

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Notice of Meeting and Agenda
June 22, 2016
Sonoma Police Department, Community Room
177 First 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 March 23, 2016 Resolution
3. Public Comment Receive
(Limited to items not appearing on the agenda)
4. File Number: ADR15-0107 Resolution
Applicant Name: Karen Ann Waikiki
Owner Name: Mercado Central
Site Address: 15 Boyes Boulevard, Sonoma
APN: 056-401-019

Request for Administrative Design Review for replacement of a restaurant and bar on a 0.30 acre parcel.
5. Consideration of items for future agenda Receive
6. 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
6. Resoluiton, if indicated

Web Links:

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

City of Sonoma: City of Sonoma: <http://www.sonomacity.org/Agenda-Minutes/Sonoma-Valley-Citizens-Advisory-Commission.aspx>

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING FEBRUARY 24, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

COMMISSIONERS PRESENT: Pat Stevens, Tom Martin, Bruce Green, Gay Johann, Cynthia Wood, Margaret Spaulding, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Greg Carr, Dick Fogg, Jack Ding, Mark Bramfitt

EXCUSED: Sean Bellach, , Ditty Vella

ABSENT: Rachel Hundley

1. **Call to Order:** 6:30 pm
2. **Minutes of February 24, 2016 Meeting:** Approved
3. **Public Comment (Limited to items not appearing on the agenda):** None
4. **File Number:** PLP15-0052 Resolution
Applicant Name: Beltane Inc.
Site Address: 11621 Highway 12, Glen Ellen
APN: 053-040-025 and -035

Request for a Use Permit, Design Review and Landmarks review for a new 15,000 cases per year winery in a remodeled existing barn with tasting and 20 agricultural promotional events per year and participation in countywide events on a 105 acre parcel.

Applicant presentation:

Merrill Van Fleet, project engineer: Proposal is for 15,000 cases which is peak amount to be produced from on site vineyards in a good year or 10 tons per acre; list of events which are farm and ag related provided in packet; tasting room by appointment only; neighbors contacted and have received one letter of support with more expected. We have completed successfully: water availability study; architectural review for new driveway; historic review of barn; private wastewater disposal system site near proposed winery and have received approval for standard system. Well driller concurs with water availability – well with 50 ft seal. Only change is accessway from Nelligan to Nuns Canyon off Highway 12 then traverse to existing driveway. Family already has winery permit and produces 1100 cases per year off site so this proposal is to move wine production to ranch.

Commissioner questions:

Ms. Dunlap: What is current use of property – I was there for a political event. How many events in 2015 at the ranch?

Merrill Van Fleet: The B+B is a 6 room facility in old ranch building and operates under legal non-conforming use - no connection to winery production in operation of B+B, although a guest of B+B could make appointment to taste wine. The B+B is open year round although empty during winter months but full in summer. They do have weddings and other events – had Supervisor Gorin there recently.

Alexa Wood, owner: It varies every year – counting Supervisor Gorin’s event last year, maybe 10.

Ms. Dunlap: Looking at total number of events, even if more ag related, still create impact on traffic and noise. Conditions at Nelligan and Nuns Canyon are very poor –road further up measures 10-14 ft and County minimum is 18 ft.

Merrill Van Fleet: They have weddings - Alexa’s daughter was married there. We’re proposing using the road closest to the highway or pasture gate. The one originally proposed was up Nelligan Rd and that’s an existing driveway.

Ms. Wood: 20 ag events - please describe.

Merrill Van Fleet: There's a list in your packet: farm stays, workshops focusing on youth groups, bee habitat, olive curing, vine pruning, wine blending, wildlife habitat hike, viniculture visit, heirloom tomatoes, wine release events, harvest parties, private tasting events, one nonprofit fundraising event.

Ms. Spaulding: Wine tasting by invitation only – how many do you anticipate?

Merrill Van Fleet: Tasting room will be open every day so people will call in advance to make appointments. We listed 2 employees – high estimate – would be pleased to get 12 people per day so don't need 2 employees for that.

Mr. Green: Plan on doing custom crush for other wineries? The agricultural part – farm stand selling produce? What type of animals – selling meat there?

Merrill Van Fleet: No plans for custom crush or to import grapes although would like that option in case of crop failure. We'll move production to the ranch and gradually increase as we're able to market that wine. No plans to sell produce but to promote Sonoma County agriculture such as bee workshop, orchard, garden, flowers, olive trees – true working farm and ranch. Also grazing land – they raise cattle. Right now, they have one bull and he's more of a pet, 3-4 horses, 30 chickens, couple beef animals.

Mr. Green: Licensing for B+B – limit on number of events or weddings? Cap on events? Will weddings fall under winery permit? Weddings under B+B permit? See any changes in County coming up for events re: weddings?

Merrill Van Fleet: B+B has operated as a legal non-conforming use for many years and that's what ranch house was constructed for. It had number of rooms now reduced to 6. It has no use permit – ranch constructed in 19th century. No weddings proposed under wine permit. No permits for the B+B – legal non-conforming use – it existed before there was permitting for buildings in the County. No technical connection between winery permit and operation of B+B.

Mr. Martin: Remodel existing barn – no size increase?

Merrill Van Fleet: Barn remodel includes structural review – one end of barn becomes tasting room, and 2 handicapped accessible restrooms will go in one corner of barn. Appearance of barn will be retained.

Ms. Spaulding: You've been in touch with neighbors – please elaborate.

Merrill Van Fleet: 3, maybe 4 parcels with contact – received letter of support from Atwood Ranch to south. We believe we'll get support from other neighbors. This is a long-term Sonoma family that would like to use their property to provide a livelihood and exist on their farm/ranch, not a giant company that makes wine.

Ms. Spaulding: 70 people at some events – sound issue and traffic potential?

Merrill Van Fleet: Traffic study done at W Trans– no significant impacts for parking and traffic control up to 150 people. No change in level of service on Highway 12. County asked for supplemental traffic study information – will be provided but not yet completed.

Mr. Lely: In existing barn, what is sq footage of tasting room or is it entire barn?

Merrill Van Fleet: Balance of barn includes winery office, County permitted use for winery operations and sales at 250 sq ft. Tasting room is 300 ft. Lower floor is 2500 sq ft devoted to winery operations.

Chair White: By appointment only, how will you enforce – how will you turn away – will you have signage? Times of events?

Merrill Van Fleet: We're serious about conforming and prepared to turn away people. Yes, signage at entryway near Highway 12 and conform to sign ordinance. Events not beyond 10 pm – many in daytime.

Mr. Fogg: Events need to end at 9 – clean up by 10.

Merrill Van Fleet: We'll revise to 9.

Public comments: None

Commissioner discussions:

Mr. Ding: This project is moderate, only concern right now is 1100 cases, how long to reach 15,000 and what kind of wine. Pay attention to marketing - wish you success.

Mr. Green: Concerns for current non-conforming B+B and no set events associated with that. A lot of work County-wide on setting number of events, so need to look at B+B portion so that it's not a conflict with current issues.

Mr. Carr: County approach is not to take away use allowed under legal non-conforming status but clarity re: usage. Level of usage is established by practice of use, look back at history of use of number of events, weddings. That's what County would use to set floor/baseline, not just for permit but for environmental review. As project moves forward, effort to establish typical number of weddings or events, under old B+B and use that to determine appropriate number of events.

Ms. Spaulding: Serious concern about traffic, traffic study done but risk on Highway 12 sizeable, impacts need to be accurately projected.

Ms. Dunlap: traffic – Did see traffic study in draft form but no mention of condition of Nuns Canyon or Nelligan although that's been eliminated.

Mr. Lely: Share road concerns, and also events but appreciate stewardship of land for many generations and focus on education, not just people drinking.

Mr. Green: Important to support family farms and wineries in Sonoma Valley – have lost to large multinational corporations – competitive and hard to sell wines.

Mr. Martin: Move to approve project.

Mr. Lely: I second.

Ms. Dunlap: Approve with special consideration re: traffic and entrance at Nelligan and number of events cumulative

Mr. Martin: Second

Ms. Dunlap made an amended motion.

Motion: Ms. Dunlap. Move to approve project with special consideration re: traffic issues on Highway 12 and entrance at Nelligan, and number of events cumulative to existing use of property. Mr. Martin seconded. Motion passed. All in favor, none opposed.

5. Report on Site Visit: ADR16-0013; 19664 Arrowhead Mtn Rd, Sonoma

Chair White read Ms. Vella's report. Visit on March 9, 2016 made by 4 Commissioners: Chair White, Mr. Bellach, Ms. Spaulding and Ms. Vella.

Ms. Pulvirenti: Is this a residence? Why separate bathrooms for men and women?

Ms. Spaulding: Owner said barn will be used for storage.

Ms. Pulvirenti: Sq footage of patio is extraordinary.

Ms. Spaulding: They had intentions for this property they did not want to share with us at this time.

Mr. Martin: Concern is whole hillside not open – no other houses, correct? Concerned about opening up that territory and house, barn, guesthouse, can be viewed from anywhere in the Valley.

Chair White: House will be built on ridge but you can see corner of master suite. Overall well planned, especially with materials to be used. Karin Theriault wanted our opinions for revisions and it's a residence so probably won't come before us. Hillside on 90% so site is hidden.

Mr. Carr: Decision made not to present to CAC? If concerns by members, should move forward.

Chair White: To my understanding, no.

Ms. Spaulding: Brought to us only for design review, but Ms. Vella thought poles really stood out. Height appeared greater from down below than up above.

Mr. Fogg: You can request that project come before this Committee. Applicant doesn't have to come but you can request.

Mr. Lely: Can I request that it come before us and to do another site visit?

Chair White: Yes, is that consensus for people that were there?

Ms. Spaulding: I'd be ambivalent – 2 huge buildings – barn and residence. We could raise all kinds of objections for that scale of building in rural area but no violations.

6. Consideration of items for future agenda

Mr. Green: We moved to Valley in 1997 and bought ranch on Arnold Dr – grapes and olive trees on property. We came before this Board and Board of Supervisors to request 5000 case permit for winery. Land was zoned AR and could be split once due to 20 acres so 10 acre minimum. At presentation, zoning had to be reversed to diverse agriculture. Filed for permit with 1 year extension – challenges faced so permit ran out. Goal is to bring it back to County and to refile, no Williamson Act. We've been selling wine on line. Before it was winery production, now asking for tasting room by appointment only to market wines. As a member of this Board, how should we propose this?

Mr. Bramfitt: Project could come before Commission but need to recuse yourself.

Pat Gilardi: This discussion not on agenda – topic is future agenda items - could have discussion in future. Mr. Green as Commissioner is a serious conflict of interest. Talk over with two Planning Commissioners over coffee or phone but not appropriate for this group.

Mr. Martin: Thanks to Ms. Spaulding for letter from Sonoma Land Trust.

Ms. Dunlap: New revision of VJB application – come before CAC?

Pat Gilardi: Will come before CAC – on for over a year - it changes all the time but not ready.

7. Adjourned: 7:30 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

May 18, 2016

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

File Number: ADR15-0107
Applicant Name: Karen Ann Waikiki
Owner Name: Mercado Central
Site Address: 15 Boyes Boulevard, Sonoma
APN: 056-401-019

Project Description: Request for Administrative Design Review for replacement of a restaurant and bar on a 0.30 acre parcel.

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 June 8, 2016, and should be sent to the attention of:

ADR15-0107, Cecily Condon (Cecily.Condon@sonoma-county.org). The Project Planner can also be reached at 707-565-1958.

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

<input checked="" type="checkbox"/> PRMD Management Group	<input type="checkbox"/> LAFCO
<input type="checkbox"/> Survey and Land Development	<input type="checkbox"/> ALUC/CLUP
<input type="checkbox"/> Health Specialist	<input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners
<input checked="" 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 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 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 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 – Sonoma Valley FRA	<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 type="checkbox"/> City of _____, _____ Dept
<input checked="" type="checkbox"/> SCTA/RCPA	<input checked="" type="checkbox"/> Sonoma MOAG
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Tribal Consultation
<input type="checkbox"/> Landmarks Commission	<input checked="" type="checkbox"/> Valley of the Moon Water District
<input type="checkbox"/> Sheriff Community Service Officer	

Planning Application

PJR-001

File#: ADR 15-0107

Type of Application:

- | | | | |
|--|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input checked="" type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Name KAREN ANN WALKIKI
Mailing Address P.O. BOX 396
BOYES HOT SPRINGS CA 95416
City/Town BOYES HOT SPRINGS State CA Zip 95416
Phone 707. 931.8646 Fax 707. 939.8312
email KARENANNWALKIKI@GMAIL.COM
Signature [Signature] Date 10-25-15

Owner, if other than Applicant:

Name MERCADO CENTRAL
Mailing Address P.O. BOX 396
BOYES HOT SPRINGS CA 95416
City/Town BOYES HOT SPRINGS State CA Zip 95416
Phone 707. 931.8646 Fax 707. 939.8312
email KARENANNWALKIKI@GMAIL.COM
Signature [Signature] Date 10-25-15

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name ADRIAN MARTINEZ AIA
Mailing Address 114 FIRST ST. EAST, No.2.
SONOMA CA 95476
City/Town SONOMA State CA Zip 95476
Title ARCHITECT
Phone 707. 996.9406 Fax 996.9837
email AMARTINEZAIA@VON.COM

Name DANIEL GARON
Mailing Address 1700 CORPORATE CIRCLE
PETALUMA CA 94954
City/Town PETALUMA State CA Zip 94954
Title GENERAL CONTRACTOR
Phone 707. 765.1508 Fax 765.1963
email DGARON@DEVCON-CONSTRUCTION

Name DANIEL BYRNE, HOGAN LAND SERVICES
Mailing Address 1702 4TH ST.
SANTA ROSA CA 95404
City/Town SANTA ROSA State CA Zip 95404
Title CIVIL ENGINEER
Phone 707. 544.2104 Fax 522.2105
email DBYRNE@HOGANLS.COM

Project Information:

Address(es) 15 BOYES BLVD. City/Town SONOMA 95476
Assessor's Parcel Number(s) APN: 056.401.019 Acreage .306
Project Description: RESTAURANT & BAR TO REPLACE FORMER "UNCLE PATTY'S BAR & GRILLE"
(Please attach additional sheet(s) if needed) SEE ATTACHED SHEET
Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed _____

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 9 Supervisorial District: 1 Current Zoning: C2, SR General Plan Land Use: GC
Specific Plan: Son Valley Plan S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____

Previous Files: PREM-0005 (see minutes)
Application accepted by Jane Snow Date 12/18/2015

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Supplemental Application Information

Existing use of property: UNOCCUPIED BUILDING TO BE
DENOLISHED Acreage: .306

Existing structures on property: 4,760[±] SQ. FT. FORMER BAR & RESTAURANT

Proximity to creeks, waterways and impoundment areas: 0.3 MILE TO SONOMA CREEK

Vegetation on site: 28" ϕ VALLEY OAK, 24" ϕ & SMALLER OAKS ON WEST PROPERTY LINE,

General topography: FLAT. 5-10% W/ EXCEPTION OF STEEP CUT SLOPE ALONG WEST PL.

Surrounding uses to North: 2-STORY APT. COMPLEX South: THRIFT STORE

(Note: An adjoining road is not a use.) East: AUTO REPAIR SHOP West: SMALL COMMERCIAL BLDG

New structures proposed (size, height, type): 1,974 SQ FT X 18' H. WOOD-FRAMED STUCCO RESTAURANT
& BAR, COURTYARD, COVERED WALKWAY & DETACHED 196" X
12' MAX. HT REFUSE STRUCTURE @ REAR OF PROPERTY

Number of employees: Full time: 4 Part time: 3 Seasonal: + 1

Operating days: SUN - SAT Hours of operation: 11AM-10PM, FRI & SAT 11-12AM

Number of vehicles per day: Passenger: 60[±] Trucks: 1 EVERY OTHER DAY

Water source: PUBLIC Sewage disposal: PUBLIC

Provider, if applicable: SCWA Provider, if applicable: SCWA

New noise sources (compressors, power tools, music, etc.): N/A

Grading proposed: Amount of cut (cu. yds.): 243[±] Amount of fill (cu. yds.): 45[±] 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 If Yes, indicate area of disturbance(acres): _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): _____

Vegetation to be removed: 28" ϕ & 1" ϕ OAK PLUS MISC. UNDERGROWTH @ WEST PL

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

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): FIRE SPRINKLERS, FIRE HYDRANT LOCATED APPROX 360' FROM
SITE ON HWY 12.

Sonoma County Administrative Design Review
2550 Ventura Avenue
Santa Rosa CA 95403

Proposal Statement for New Restaurant & Bar (Former Uncle Patty's)

Site Address:
15 Boyes Boulevard
Sonoma CA 95476
APN: 056.401.019

Owner:
Primavera Nueva Inc.
P.O. Box 396
Boyes Hot Springs CA 95416

Primavera Nueva Inc. is seeking an approval for the operation of a 1,974 sq ft restaurant & bar to replace the former, similar use, 4,760+/- sq ft "Uncle Patty's Bar & Grille". The site is located at 15 Boyes Blvd. approximately 140' west of Sonoma Highway 12. The .306 acre site is zoned C2, SR & ~~SD~~ *removed* allowing for the proposed restaurant and bar use.

The site is bordered by a two-story apartment complex (north), an auto repair business (east), Boyes Blvd. (south) & a commercial building (west). There is existing parking along Boyes Blvd. & 10 parking spaces proposed on site.

The existing 4,760+/-sq ft building will be demolished to be replaced with a 1,584 sq ft restaurant (28 seats plus 4 accessible), bar (20 seats including 2 accessible) & kitchen plus a semi-detached 390 sq ft toilet room & storage wing connected by a 160 sq ft covered walkway. There will also be a 1,620+/-sq ft landscaped garden & seasonal dining patio (28 seats including accessible seating) with a shade awning & a detached 196 sq ft refuse structure at the rear of the property .

The existing infrastructure of the building & surroundings will be utilized to the maximum extent practical. The site is currently served by PG&E for gas & electric & municipal water & sewer. The sidewalk, curb & gutter along the frontage will be replaced. The new building will reflect the former historic architectural styles of the former original buildings. The existing 28" diameter Valley Oak in the middle of the site will be retained as well as virtually all of the native vegetation along the west property line.

The restaurant will be a full Retail Food Facility. The bar will serve beer, wine & spirits. The hours of operation will be Sunday-Thursday 11AM-10PM, Fridays & Saturdays 11AM-12AM. There are expected to be four full time employees & three part time employees.

Thank you for your consideration.



Karen Ann Waikiki



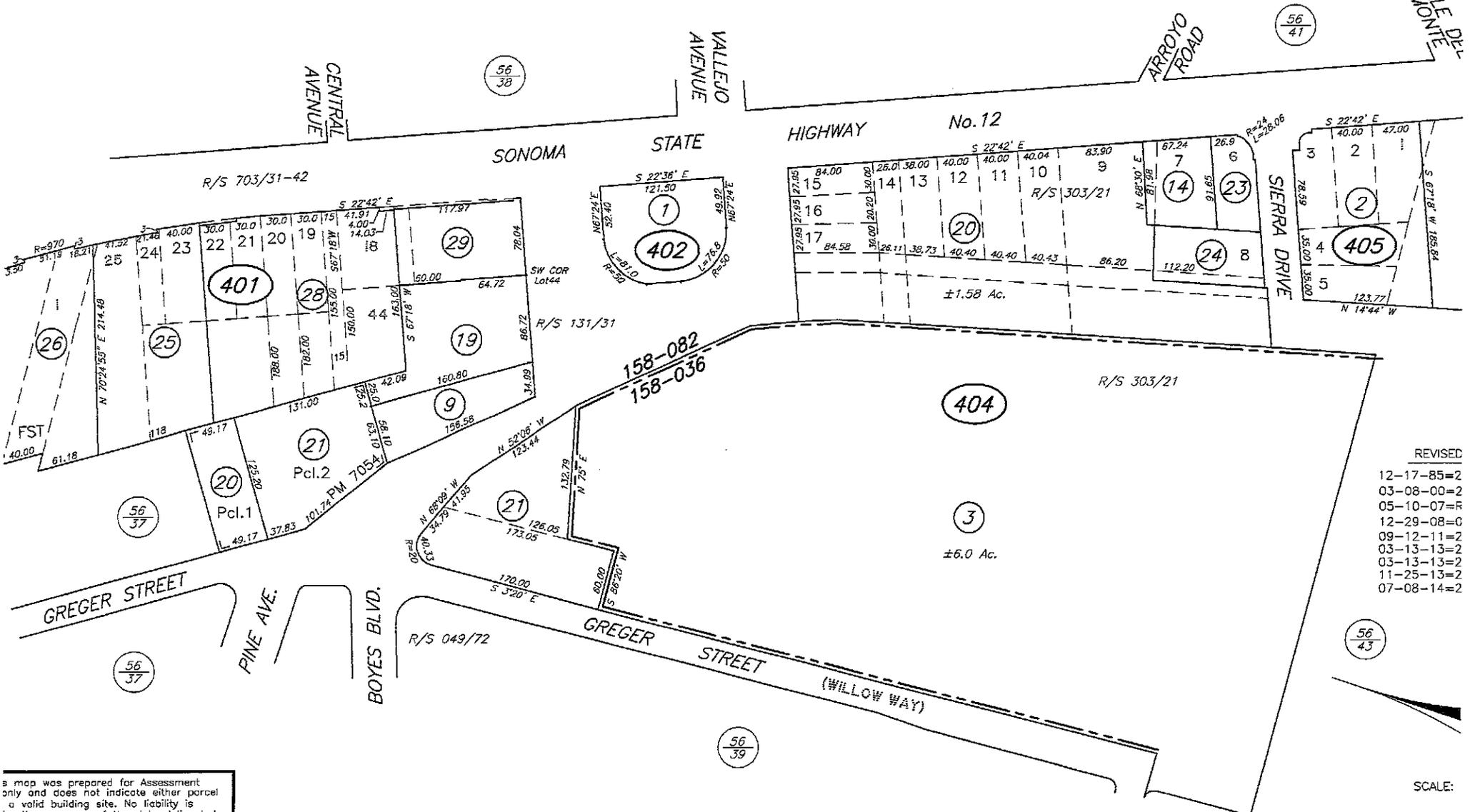
VICINITY MAP
NOT TO SCALE

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
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158-082

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CALL DEL MONTE

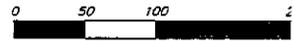


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 - 07-08-14=2

a map was prepared for Assessment only and does not indicate either parcel or a valid building site. No liability is for the accuracy of the data delineated. ges are based on the information of the Assessor (i.e. recorded survey maps deeds, prior assessment maps, etc.)

Assessor's parcels do not necessarily legal lots. To verify legal parcel status, th the appropriate city or county ty development or planning division.

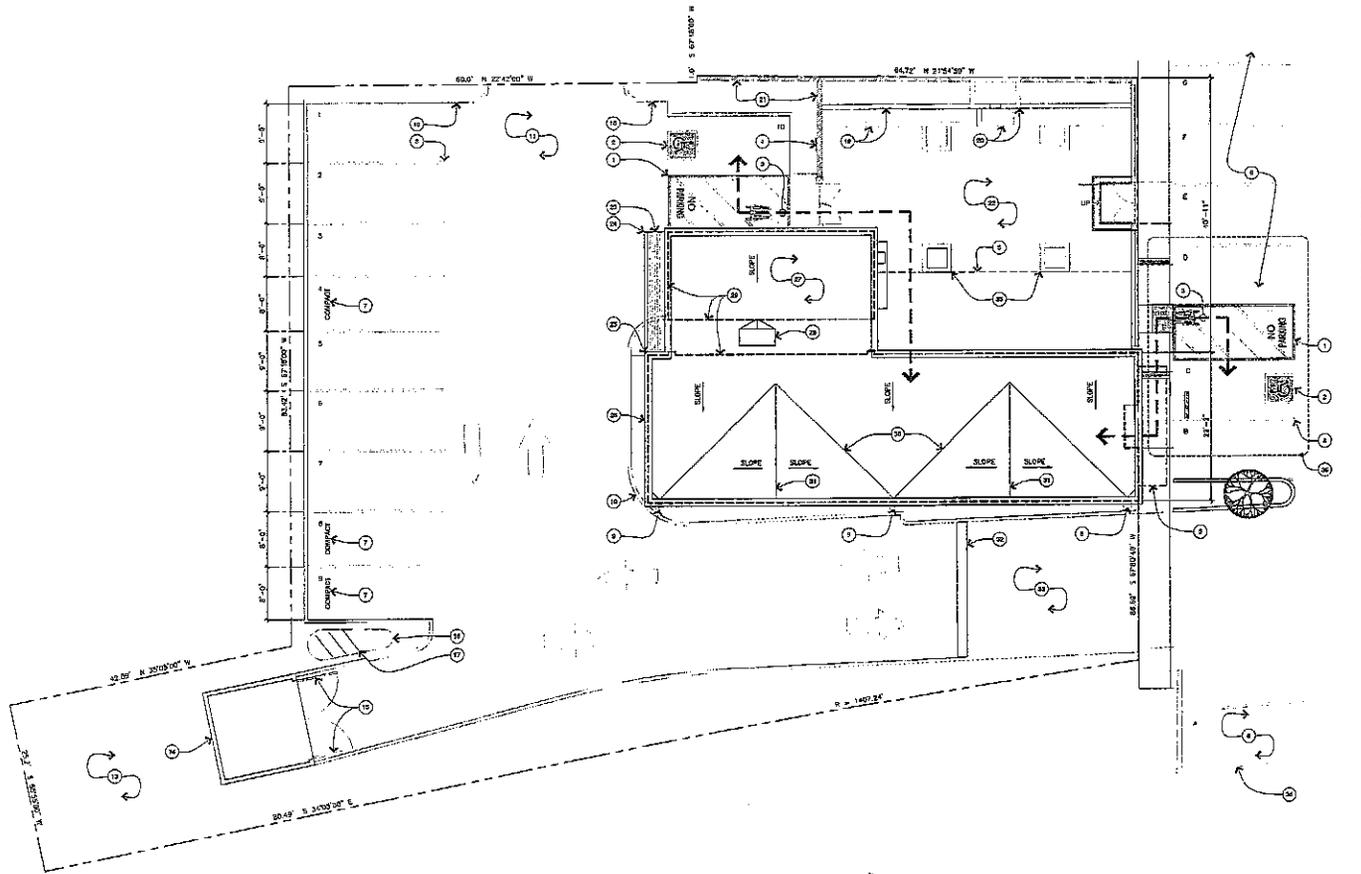
BOYES SPRINGS HOTEL GROUNDS
REC. 06-06-1916 IN BK.033 , MAPS, PGS.19-20
Ptn. of FETTERS SPRING TERRACE
REC. 06-12-1928 IN BK. 47 , MAPS, PGS.34-35
Parcel Map No. 7054
REC. 08-26-80 IN BK. 310, MAPS, PGS. 47-00



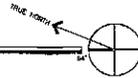
Assessor's Map Bk.056,
Sonoma County, Ca

KEY 6/6/08 ML

CONSISTENT WITH THE BUILDING DEPARTMENT'S RECORDS OF 1/15/2015, 2/21/14



SITE PLAN SCALE: 1/8"=1'-0"
0 12 24 36 48



GENERAL NOTES

A. FOR SITE PLAN CONDITIONS, PAVING AND SITE ELEVATION SPECIFICATIONS, REFER TO THE DISTRICT SPECIFICATIONS.

REMARKS

1. ACCESSIBLE VAN LADING ASSESS - SEE FLOOR PLAN SHEET FOR ADDITIONAL INFORMATION.
2. ACCESSIBLE VAN PARKING SPACES AND DRIVING - SEE FLOOR PLAN SHEET FOR ADDITIONAL INFORMATION.
3. ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING SPACES TO ACCESSIBLE VAN LADING - SEE FLOOR PLAN SHEET FOR ADDITIONAL INFORMATION.
4. EXISTING PARKING SPACES.
5. PARKING SPACES TO BE COMPACTED AS SHOWN.
6. EXISTING DRIVEWAY PAVING.
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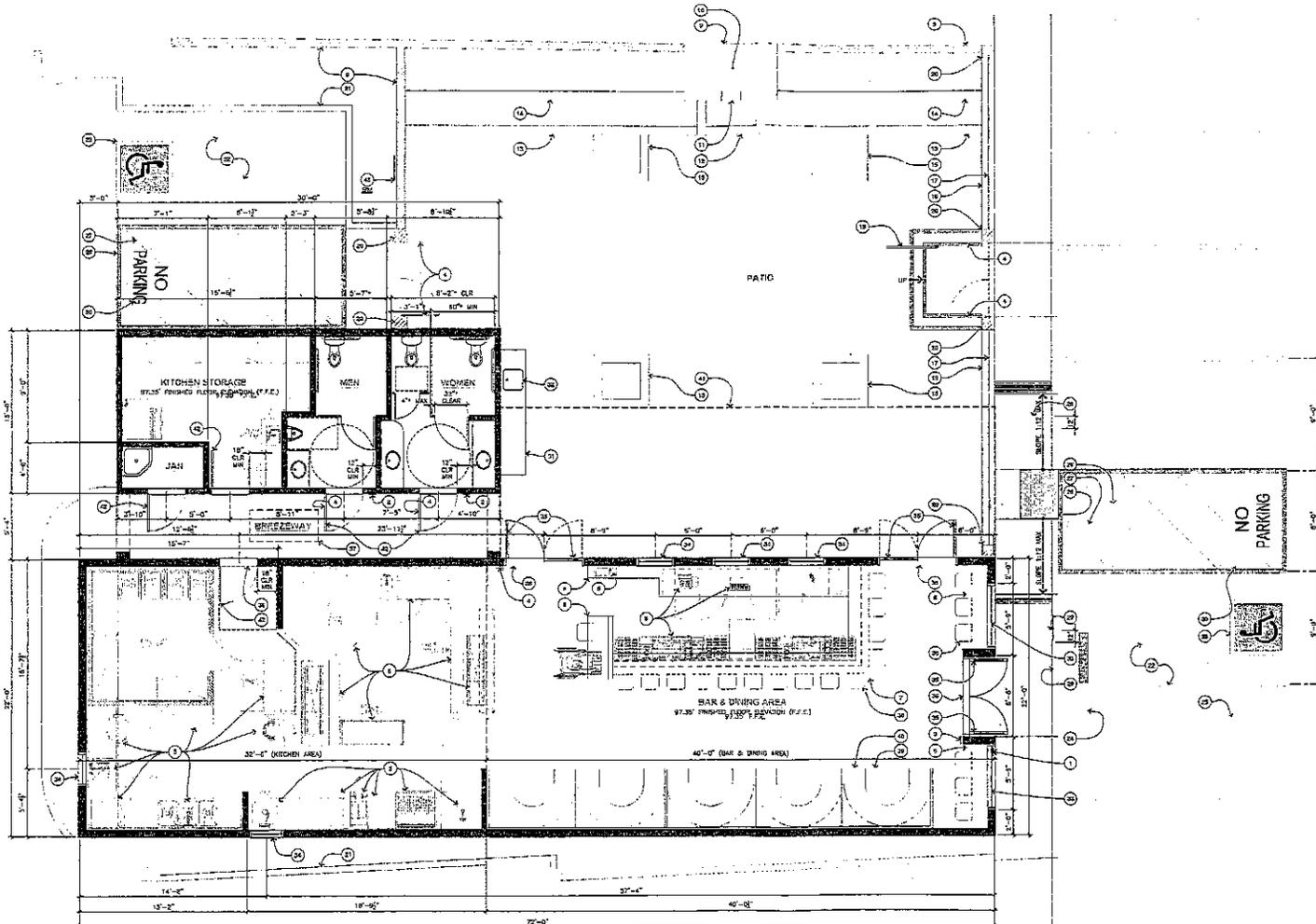
REGISTERED ARCHITECT
NO. 10049
RENEW 01/31/2017
STATE OF CALIFORNIA

PROJECT: 15 BOYES BLVD

Restaurant
15 Boyes Boulevard
Sonoma, California

ISSUE INFORMATION			
Designer:			
RD:	RS	LD:	-----
Job:	150343		
File:	150343A1		
Print Date:	9-8-15		
Sheet Title:	SITE PLAN		
Sheet:	A1		
Of:	Sheets		

15 BOYLES BLVD. HAYWARD, CA 94541 TEL: (415) 522-1111 FAX: (415) 522-1112



NOTES:
 1. DIMENSIONS ARE TO FACE OF STUD WALLS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH AN ASTERISK (*) ARE MINIMUM CLEARANCE REQUIREMENTS FROM FACE OF TRIM TO FACE OF FINISH.



GENERAL NOTES

1. ACCESSIBILITY DETAIL AT WINDOW PER DETAIL 1406
2. ACCESSIBILITY DETAIL AT WINDOW PER DETAIL 1406 & 1410
3. ACCESSIBILITY DETAIL AT WINDOW PER DETAIL 1406 & 1410
4. ACCESSIBILITY DETAIL AT WINDOW PER DETAIL 1406 & 1410
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REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 No. 121840
 Expires 9/30/15

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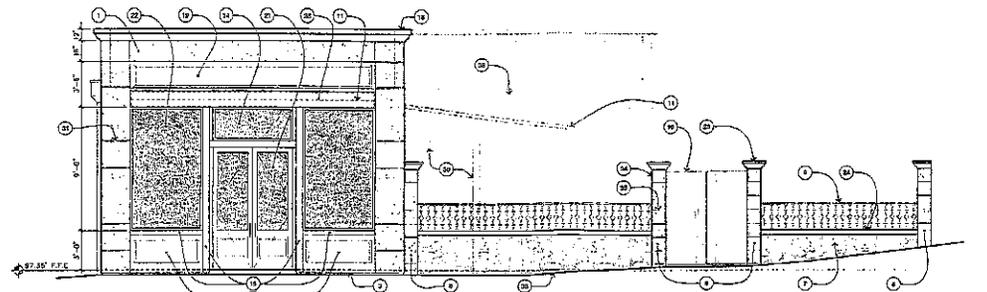
Restaurant
 15 Boyles Boulevard
 Sonoma, California

ISSUE INFORMATION

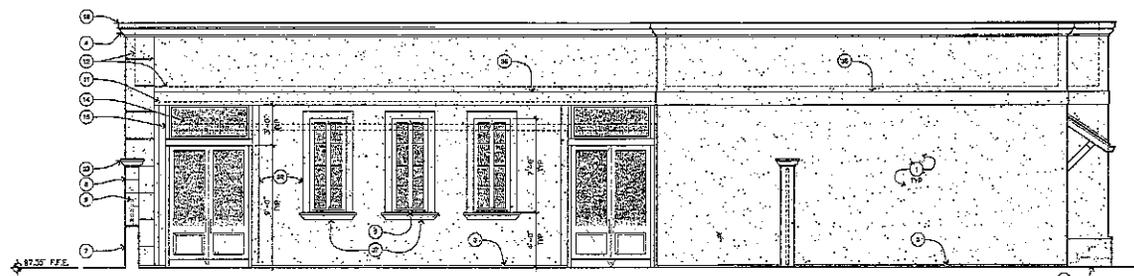
Designer:	
PD:	RC Ldn
Job:	126343
File:	120343A2
Plot Date:	10-2-15
Sheet:	FLOOR PLAN
Sheet:	A2
Sheet:	Sheet

GENERAL NOTES

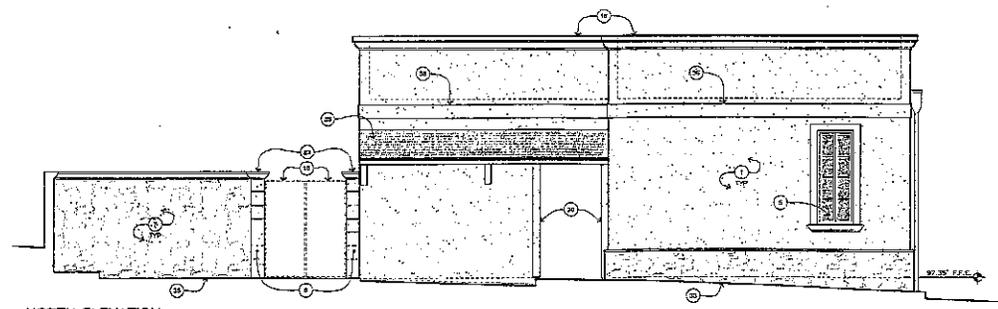
1. 2"X4" NORTH AND SOUTH STUDCO STUCCO OVER W/RE LATH & BUILDING PAPER
2. GALVANIZED SHEET METAL STUCCO CORNER CONTRAIL ADPT
3. GALVANIZED SHEET METAL STUCCO VERTICAL JOINTS - FINISH TO MATCH CLADDING TO PAVED SURFACES & C
4. MINIMUM CLEARANCE: 10' 0" MIN
5. FINISH TO MATCH CLADDING TO PAVED SURFACES & C
6. FINISH TO MATCH CLADDING TO PAVED SURFACES & C
7. 2"X4" THICK UNFINISHED STONE VENEER
8. STUCCO OR 1/2" SOLAR CONCRETE BASH/WINDING COLLAR
9. CUSTOM POIN / FINISH
10. CUSTOM POIN / FINISH
11. FINISH
12. FINISH
13. FINISH
14. ACCESSIBILITY SIGNAGE PER SHEET A1
15. FINISH
16. PAINTED WOOD FINISH / PAINTED WOOD WINDOW
17. FINISH
18. FINISH
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SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

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Restaurant
16 Boyes Boulevard
Sonoma, California

ISSUE INFORMATION

Designer:	
IPD:	NO
Job:	150343-3
File:	150343-3
Pub. Date:	3-9-16

Sheet No:

EXTERIOR ELEVATIONS

Sheet: **A3**
Of: 10

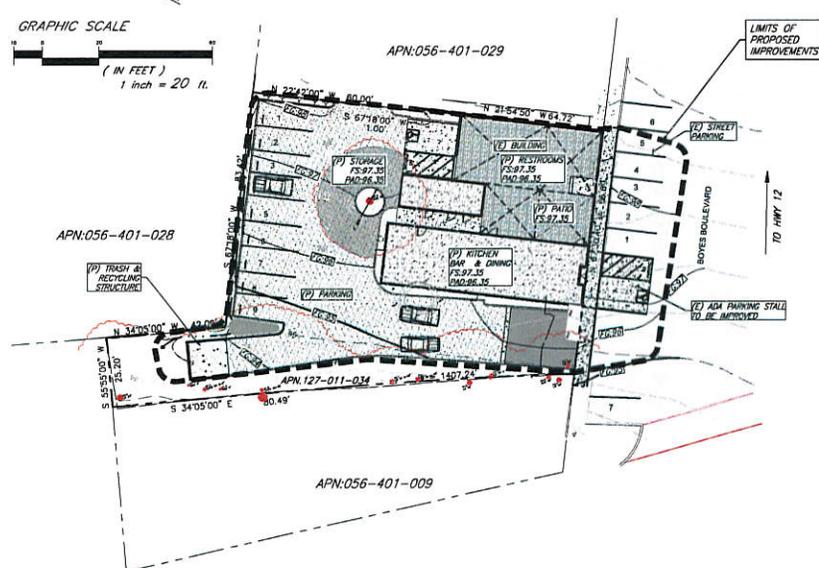
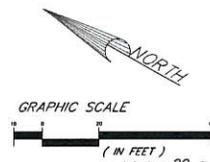
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LANDS OF PRIMAVERA NUEVA INC. DESIGN REVIEW SITE EXHIBIT

15 BOYES BOULEVARD
APN: 056-401-019

LEGEND

- RECORD BOUNDARY LINE
- (L) FLOWLINE
- (P) FLOORLINE
- EDGE OF GRAVEL ROAD
- WOOD FENCE
- WOOD FENCE
- DISTURBED AREA
- PROPOSED WORK
- FIBER ROLL BARRIER
- TREE PROTECTION
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- (E) CULVERT/STORMDRAIN W/SIZE & TYPE
- (P) PERFORATED/STORMDRAIN W/SIZE & TYPE
- (P) CULVERT/STORMDRAIN W/SIZE & TYPE
- (E) ASPHALT CONCRETE SURFACE
- (P) ASPHALT CONCRETE SURFACE
- (E) GRAVEL SURFACE
- (P) GRAVEL SURFACE
- (E) CONCRETE SURFACE
- (P) CONCRETE SURFACE
- ROCK FINISH
- DECKING
- LANDSCAPE AREA S&D
- PROPOSED FILL
- WALL
- △ RANDOM CONTROL POINT W/FE
- EXISTING STORM DRAIN DROP INLET
- PROPOSED STORM DRAIN DROP INLET
- PROPOSED DOWNSPOUT LOCATION
- FINE HYDRANT
- BOLLARD
- WELL
- SPOT ELEVATION
- FINISH ELEVATION
- TREE TYPE & DIA.
- TREE TO BE REMOVED
- WATER VALVE
- BUILDING CALLOUTS
- CONSTRUCTION KEYHOLES



PROPOSED SITE PLAN

ABBREVIATIONS

STMP	STUMP	MCP	REINFORCED CONCRETE PIPE
OW	OWK TREE	INV	INVERT
LO	LOW OAK TREE	FG	FINISHED GRADE
FR	FRM TREE	FF	FINISHED FLOOR
RD	REDWOOD TREE	FS	FINISHED SURFACE
PN	PINE TREE	DI	DRAIN INLET
BY	BAY TREE	SS	SEWAGE SEWER
MCZ	MANZANITA TREE	CO	CLEAN CUT
LDS	LANDSCAPE TREE	CL	CENTERLINE
CLST	CLUSTER	TW	TOP OF WALL
SPP	SMOOTH PLASTIC PIPE	BTM	BOTTOM OF WALL
SMP	SMOOTH METAL PIPE	AC	ASPHALT CONCRETE
CMP	CORRUGATED METAL PIPE	SA	SEE ARCHITECTURAL DRAWINGS
TO	TOP OF GRADE	SD	SEE STRUCTURAL DRAWINGS
AD	AREA DRAIN	LA	LANDSCAPE AREA
TBR	TO BE REMOVED	GB	GRADE BREAK
YSS	FIRE SAFE STANDARDS	UNW	UNLESS OTHERWISE NOTED
EX	EXISTING	DS	DOWNSPOUTS
(P)	PROPOSED	WL	WATER LEVEL
PERF	PERFORATE	OC	ON CENTER
O/V	OVER	MIN	MINIMUM
EG	EXISTING GRADE	GEO	GEOTECHNICAL
		MAX	MAXIMUM

PROJECT INFORMATION

PROJECT STATEMENT:
THIS PRELIMINARY PLAN WAS CREATED TO FACILITATE THE DESIGN REVIEW PHASE OF THE PROPOSED RESTAURANT & BAR (REPLACING FORMER "UNCLE PATTY'S").

PROPERTY OWNERS:
PRIMAVERA NUEVA INC.
PO BOX 306 BOYES HOT SPRING
SONOMA CA 95416

DESIGNER INFORMATION-CIVIL:
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SANTA ROSA, CA 95404
(707) 544-2104

DESIGNER INFORMATION-ARCHITECT:
JOSIAN MARTINEZ ARCHITECT AIA IN COOPERATION W/ N.K.M
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TOPOGRAPHIC INFORMATION PROVIDED BY:
MICHAEL FORD LAND SURVEYING INC. - 2014
CONTROL POINT #1 EL. 100.00 (ASSUMED)

BENCHMARK:
CONTROL POINT #1 EL. 100.00 (ASSUMED)

NOTE:
PARCEL INFORMATION SHOWN HEREON TAKEN FROM RECORD DATA SHOWN ON RECORD OF SURVEY FILED IN BOOK 131 OF MAPS AT PAGE 31 AND THE ASSessor'S PARCEL MAPS AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.

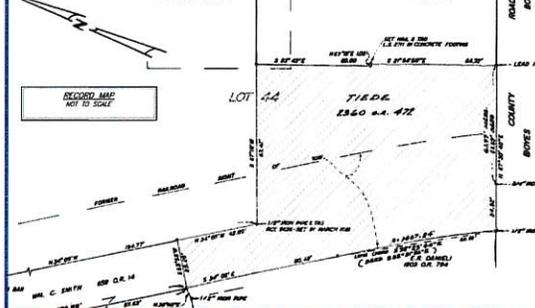
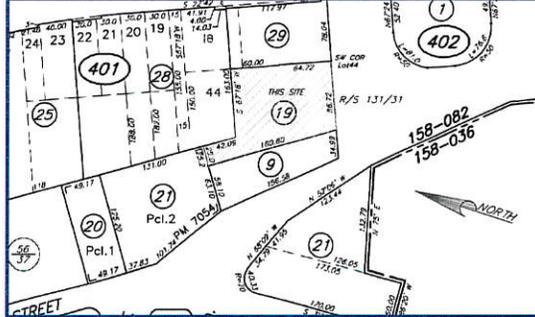
BASIS OF BEARING:
RECORD OF SURVEY FILED IN BOOK 131 OF MAPS AT PAGE 31, SONOMA COUNTY RECORDS.

PARKING ANALYSIS

(P) BAR/DINING AREA
880 SF / 60 SF = 14.66 REQUIRED SPACES
10 SPACES (P) ON SITE (INC. 1 ADA)
7 SPACES (E) @ STREET FRONTAGE (INC. 1 ADA)

SHEET INDEX

- C1 SITE PLAN
- C2 EXISTING SITE PLAN (TOPO MAP BY OTHERS)
- C3 PRELIMINARY GRADING & DRAINAGE PLAN



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APN: 056-401-019

LANDS OF PRIMAVERA NUEVA INC.

SITE PLAN

15 BOYES BOULEVARD
SONOMA, CALIFORNIA

REDUCED

BOYES BLVD. 15

BAR PEP
PIZZA NAPOLITANO
COCKTAILS

BAR PEP
PIZZA NAPOLITANO
COCKTAILS