, how are you storing?

Bill Hooper: 2 large cisterns buried underground underneath traffic circle will be collecting runoff from roofs and various parts of property – will be stored and let out during irrigation season.

Ms. Vella: Local hires... if not involved in daily operations, will you sell management contract to someone like Fairmont?

Bill Hooper: We will hire management company to operate hotel – will set rules like The Lodge. First union hotel in Sonoma Valley, if sold, buyer bound by collective bargaining agreement.

Mr. Fogg: W Trans does majority of traffic studies with County; if studies contested or questioned, common to have peer review by someone outside. If that's issue here, they can have it peer reviewed. Has Water Agency commented or signed off on design of sewer and other engineering issues?

David Goodison: When applicant submits proposal and it includes traffic study, common for City or County to peer review study. In this instance, the City commissioned the traffic study so it's an independent study. But there is peer review in normal EIR process and traffic study evaluated by our own City Engineer as well as CalTrans who did not dispute draft EIR suggesting additional mitigation actions. As to sewer issues, EIR consultant worked with PRMD and Water Agency and that's City water so our City Engineer developed calculations.

Public comments:

(Note: In advance of tonight's meeting, SVCAC received copy of report from David Goodison, and emails from David Eichar, Fred Allebach, and Tom Jones regarding tonight's project.)

Craig Larson, Lucas Ave: Concern is with sewer system. SF Regional Clean Water Agency sued Sonoma Valley District that hotel is being built in and fined \$700 thousand over 5 year period. Lawsuit was for overflow coming from manholes when rain is over 5 inches and contaminating clean water. As a community, it has to be looked at. No public transportation, employees will be driving in and out, and there'll be heavy duty traffic on Highway 12 and Arnold Dr. How will applicant regulate to suppliers size of delivery trucks brought into loading dock? And more foot traffic, roundabout - more people looking up in the air where are they going?

Bill Hooper: Sewer we've addressed but cannot comment other than what I've heard. Traffic count includes employees. Delivery addressed – not more trips by trucks as result of our hotel. Fairmont has 191 rooms with big banquet facilities so amount of deliveries substantially different. Average delivery will be to Sam's and to us without moving the truck.

David Goodison: Sanitation District has been subject of fines by Regional Water Control Board as result of overflows due to aging trunk lines and laterals that allow influxes of storm water during peak storm conditions. Sanitation District has been working to remedy by upgrading lines, beginning south at treatment plant and working way to north. To date, lines through city have been upgraded so overflows are occurring north of city limits and not in vicinity of project.

Bill Blum, GM MacArthur Place: Project very similar to us; in direct competition but supportive for long term health of our city. Shortage of hotel rooms in Sonoma Valley creating negative impacts and air b'n'bs. 300+ rentals in Sonoma Valley but only 56 approved so most are illegal vacation rentals and not paying any taxes or employing people or meeting safety standards. We're at 70% occupancy at existing hotels and TOT revenue flattening out so new hotels are the answer but is this a good project? There were more hotels at the Plaza 100 years ago than there are today and project much better now than proposed 6 years ago. Big part of this project is to maintain the character and to celebrate the life of Jack London.

Jack Blackford, 1st St W: In EIR, no mention of traffic generated by construction. Did rough calculation – 150 dump truck loads. How many trucks will be coming and how traffic will be directed? 1st St W or Napa?

Bill Hooper: EIR discussed construction impacts, mitigations suggested to dust, noise - will create construction plan that City will have to approve and hours of operation. Details in future but much addressed in EIR.

Julie Leitzell: Usually anti-development but seems to fit into character of community – fewer cars, walkable community. Commercial zone - no matter what goes on land, office buildings, stores, will have some traffic. Would rather see this than stack and pack housing that we're seeing throughout community.

Marilyn Goode: Project looks better and better but when is enough enough in our town? People who've lived here all these years can't get downtown now. It's been turned over to new people and tasting wine. We're losing our community and I think it's wrong. This is an example of straw breaking the camel's back. Don't think Lynch Building is particularly attractive. This is right in the middle of our town and it's going to stay there forever. Big mistake – City needs to think how much growth is enough?

Fred Allebach, 8th St E: I second what Marilyn just said. Many feel hospitality economy's gone over the top and we need less, not more. Employee transportation greenhouse gas emissions from EIR – consultant said employees could take bus but doesn't mean that they will. Typical EIR method – change subject, leave public comment to the changed subject resulting in original comment becoming invalid thus less significant. EIR consultant declined to measure cumulative impact of 50 project employees' greenhouse gas emissions who can't afford to live here. Even at 120% of AMI, people can't afford to buy a house here. Not sure what union wages will be but not a lot of these guys will be riding the bus. Even if they did, last bus to Santa Rosa is at 9:30 and before that 7:30 so if they got off at 7:35 they'd be waiting 2 hours to catch the last bus. Last bus to Petaluma is 5:45 and last Intervalley bus is 4:40.

David Eichar, BHS: Weekend bus schedule is even worse. Last bus to Santa Rosa leaves Plaza at 4:11 pm, runs every 3-4 hours. #30 is at 1:26 on Saturdays and doesn't run on Sundays - not viable for employees, tourists don't take local public transport. The Lodge started as local hotel, like the look of this project but 62 rooms too big, and 2 other hotel projects in the works. Housing in short supply – housing component was to be included in draft EIR. Springs housing project received 662 applications for 60 units. Even with additional 100 units in the pipeline, we still have 500 families looking for housing. Where are these 50 employees going to find homes to live in? Many will be coming from out of town as many do now. A friend with a shop on the Plaza can't find an employee. New hotels required to build workforce housing.

Michael Marino: I own property across street recently approved for small boutique hotel, also California Wine Tours, talked to Bill about employee shuttle program to and from work. I'm for the project.

Tim Freeman, Meadow Dr: In favor of this project. 600 people came from outside Valley to apply for housing on Hwy 12.

Sue Simon: I'm owner of Highway 12 Properties, in support of project. Lots of talk re: pedestrian congestion. Bumpouts at W Napa and 1st St W intersection is great. Additional rooms needed – I bring in clients from outside and they have no place to stay. \$600 thousand in sewer fees helps our town.

Chip Allen, Patton St: For project - projects like this contribute to City, provide tax base which we don't get from air b 'n' b so lost revenue and no accessibility. Can't turn back demand for people who want to come and stay here.

Tom Conlan, business owner at W Napa St: Impressed with design changes but can't see how EIR in current form can be certified. Numerous inconsistencies throughout EIR, citations to old obsolete codes, outdated policies and regulations, references to executive order now replaced by state law, in particular, SB32, greenhouse gas as pertains to project. Dishonest for City to pat itself on the back for its accomplishments in greenhouse mitigation but to dismiss substantial impacts of new project without details or analysis. Disappointed with City staff for not calling measures out. Would recommend peer review of greenhouse gas component of project by qualified and impartial party.

Commissioner discussions:

Ms. Silver: Clarify waiver for developer to provide residential housing.

David Goodison: Development Code: applications for new development of commercially zoned properties of one half acre, residential component of total building area comprising less than 50% is required unless waived or reduced by planning commission. Reduction or waiver does not constitute variance for an exception, not permit but allowance built into definition of commercial zone so planning commission has discretionary ability to do that. No residential component proposed for this project – applicant made arguments in support of waiver request: hotel does not lend itself to integrated residential component; Sonoma has limited amount of commercially zoned properties; residential component would pose sizeable amount of limitations not feasible for project.

Ms. Silver: Inappropriate to have residential units in hotel but can City not grant waiver and applicant to contribute to housing needs?

David Goodison: City in process of developing housing impact fee. Fee would support affordable housing programs. Sewer impact fees would go towards physical improvements in sewer system.

Mr. Bellach: As for residential component, new housing needed but not sure if that property best use for it. Project doesn't directly serve Sonoma citizens except through tourism. However, am concerned with employees getting to and from, encourage shuttle/car pooling for Valley employees. Motion to approve project with all comments made.

Mr. Stevens: I second.

Ms. Vella: I would like to ask Bill Blum, how many employees at MacArthur Place?

Bill Blum: 60 full time, 60 part time.

Ms. Vella: 40 for restaurant and hotel unrealistic, throws parking equation off.

Bill Hooper: Absent in hotel design is office space – reservationists, accounting department will be in our office building across the street or in office space in adjoining buildings. Quote is for people working on site.

Chair White: Motion made by Vice Chair Bellach seconded by Mr. Stevens to approve application as presented with consideration to public comments and questions by Commissioners.

Mr. Stevens: Project team should be commended for design and outreach.

Mr. Martin: I'd like to speak to motion. Sonomans voted on Measure A not to have development on city property. They voted on Measure B and lost by mere handful – voted to limit hotel size to 25 rooms. Sonomans want to have smaller level/scale of development throughout community. Look at activities and places where people congregate: 2 Farmer's Markets, Boulangerie, Barking Dog, Sunflower Hotel, the Swiss, Red Grape – smaller places that bring people together where they have a common component and lead people to interact. I stand in opposition to motion.

Ms. Spaulding: Include Ms. Silver's comments about housing and waiver in motion. I'd like to amend motion: recommend approval with very important conditions that City take steps to ensure waiver is not... not sure of right words. I want to ensure that our comments and concerns about the housing component are addressed.

David Goodison: You'd like the planning commission to give very careful consideration to waiver request and if such request were granted, you'd want fee to be applied to project.

Mr. Bellach: Maybe City Council can have that fee in place to capture revenue.

David Goodison: Paying attention to that timing.

Mr. Bellach: I agree with that.

Mr. Stevens: I second.

Ms. Dunlap: Not amending motion but can't approve due to traffic issue – you've heard all the comments from the public and the Commissioners. I can't support scale of project in its location.

Motion: Mr. Bellach. Move to approve project as presented with careful attention to all comments made and City to give careful consideration to waiver request. Mr. Stevens seconded. Ms. Vella, Mr. Martin, Ms. Dunlap, and Ms. Silver opposed. Motion passed 5 to 4.

Ms. Vella: Thank you for the amazing redesign job but concerned with sheer number of rooms. I work on 1st St W and know what traffic's like – I'm not looking forward to the construction phase.

Ms. Silver: Also impressed with changes but am opposed due to having lived on 1st St W and know the traffic there – that's my concern.

5. Presentation – City of Sonoma General Plan

David Goodison: Review city's general plan in terms of land use and development policies, and projects brought to you for advisory review. Sonoma: 2.7 sq miles, current population 10, 865, 5, 645 housing units. Sonoma one of the more densely developed parts of Valley, and encompasses many commercial elements available to all Valley residents. General plan is state required; long term comprehensive policy document, providing method of linking community values, vision, and implementation measures so that community desires on growth can be expressed in terms of concrete policies and measurable objectives – blueprint for future. Consists of elements or topic areas: community development; circulation; local economy; environmental resources; public safety; noise and housing.

Community development element: land use designations within city limits, design requirements, public services and utilities, and urban growth boundary adopted 17 years ago/expiring in 2020 – will then decide to uphold, expand, eliminate or modify. Urban growth boundary corresponds with sphere of influence: Plaza, Maxwell Park, Broadway Market, Sonoma Creek, and Armstrong Estates. Land use designations: commercial, gateway commercial, mixed use. Much of city is in lower density residential land use designations including single family; Sonoma residential designation requiring new development, diversity and housing sizes, and mobile home parks. Then high density residential designations and housing opportunity built in and around mixed use and commercial areas. City has quite a bit of public land including a big cemetery, also high school, middle school, hospital and library. Also lower density rural residential 2 units per acre, and parks. Sonoma quite diverse and interested in maintaining lower density rural residential, and hillside areas, also agricultural zoned parcels.

Last comprehensive update to general plan was 2005 - different updates to different parts since then. Housing element on separate track and updated several times due to housing needs allocations.

Circulation element: updated this September – expanded on complete streets policy accommodating all types of users: pedestrians, bicyclists, transit, vehicles, people with mobility issues. Priority is pedestrian safety around Plaza area – no traffic signal at W Napa and Broadway but curb extensions to reduce crossing distance and wider sidewalks on Broadway allowing more outdoor seating and landscaping. Need to collaborate with CalTrans and County. Bike and pedestrian plan separate document, updated traffic counts and projections to 2030 and 2040 throughout city.

Mr. Martin: In EIR – class 2 bicycle lane on W Napa?

David Goodison: Option, not requirement. Problem areas identified including Broadway and W Napa, and 1st St W and W Napa – will use curve bowouts, restriping.

Ms. Dunlap: Transition from level of service to vehicle miles traveled?

David Goodison: State moving in that direction, not in present circulation element, need to develop local standard.

Ms. Dunlap: CalTrans did address it in EIR – as transition happens, kind of project that comes in where people coming from will be addressed.

David Goodison: Yes, big and interesting transition. Local economy element – key policy directions in personal business, relationship between tourism and agriculture – support agricultural and open spaces, our history, to provide jobs and housing opportunities and promote and enhance Sonoma's quality of life. Environmental resources element: preserve significant natural features, accessible open spaces, promote sustainable practices. Local, regional and state parks, Montini Preserve open space. Sphere of influence can accommodate park land. Sustainability – groundwater management plan, promotion of water conservation, pilot program for groundwater banking or recharge/injecting

winter Russian River water into wells and ground to use in summer. Public safety element: building code compliance due to earthquakes, flooding. Noise element: state mandated to look at traffic noise based on projections, local noise ordinances restrictive. Housing element: diversity, development of affordable housing, senior rentals, provisions for special needs: supportive housing, emergency shelters, community care facilities, partnerships with agencies and nonprofits, sustainable practices. Housing allocations 2015-2023 within city limits: 24 very low income units, 23 low income, 27 moderate, 63 above moderate. Site survey to accommodate types of housing, can accommodate 401 units higher density development

Mr. Carr: Trailer/mobile home parks?

David Goodison: Existing units used as senior and affordable housing, rent control updated, possibility of applying senior overlay to parks. 2 of 3 senior only, 1 mixed. Moratorium on vacation rentals adopted, 50 illegal. Upcoming projects: Broadway and Clay for 49 low, very low and extremely low income units, possibly for veterans, 1st St E, W Napa Christmas tree lot, Safeway expansion.

Commissioner questions:

Mr. Lely: Will sidewalk crosswalks have plantings or all asphalt and graded?

David Goodison: Could be room for plantings on Broadway, will look at design issues. Plantings low due to traffic safety.

Ms. Dunlap: Mention of bumping up code enforcement – how is that happening?

David Goodison: Planning has role but code enforcement position in City Prosecutor's office.

Mr. Bellach: Interplay between county general plan and city's. Do they have to be similar with zoning, objectives?

David Goodison: Point of connection is LAFCO that rules on spheres of influence, city-county board to review changes. County has city centered growth strategy and maintain urban separators, greenbelts, Boyes/Fettlers urbanized areas. We have restrictive urban growth boundary. Coordination of traffic model and city bike plan to work with county bike plan.

Public comments:

Frank Windes, Denmark St: SVCAC vehicle to look at both general plans together and come up with suggestions. Biggest thing is traffic, one way system on Plaza needed? What to do with Boyes area and Hwy 12 running out of capacity.

Tim Freeman, Meadow Dr: City and county coordination on wastewater treatment. Sewer lateral issues – city based or county issue due to sitting on county land?

David Goodison: Sanitation services provided by Sonoma County Valley Sanitation District managed by water agency which is responsible for capital projects, overflows. Capital project planned, Sanitation District provides global look.

Norman Gilroy: This Commission in position of looking at both general plans and how they relate to one another. Tonight, we heard no transportation system in Valley that works in terms of timing. Public transportation is city county issue but no element in general plans to deal with that. No one but you sees both – your role can go further than just reviewing projects. Another is character with decisive urban growth boundary. We have agricultural areas, rural residential areas in city but don't have rural agricultural because most are scattered around edges. That's where small farmers who come to Farmers' Markets, live and farm on property. As we look at extending urban growth boundary, we should also look at the edges and advise county. Crossover issues very important, land use very big issue, not just transportation.

Commissioner discussions:

Ms. Spaulding: Transportation, land use, and housing.

Ms. Dunlap: Winery events resolution circulated, SVCAC component in resolution?

Mr. Fogg: Active project, cannabis coming up, proposal to Board by December.

Mr. Martin: Does Board create own agenda items? Or created elsewhere and come to us? Process.

Chair White: Applications go to County, Chair and Pat Gilardi get them, review and choose what public may want most. Lot line adjustments, no, big hotel, yes. We see most important and relevant that cross Supervisor Gorin's desk.

Mr. Martin: May Commission itself generate item to put on agenda?

Mr. Fogg: Commission has created issues but enough applications to go over.

6. Consideration of items for future agenda

Mr. Bellach: Cannabis.

Ms. Spaulding: Excited about where we stand as Commission, our responsibility, what to address and our role. Maybe agenda item to come as Commission and agree what's important - our position and function, other than projects.

Mr. Fogg: Mark Bramfitt has long experience with this group, now with LAFCO, to conduct discussion.

7. Adjourned: 9:30 pm



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

December 28, 2016

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: UPE16-0099
Applicant Name: Myles McMonigle
Owner Name: William McMonigle and Constance Kopriva
Site Address: 20995 Hyde Road, Sonoma
APN: 128-381-021

Project Description: Request for a Use Permit for a winery and tasting room. Proposed facility to produce 8,000 cases annually with tasting room by appointment only to a maximum of 15 guests per day and four proposed events per year with a maximum of 50 guests.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by January 18, 2017, and should be sent to the attention of: **UPE16-0099, Scott Orr (Scott.Orr@sonoma-county.org)**. The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
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| <input checked="" type="checkbox"/> PRMD Management Group | <input type="checkbox"/> LAFCO |
| <input type="checkbox"/> Survey and Land Development | <input type="checkbox"/> ALUC/CLUP |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> SVCAC |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> So. Co. Environmental Health | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> Community Development Commission | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> State Dept of Fish and Wildlife |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Local Fire District – Schell-Vista FPD | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board |
| <input type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input checked="" type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> City of Sonoma, Water Dept |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Tribal Notification |
| <input type="checkbox"/> Landmarks Commission | <input checked="" type="checkbox"/> Sonoma City Planning Dept. |
| <input checked="" type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Sonoma Valley Chamber of Commerce |

Planning Application

PJR-001

Application Type(s):

- | | |
|--|---|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Zoning Permit for: _____ | |

File # UPE16-0099

- | | |
|---|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Specific/Area Plan Amendment | |

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name Myles McMonigle				Name William McMonigle, Jr. & Constance Kopriva			
Mailing Address PO Box 7				Mailing Address 995 Ray Court			
City Vineburg		State CA	Zip 95487	City Sonoma		State CA	Zip 95476
Day Ph (707) 888-4915		Email mail@koprivawine.com		Day Ph (707) 933-9855		Email mail@koprivawine.com	
Signature <i>Myles McMonigle</i>		Date 11/28/16		Signature <i>William McMonigle</i>		Date 11.28.16	
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)							
Name/Title Adobe Associates, Inc.				Name/Title			
Mailing Address 1220 North Dutton Ave				Mailing Address			
City Santa Rosa		State CA	Zip 95401	City		State	Zip
Day Ph (707) 541-2300		Email gschram@adobeinc.com		Day Ph ()		Email	
Signature			Date	Signature			Date
PROJECT INFORMATION							
Address(es) 21301 Cassidy Ranch Road						City Sonoma	
Assessor's Parcel Number(s) 128-381-021							
Project Description Proposed winery & tasting room to serve existing wine label "kopriwa". Proposed facility will be able to produce 8,000 cases of wine annually. The proposed tasting room will be operated by appointment only, and will accommodate a maximum of 15 visitors per day. Four promotional events will be hosted annually, each with up to 50 guests. Project will allow the label to conduct direct sales, and maintain control of current and future production costs and quality.							
Acreage 18.03				Number of new lots proposed 0			
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

TO BE COMPLETED BY PRMD STAFF

Planning Area <u>9</u>	Supervisorial District <u>1</u>	Latitude	Longitude
Current Zoning <u>DA B6 10, F1 F2 RC100/25 VOH</u>			
General Plan Land Use <u>DA 10</u>		Specific/Area Plan	
S.P. Land Use		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No.
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous Files			
Application accepted by <i>Scott</i>		Date <u>12/16/16</u>	
Approved by		Date	

Supplemental Application Information

Existing use of property: Residential, Agricultural

Acreage: 18.03

Existing structures on property: One dwelling, one garage, one agricultural building

Proximity to creeks, waterways and impoundment areas: Arroyo Seco to the East

Vegetation on site: Vineyard, native grasses

General topography: Ridge runs northwest to southeast; slopes from ridge northeast and southwest

Surrounding uses to (Note: An adjoining road is not a use.)
North: Agricultural South: Agricultural
East: Residential West: Commercial

New structures proposed (size, height, type):
Tasting room: 200 square feet;
Wine production facility: 6,000 square feet, 34 feet high, with
additional 4,000 square foot crush pad

Number of employees: Full time: 2 Part time: _____ Seasonal: 2

Operating days: Winery: 260; Tasting Room: 365 Hours of operation: 8am-4:30pm

Number of vehicles per day: Passenger: 15 Trucks: _____

Water source: Private Well Sewage disposal: Private Septic System

Provider, if applicable: n/a Provider, if applicable: n/a

New noise sources **SEE ATTACHED PROJECT STATEMENT FOR MORE DETAILS**

(compressors, power tools, music, etc.): _____

Grading proposed: Amount of cut (cu. yds.): 501 Amount of fill (cu. yds.): 81 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No X If Yes, indicate area of disturbance(acres): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
See attached Grading & Drainage Plan

Vegetation to be removed: Several trees to be removed (see Grading & Drainage Plan)

Will proposal require annexation to a district in order to obtain public services: Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Water tank will be provided for fire suppression; emergency turnaround provided

Project Statement – Use Permit for Wine Production Facility and Tasting Room

kopriva

21301 Cassidy Ranch Road
Sonoma, CA 95476
APN: 128-381-021

The owners of 21301 Cassidy Ranch Road are proposing to construct winery and tasting facilities on their parcel to serve as a permanent home for their wine label "*kopriva*". The project site is located at the end of Cassidy Ranch Road approximately 1000 feet south of its intersection with Hyde Road, which is just southeast of the City of Sonoma. The proposed project is located on APN 128-381-021 and consists of approximately 18.03 acres of land zoned DA B6 10.

The parcel currently consists of a single family four bedroom residence, a detached 600 square foot three car garage, a 1000 square foot agricultural building, an irrigation reservoir, vineyard and a seasonal stream. Most of the parcel is generally flat with slopes ranging from 0% to 4%. Approximately 12 acres of the parcel is vineyard that is in the process of being replanted. The site is accessed by Cassidy Ranch Road, a twenty foot wide asphaltic-concrete road that is contained within a 50 foot wide easement on APN: 128-381-022. The property is bound on the north by a 40 acre vineyard owned by Ronald Miller of Silverado Vineyards and Groskopf Warehouse & Logistics, to the west by industrial warehouses owned by McCambridge Enterprises and currently leased to Treasury Wine Estates, to the south by a 30 acre vineyard owned by Batto's Fruit Company and to the east by the Arroyo Seco Creek. East of the Arroyo Seco Creek is a rural residential neighborhood with the nearest house over 500 feet away.

The site owners purchased the parcel in 2003 intending to make an estate wine from the Carneros American Viticultural Area. In 2005 they started a company, Cassidy Ranch, Inc., which does business as *kopriva*. The business is a family owned company, which celebrates its eleventh anniversary and 12th vintage this year. Their first vintage had a total case production of 299 cases. They have gradually increased production of their single product; an Unoaked Carneros Chardonnay from Sonoma County, to an anticipated 2016 vintage case production of 1300 cases. Their sales growth has been accomplished without a distributor, broker or hired sales representative and at present, they sell over 95% of their wine wholesale. Given this condition, the owners decided it is necessary to include direct sales through a tasting room built on personal property. To accommodate their current and future production and maintain control of long term costs and quality, the owners would like to construct a utilitarian production facility on the same property.

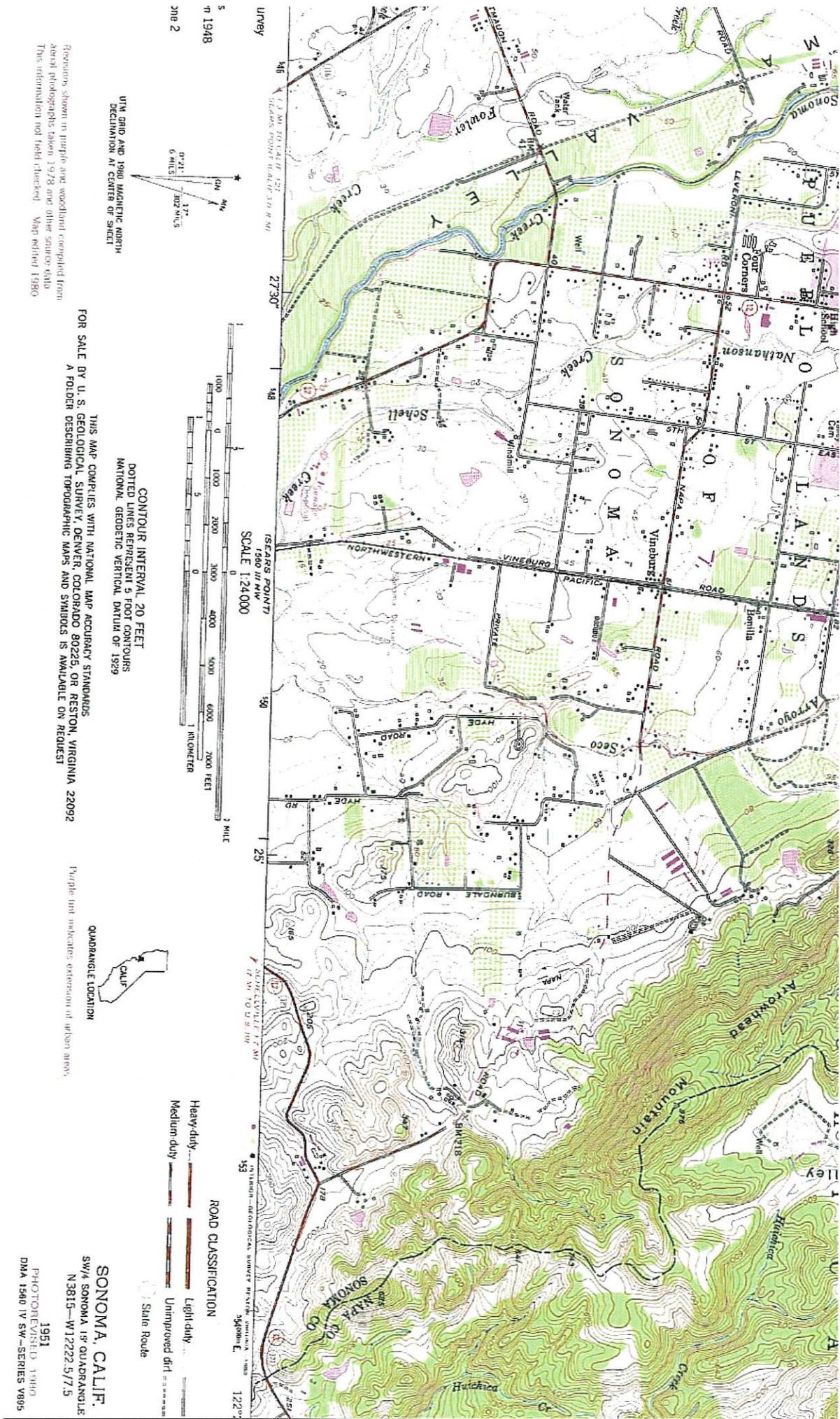
The proposed production facility will have the ability to produce 8000 cases of wine. The wine production facility is envisioned as an enclosed barnlike structure approximately 6000 square feet in size, 34 feet high, with an additional 4000 square foot covered crush pad. The winery will house all winery equipment, tanks and barrels. It is anticipated that the facility will process 50% white grapes and 50% red grapes. At this moment in time, all grapes will be purchased and imported to the production facility. Once the new vines on the parcel mature it is

estimated that the vineyard will supply 25% of the grapes processed at the facility. Pomace and additional processing waste will be disposed of offsite. The production facility will operate Monday through Friday, 8:00 AM - 4:30 PM. These hours will broaden during harvest from 7:00 AM to 7:00 PM during the months of late August, September, October and early November. There will be two full time year round employees and two full time seasonal employees during harvest.

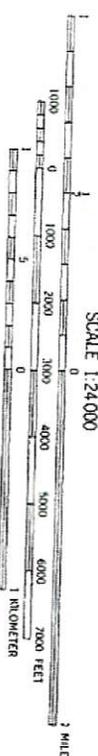
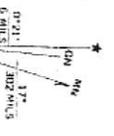
The proposed tasting room will be conducted by appointment only in an approximately 200 square foot barn like structure with no more than 15 visitors per day. The proposed hours of operation for the tasting room are Monday through Sunday 10:00 AM until 4:30 PM, 7 days a week. One full time employee will operate the tasting room. The venue will be built approximately in the location that is currently occupied by the 600 square foot three car garage. This location is over 200 feet from all property lines, is over 500 feet from the nearest residence and is sheltered on the east by a grove of mature trees. A decked patio area extending from the tasting room will be constructed so patrons may choose to spend their time outdoors. Prepackaged palate cleansers (like crackers) will be the only food provided to patrons, but consumption of food products purchased offsite will be encouraged. Parking for the winery will be located on the east side of the tasting room. The parking area surface is intended to be gravel with one hard surface handicap parking stall. Adequate parking spaces will be provided for visitors and employees.

The owners are proposing to host 4 agricultural promotional events. Each of these events would host up to fifty guests and conclude by 9:00 PM in the evening. Two examples of proposed agricultural promotional events include wine club and wine release parties. Wedding events and amplified music are not being proposed. An area for overflow parking will be provided for event guests and will be located north of the tasting room. Outdoor portable toilets will be brought onsite to serve the event visitors.

The proposed facilities will be served by onsite wastewater systems and a private well. Wet weather groundwater testing, soils review and percolation testing have been performed on the parcel and approved by Sonoma County PRMD. The tested areas contain enough capacity to serve the proposed facilities. The proposed site lies within a Class 1 water availability area. The owners will provide water for the tasting room and production facility by an existing well that contains a 50 foot sanitary seal. The owners have spent over four years obtaining appropriate water rights from the State Water Resources Control Board in order to collect and store enough water from the Arroyo Seco Creek to adequately provide for agricultural operations. This water right will reduce and possibly eliminate the necessity of continuously pumping groundwater for this purpose. The substitution of surface water for groundwater for vineyard use should more than offset anticipated water use for the proposed project.



UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 5 FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Purple tint indicates extension of urban areas.
 QUADRANGLE LOCATION

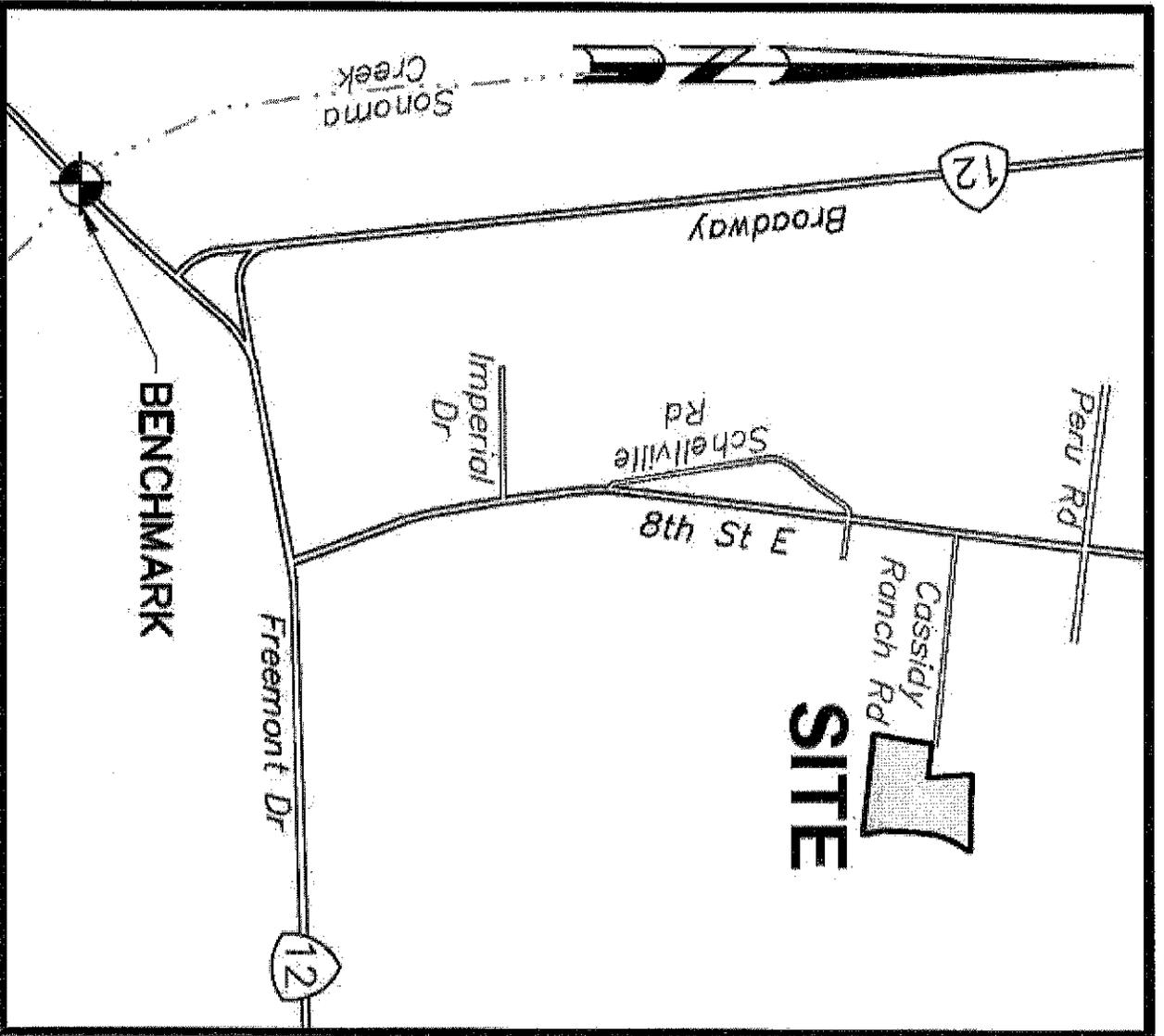


ROAD CLASSIFICATION

- Heavy-duty ————
- Medium-duty ————
- Light-duty ————
- Unimproved dirt ————
- State Route ————

SONOMA, CALIF.
 SW 1/4 SONOMA 19 QUADRANGLE
 N 3815—W 12222 S. 7.5
 1951
 PHOTO-REVISED 1980
 DMA 1540 IV SW—SERIES V095

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other source data. This information not field checked. Map edited 1980



LOCATION MAP

NOT TO SCALE



This is an official copy of a portion of the above referenced flood map. It is not to be used for any other purpose. Any reproduction or amendment which may have been made subsequent to this date on the Flood Insurance Program maps shall be the FEMA Flood Map Store at www.fema.gov

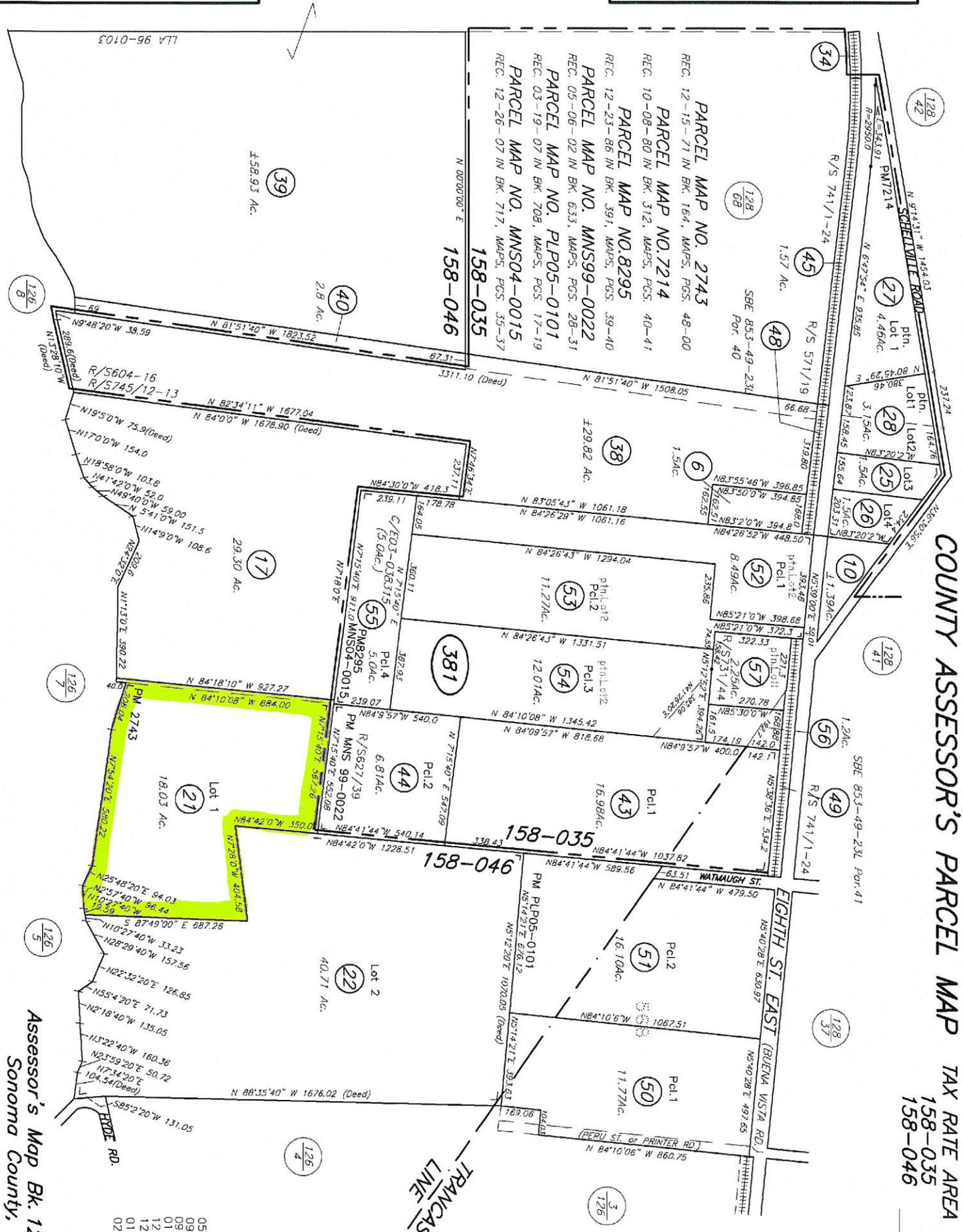


NATIONAL FLOOD INSURANCE PROGRAM	
FIRM	PANEL 0943E
FLOOD INSURANCE RATE MAP	
SONOMA COUNTY, CALIFORNIA AND INCORPORATED AREAS	
PANEL 943 OF 1150 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
CONTAINS: NUMBER, PANEL, SHEET, COMMUNITY, SONOMA COUNTY, 060925, 0943, E	
	
Federal Emergency Management Agency	
MAP NUMBER	06097C0943E
EFFECTIVE DATE	DECEMBER 2, 2008

This is an official copy of a portion of the above referenced flood map. It is not to be used for any other purpose. Any reproduction or amendment which may have been made subsequent to this date on the Flood Insurance Program maps shall be the FEMA Flood Map Store at www.fema.gov

purpose only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



COUNTY ASSESSOR'S PARCEL MAP TAX RATE AREA

158-035
158-046

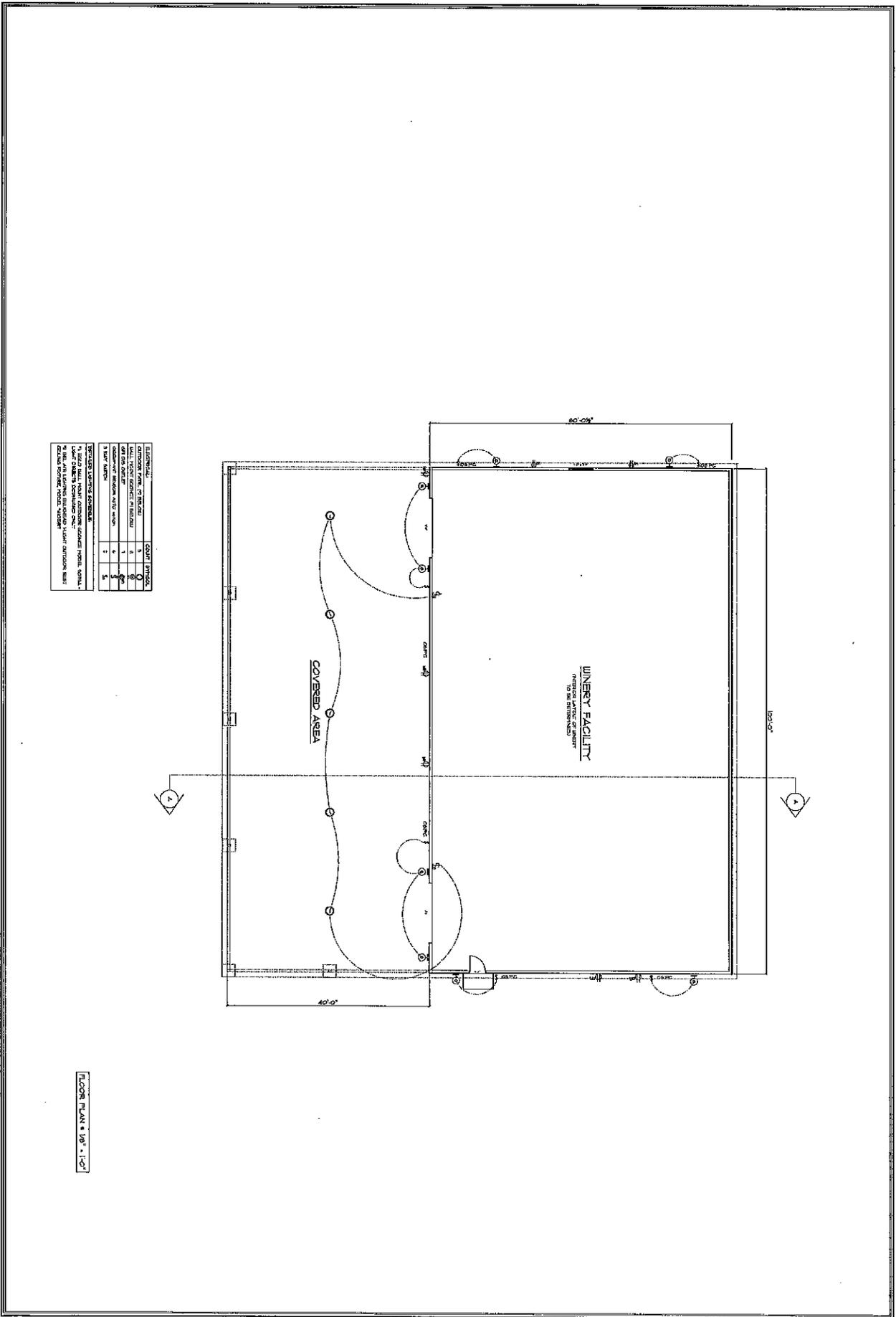
128

SCALE:

REVISE
05-08-06-4
09-07-07-C
09-07-07-C
01-22-08-5
12-03-09-5
12-03-09-R
01-26-11-R
02-28-12-R

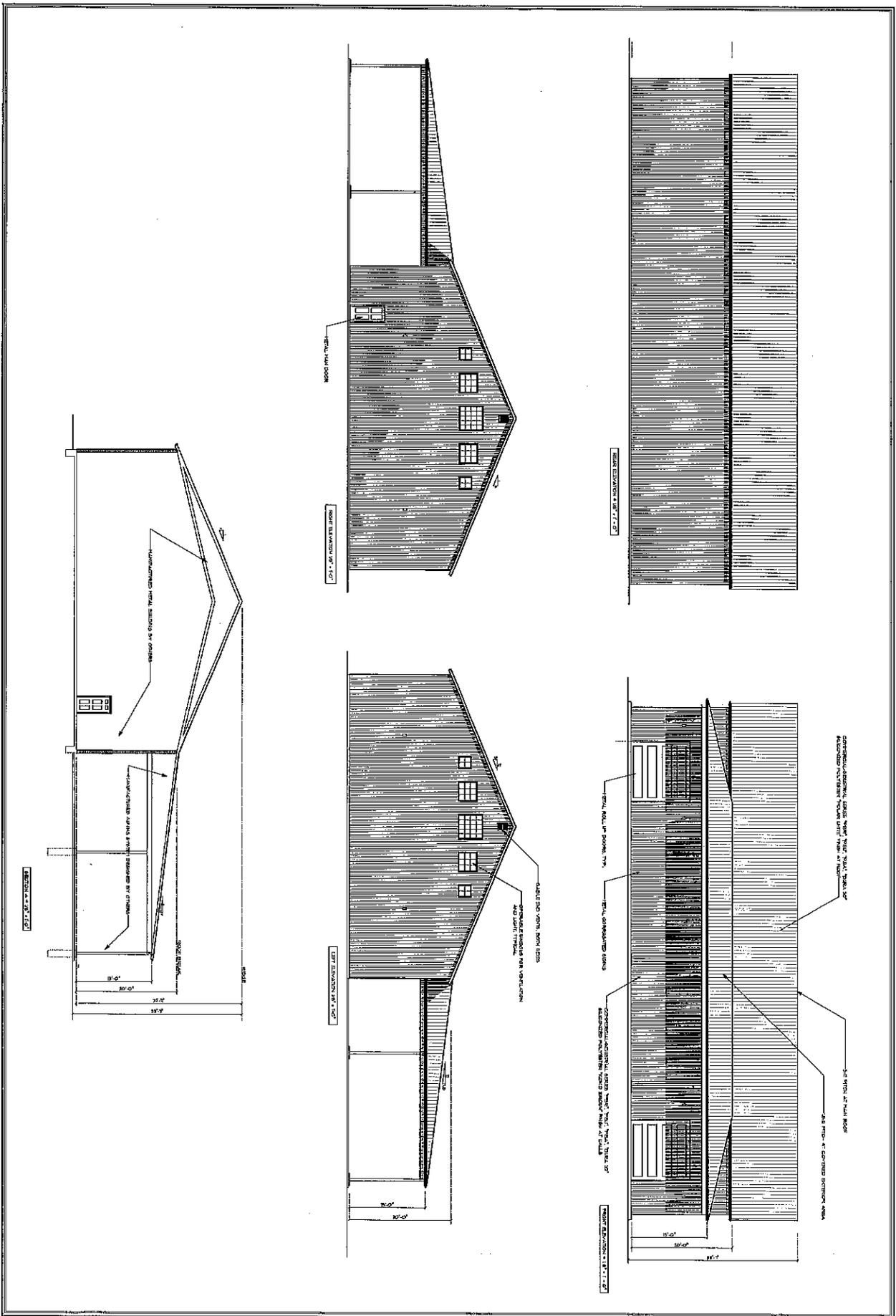
Assessor's Map Bk. 128, Pg. 38
Sonoma County, Calif.

KEY 1/22/08 BC



ITEM/NO.	DESCRIPTION	QTY	UNIT
1	WOOD FLOORING	1	SQ. FT.
2	CEILING	1	SQ. FT.
3	WALLS	1	SQ. FT.
4	ROOFING	1	SQ. FT.
5	MECHANICAL	1	SQ. FT.
6	ELECTRICAL	1	SQ. FT.
7	PLUMBING	1	SQ. FT.
8	PAINT	1	SQ. FT.
9	GLASS	1	SQ. FT.
10	IRONING	1	SQ. FT.
11	CONCRETE	1	SQ. FT.
12	ASPH/FLT	1	SQ. FT.
13	MECHANICAL	1	SQ. FT.
14	ELECTRICAL	1	SQ. FT.
15	PLUMBING	1	SQ. FT.
16	PAINT	1	SQ. FT.
17	GLASS	1	SQ. FT.
18	IRONING	1	SQ. FT.
19	CONCRETE	1	SQ. FT.
20	ASPH/FLT	1	SQ. FT.

FLOOR PLAN 1/2" = 1'-0"



CREATING REALITY FROM YOUR DREAMS IN SONOMA VALLEY SINCE 1983

JOB NUMBER:
PAGE:
3 OF 4

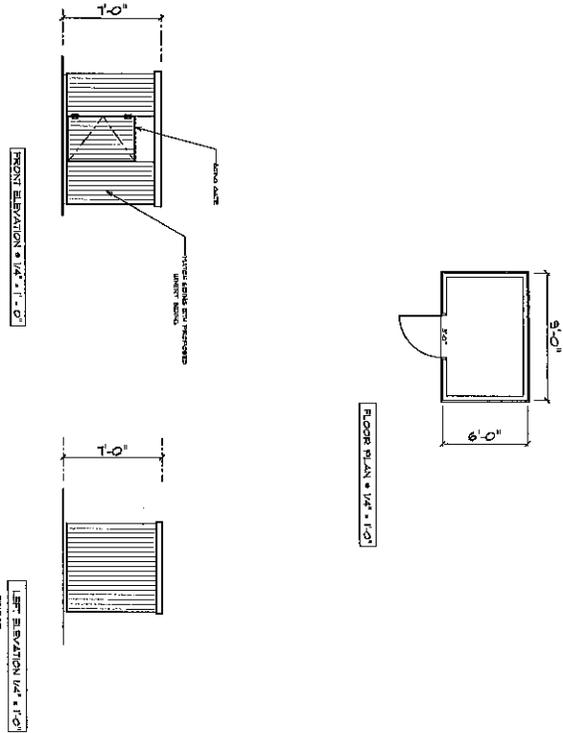
DESIGNED FOR:
KOPRIVA WINERY
21301 CABBIDY RANCH ROAD
SONOMA, CA.

DATE:
JULY 26, 2016
DRAWN BY:



P.O. BOX 810 - GLEN ELLEN - CALIFORNIA - 95442
PHONE: (707) 936 - 4212
E-MAIL: mayacadesign@gmail.com

TRASH ENCLOSURE



HATCHING LEGEND:

	AC
	CONCRETE
	GRAVEL
	90-RETENTION AREA

- KEY NOTES:**
- ① EXISTING ROAD TO BE REMOVED
 - ② EXISTING SHED TO BE RELOCATED
 - X EXISTING TREE TO BE REMOVED

PRELIMINARY GRADING & DRAINAGE PLAN



SCALE: AS NOTED

Date: August 22, 2016

Design by: _____

Drawn by: _____

Checked by: _____

Sheet: **C10**

of 1 Sheets

14090

LANDS OF McMONIGLE
 PRELIMINARY
 GRADING & DRAINAGE PLAN
 21301 Cassidy Ranch Road
 Sonoma California
 APN 12B-381-021

Timothy L. Schram, RCE 67890
 My license expires 6/30/2017

adobe associates, inc.
 civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
 P: (707) 541-2300 F: (707) 541-2301
 Website: www.adobeinc.com

*A Service You Can Count On!

Revisions			
No.	Date	Description	Approved