

SONOMA VALLEY CITIZENS ADVISORY COMMISSION

**Notice of Meeting and Agenda
Wednesday June 23, 2010 6:30 p.m.
Sonoma Fire Station
630 Second Street West, Sonoma**

Contact: Jennifer Hainstock at 707-565-2241 or jhainsto@sonoma-county.org

1. Call to Order; Roll Call
2. Approval of Minutes of the May 26, 2010 meeting Resolution (2-11)
3. Public Comment Receive
(Limited to items not appearing on the agenda)
4. Presentation regarding PRMD's draft winery database which Receive
includes data for approximately 300 of the 360+ wineries that are
being tracked in the unincorporated area. Data includes production
capacity, number of events and tasting room.

5. File Number: UPE10-0024
Applicant Name: Audelssa Estate Winery, LLC
Owner Name: Donald Shone
Site Address: 13750 Arnold Drive, Glen Ellen
A.P.N. 054-340-013

(12-18)

Request for a Use Permit for a new tasting room with occasional food service in an existing commercial building on a .29 acre parcel. Proposed hours of operation to be Monday – Thursday 10:00 a.m. to 7:00 p.m., Friday and Saturday 10:00 a.m. to 8:00 p.m. and Sundays 10:00 a.m. to 5:00 p.m.

6. Consideration of Items for Future Agendas **Receive**
7. Adjourn to July 28, 2010, if needed, at 6:30 p.m.,
City of Sonoma Fire Station

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-A, 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. Resolution, if indicated

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

Wednesday, May 26, 2010
Sonoma Fire Station
630 Second Street West, Sonoma

Commissioners Present: Mark Couchman, Greg Carr, T. Patrick Smith, Will Pier, Cynthia Wood, Yvonne Bowers, Pat Stevens, Ig Vella, Rochelle Campana, Mark Bramfitt, Clarence Jenkins, Garry Baker, Dick Fogg, August Sebastiani Alternate

Absent: Kirsten Lindquist, Jeff Baptista, Steve Barbose, Bob Williams

Agenda

1. Call to order; Roll Call

Meeting called to order at 6:35 PM. Roll call as above.

2. Approval of Minutes April 21, 2010

Approve as will be amended. Yes.

- a. PG 3 MARCUS TRADA HYDRO-GEOLOGIST'S
- b. PG 12 we are a policy maker on the macro...
- c. Pg 15 wood-we are very conscious to obtain documents for the county and have these conversations with staff and future owners
- d. Marcus Trada-Marcus Trotta
Move for approval of the amended minutes-YES

3. Public Comment (Items not appearing on the agenda) NONE

4. File Number: PLP10-0010

Applicant Name: Ed Fitzgerald

Owner Name: John Currotto

Site Address: 20850 Broadway, Sonoma

A.P.N. 128-322-013

Request for a use permit and design review for a truck terminal and storage yard.

Edward Fitzgerald on behalf of-John Currotto-Sonoma Garbage Owner- Gave history of the company and their operations. Company began in 1955 and been in the Sonoma area since. Current business is on Grove Street and has been there since the business started. Currently 5,500 households are collected and also commercial residences. Currently there are six employees, and seven garbage trucks. The goal for this project is to develop equipment storage and maintenance shops for Sonoma Garbage-Inside daily maintenance, store parts, and empty storage containers. No trash or refuse storage on facility site.

Commission questions

Couchman- Following through on behalf of the Presentation School- Our biggest general concern is that if the proposed uses that are stated here are limited to these uses going forward, than I think the school would be comfortable with what's being proposed. We would like to see commitments followed through with on in the future.

Carr- Are the debris boxes going to be inside or out?

Fitzgerald- Outside

Smith-How will the debris boxes be screened? What is the use of the property behind the land where the debris boxes will be stored?

Fitzgerald-Not quite sure the use of that neighbor yet. We are currently screening to accommodate the location of the boxes as best we can.

Pier- The creek on the N property line- s that Fryer Creek?-I am assuming that you are honoring your 50 ft set-back?

Fitzgerald-That is Fisher creek, and we are honoring the set-back and more.

Boweres-Do you plan to use Grove Street as well?

Curotto-We will abandon the old location and move everything to Broadway.

Stevens-What is the mature Height of the pear trees? Is their any welding on the outside of the shop?

Fitzgerald-Pear trees are not planted yet so I would have to look into that. There will be no work done outside the shop except for maybe cleaning vehicles.

Campana- Are the current services being done on Grove Street? The Grove Street facility is served by the Regional Treatment Plant? YES So they know what your waste water discharge constituents are?

Curotto- We will be doing everything that we currently do on Grove Street at the new location. Yes our facilities have oil/water separators for the wash pads also, we have the hydro check which manages our waste water and foam water.

Campana-So there will not be any additional uses to the facility?

Curotto-Correct we are just moving locations.

Campana-Is there a possibility that you'll have access to recycled water? (Not likely due to funding) Where does the garbage go? Is there going to be any increased water use? You say, use from an existing well...

Fitzgerald/Curotto-It goes to the Sonoma County transfer station on Stage Gulch Road. Yard waste also goes there. Currently recycling goes to Napa. There is an existing well, the water use will be about the same and we will collect rain water run off probably for irrigation. We can get the figures for you.

Stevens-The road service inside the building will be class two I take it? Not asphalt? Is there a reason for that?

Fitzgerald-There is an existing driveway, we would pave the entrance but not further.

Campana- On the site plan there is a storm drain and an existing drainage ditch, which direction is it going?

Fitzgerald- I spoke with Adobe today and they are going to address this better, they are going to do a storm drain that will better meet the County Treatment Policy and plant some grasses to the collection reservoir to manage storm water. Try to cut off vegetative qualifiers.

Baker-To follow-up with that, you will be doing the State Water/Pollution Prevention Plan?

Fitzgerald-Yes-This an Adobe thing, they are working on vegetative swells, bio-swells, professional run-off.

Baker-You will probably have to do a detention system because the new rules is you'll have to...Fitzgerald-they are working on that right now.

Wood- Is there a possibility that you could have the trucks come in later on Saturday?

Curotto- We leave early for traffic reasons such as Swiss Hotel etc.

Baker- The building will be sprinkled? YES

Comments open for the public-NONE

Commission comments

Bowers- Broadway is preferable than the Grove Street location. Makes a lot of sense.

Carr-One concern is the compatibility with the school. Screening for noise etc. Also I agree with Yvonne on the location. This is the scenic corridor to Broadway the

design is very sensitive to that and I think I'm feeling pretty good about it. I just wanted to emphasize for the design review board, and the County that this is the entry way to the city from the South and I want extra attention to this, moving those debris boxes is a start.

Pier-Looks like a good design. Have you considered Solar in your overall plan?

Fitzgerald-We are trying to consider several green initiatives with the water and solar and the material we might choose for building, any elements we can combine into that, we are looking at.

Baker-Make sure that the number of restrooms is ok with your plan due to number of employees.

Jenkins-You've been servicing Sonoma so good for 50 years, the time has worked out well for 50 years, not too many complaints from Grove Street, and it is probably time to get a little closer to Sonoma. It is a good site plan and what you are doing is good.

Vella-Spoke about long time Curotto assurance of site conditions. When it comes time for the move. Also commended Jenkins for his comments and memory.

Alternate-Sebastiani-Curotto's contribution should be commended because they are a family owned business that continually takes care of their business and keeps all of their agreements. They are also innovative in coming up with better ideas than we suggest. ...

Wood-Commend also Mr. Curotto, he has brought over a plan that has a lot of merit. You are working with the school next door and that you can continue that dialogue. I want to say also on the record that the landscaping is really done well between the school and you for your design, it was not easy. We know the County will take care of this and thank you for bringing us a good plan.

Motion with attention to the South property line landscaping. Approved.

5. File Number: UPE09-0080
Applicant Name: Robert Phillips
Owner Name: Karen Phillips
Site Address: 8205 Highway 12, Kenwood
A.P.N. 051-040-065

Request for a Use Permit for a new winery with annual production of 1,500 cases with an existing utility building and convert an existing water tower building to a tasting room open from 10:00 a.m. to 4:30 p.m. between Thursday and Monday including 12 special events per year on a 3.5 acre parcel.

Robert Phillips- Our goal is to establish a small production winery on the existing property. Live/work environment. History has been part of a walnut orchard. Expansion of the foot print building, water tower which has been re-done. Expectations of events would be large tents, barrel tasting, BBQ, Bocce tournaments. We have own well and on septic. Traffic study, noise study, well, and waste water are all being looked into.

Commission questions

Couchman-Can you clarify on the entry way, is this it in the photo?

Phillips-Yes, this is the entry it is 38 feet from the highway, 14 feet wide and about 150 ft long driveway with turn around at the end.

Smith-What is the total acres? 3.5- You said 2 acres is vines and you want to expand another acre?

Phillips- There some empty land space that we would like to expand on and the line spacing of the current vines weren't done correct. We anticipate also bringing in some outside wines. We got 2 tons of grapes last year, the land is in rehabilitation.

Pier- There is two existing septic systems?

Phillips-There is one with the guest house and the metal building, the main house is on its own.

Pier-Would they stay in operation?

Phillips- No, probably once we hear the reports, they will be replaced and upgraded.

Pier-Will you continue to use your well? Can you recycle the water?

Phillips-We are currently doing some testing. One of our Green goals is to keep water usage down on the property. If we can catch any water and use it for irrigation we will.

Pier-How deep is the well right now?

Phillips-There is no record, we don't know at this time.

Bowers-are you intending the bocce ball and other games for events or daily entertainment?

Phillips-It is for all guests' enjoyment and it will be incorporated into events.

Bowers-You also mentioned that if the events are too big, you would bus people in, I am assuming that your traffic study is going to also incorporate that into it?

Phillips-Shuttle vans are 33 passengers; we haven't had problems with cal Trans or Highway patrol. We will have offsite parking and they would probably want us to specify that. It shows an onsite parking area that was basically for County standards for employees or tasters.

Bowers-do the outdoor lighting areas exist already?

Phillips-Lighting will be a simple addition to the outside of the building.

Wood-operation hours do you want to expand event times into the evening?

Phillips-Yes, for noise purposes in the past, we have been granted up until 10 p.m.

Open for questions/comments from the public

Melika Bates- Spoke of the family's determination to restore the property since they have owned it in the past three years. The land was overgrown and rundown until they bought it. Show support for their cause and their efforts.

Commission questions/comments

Campana-Neighbor, Keith Hanover, was enthusiastic about the project.

Baker-The bulk of the site is in the biotic resource zone, what does that mean?

Carr-Probably for the creek and the setback. Most likely because most of it is in the biotic resource zone, they would have a 50-100 foot set-back.

Baker-what does that mean? What is the attempt on biotic resource...?

Carr-It is going to limit any new structures in that area, they won't have to remove any that already exist.

Jenkins-Spoke about the downturn in vineyards and asked if applicant has looked into what is going on around the valley in terms of wineries. He thinks that they have not earned the visitor rights for their winery yet. Are these events to sell wine?

Bramfitt-We have had a lot of people come in with very small vineyards that want to start wineries in existing facilities, I have often felt that those ought to be almost rubberstamped. You can brew your own beer you can make your own wine in your garage I don't have a problem with that. I certainly appreciate Jenkins point regarding the winery industry and the necessary way to market wine that frankly we all value in the Valley and participate in. But I do think it is a question of context, we

are talking about a couple of acres here and a big request for events. I have more than 12 parties a year at my house but these are parties that are quite large that have an impact I think there are some safety issues getting in and out of the area on that highway. I appreciate the idea of bussing folks in but objectively this is looking more like an event center than a winery. Those number of events and the size of the events, I'm trying to weigh that and would appreciate further discussion by the commission. My personal belief is that that number and that volume, of events shouldn't be necessary to support a winery of this size. That is my main concern, another minor issue I have is this project has a proposed sign of three foot by six foot sign which I'm assuming will say tasting by appointment only. With this size sign, you are negating the appointment only and advertising that this is a winery you can come and visit. The question I have is, is the sign necessary for this space? It is a minor issue and I realize that but we don't need a plethora of signs for every small winery in the area.

Baker-On the music you have acoustic and amplified music, on the application. There was a request in Fairfield, and they got so brow beaten, they didn't even attempt to go there. In the past this commission has been all over music, and so far I haven't heard anyone say 'boo.' Historically the commission has had a problem with amplified music; you're small and close to your neighbors.

Jenkins-10:00 curfews have been established for the County.

Bowers-email from the Valley of the Moon Alliance-Did you file a use permit on May 6, 2010 for four events that range from 120-270 people? Are those four events part of these 12 events?

Phillips-That is a zoning permit for special events not under the use permit. It is to cover events that are not under our use permit because I don't know how long this process is going to take.

Bowers-They also made the comment that it does feel more like an event center than a winery. They also echoed the comment about the amplified music. There were some questions like what type of cleaning products will be used?

Phillips-Our response is almost done for that letter which will return to Karen. It is a four page email that I am going line by line and answering all of her concerns and questions. On the noise part, we are already dealing with about 55 decibels of ambient highway noise and the County only allows us that much for music at an event anyway, which is almost a wash. I think that is why we haven't had any problems with the noise in the past. There will be a full test conducted. We will take measures to point the speakers toward traffic or any other suggestions they have.

Carr-I kind of agree with everyone that, it is a question of scale and balance of Ag production and events. What emphasizes that for me is the amount of homes that are fairly close to that lot. I appreciate the fact that you are going to try and orient

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the noise; I know the County is going to look at that as part of the application. It seems to me that either doing something to douse the amplified offsite noise and somehow limiting the number, I will leave that to the powers at be. I believe now that the County is requiring that every event or winery event to be part of the Event Coordination Program once that is in place. I bring this up because, there are other wineries in this area, and some of these other wineries are having events as well.

Jenkins-What's been happening lately, the Sonoma Vintners and Growers are actually coordinating the events. They are already setting certain parameters already for some of these events coming up.

Carr-How does that plug in the little guy like Phillips?

Jenkins-I hope he belongs to the organization because if he does, then it would work for him very nicely. If not, you should join.

Smith-how do we figure out this balance of events etc? I don't think we have an answer to this yet. 12 events, doesn't seem like a lot.

Couchman-two-and-a-half acres, if we get up to 4 tons an acre which is generous, that would be ten tons a year, 650 cases of wine, they would be buying the rest from other places which would be good for the surrounding area. I don't have a solution, and I don't know that it is related as much to production as it is to location in my book. What is your impact on traffic and noise and neighbors vs. production orientation? And, you're next door to an existing winery to the South, on a major highway, to the north you're on a creek; it's a pretty busy zone so it seems better than a quiet area.

Campana-not all events are the same and we have approved a lot of little wineries going in around Kenwood and so now we have these coordinated events where people are walking down highway 12, if these events are contained in one place, it seems better than in the past events. For me it's not just the number of events, it's more complicated than that.

Pier-I've been to your property for the Sonoma Ecology Center event, it is beautiful venue for having people there, the view of Turtle Oak is incredible and the way that you have fixed the property up is just great so I have a sense that whatever events will occur there, the Phillips will do it so that it won't have a huge impact on the neighbors. I would like to support what you are proposing to do.

Couchman-I don't want to throw any negative water on that but lets remember that the use permit transfers with ownership and they these events will always be there.

Vella-all you people have made appropriate comments especially those who are worried about the number of events are going to be there, it seems to have always been our hang-up as it has been amply explained here. I think the question here is not what they are going to do with the tasting room, it always come back to the

events, why don't you just set a number of events and then I believe you can go out and get a special license for more of them. 12 is a lot and there are months there won't even be events. We should come up with a number and be done with it.

Sebastiani-Alternate-I would be cautious in using the terms amplified and acoustic because acoustic suggests folks singing with no microphone that suggests a guitar is playing, it is absolutely not possible so there has to be some amplified element. In the City of Sonoma there is a 10:00 curfew and people live a lot closer in the City. We also spent the money for decibel meters and trained our police staff on those meters, I think it is pretty Pollyanic to say that it has to be amplified because if it was you wouldn't hear it and there might as well be no music at all.

Jenkins-My problem with that is that in one area it may be enough in another it may not. 12 events are not out of the spectrum for me, in reality, we need these events to promote a product but we do not want an event center.

Phillips-The County did ask us the magnitude of these events, and how many weddings we would have. In reality, we do not want to have 12 weddings, we want to incorporate small BBQ's etc.

Carr-we can't figure out a ratio for case to event. Why don't we just say to the County deal with the noise and the compatibility with the neighborhood and events relative to the Agriculture production count? Let them resolve the topic.

Wood-My gut tells me that I am not comfortable with 12 events. My view is that you should start with a smaller number of events and the Planning Commission is going to take this along. I am really in the view that eight events is an appropriate number for a small opening. And, I do wish you all kinds of success.

Carr-motion- We recommend support of the project, particularly the winery and the tasting room and Ag production. But we are concerned with the stand of events relative to the agricultural production that is going on the property, and we are concerned with the impacts of the events on the surrounding neighborhood and property residences that are close by. We would like the County to look at possibly reducing the events and/or mitigating the noise in such a way that we have that covered. Bramfitt 2nd the motion.

Baker-I also second the motion but I would not like to suggest that we reduce the number of events; we should let them decide that.

Carr-2nd Motion-The motion was that we support the winery and the tasting room and the Ag production of the proposal, but we are concerned of the impact of the events with regard to noise and light and everything else on the surrounding neighborhood. We are also concerned with the imbalance in number of events vs. the agriculture production value. So we want the County to create a better balance.

Bramfitt- does not second the 2nd motion.

Carr-I am not changing the 2nd motion and the reason is I don't know whether 12 events are going to have an impact on this neighborhood so that is one reason. I also think the question of whether 12 events with 150 people vs. 1500 cases is a good or bad number.

Baker-In the past there have been many more events, we have asked for tiers in terms of capacity. At this level I don't think we should step in and say we think the numbers should be this.

Smith-I think the impacts should be more measured by what the impacts are to the surrounding areas and not so much the amount of cases that are made on a specific piece of property. If you are out in the middle of nowhere we don't care. If you're in an area where it impacts neighbors, and there are events several times a week or month, then we have impact. From my perspective it is more about how it affects the surroundings not the case load.

Bowers-I tend to agree except that this was presented as these 12 events are to support the winery. The application has tied it together and in that respect, the motion is correct that there is an imbalance in events vs. number of cases produced. Given the way it was presented I think we as a group feel it is excessive. Going forward if they are together, we have to look at the ratio and see if they make sense?

Jenkins-My concerns is basically the production levels. My concern was that they don't have a bottle of wine out yet; my concern was these types of things that we are talking about and then also asking for 12 events. They are a long way down the road yet to get a bottle of wine out before they can even have an event to promote their product. I don't want to hurt someone else's rights down the road. How Carr presented his motions fits the criteria here. The County should set the number of events. Wine then events!

Wood-We have a motion on the floor does anyone second?

Jenkins seconds the motion.

Opposes Smith and Bramfitt-All others in favor

6. Consideration of Items for Future Agendas

Comment-Stevens has relocated and cannot sit on the commission anymore.

7. Meeting Adjourned 8:07



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

April 26, 2010

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

File Number: UPE10-0024
Applicant Name: Audelssa Estate Winery, LLC
Owner Name: Donald Shone
Site Address: 13750 Arnold Drive, Glen Ellen
A.P.N. 054-340-013

Request for a Use Permit for a new tasting room with occasional food service in an existing commercial building on a .29 acre parcel. Proposed hours of operation to be Monday - Thursday 10:00 a.m. to 7:00 p.m., Friday and Saturday 10:00 a.m. to 8:00 p.m., and Sundays 10:00 a.m. to 5:00 p.m.

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 **May 17, 2010** and should be sent to the attention of:
UPE10-0024, Scott Hunsperger (shunsper@sonoma-county.org) The Project Planner can also be reached at 707-565-2404.

Please send a copy of your comments to the applicant(s) or their representatives.

Health
Sanitation
Public Works - Mitch Simson
Board of Supervisors - Valerie Brown
Fire
Glen Ellen FPD
Landmarks
So. Co. Transit
Valley of the Moon/Kenwood Press
Glen Ellen Town Forum
Glen Ellen Association
SVCAC
Federated Indians of Graton Rancheria

Planning Application

PJR-001

OK
CS
3-31-10

File#: OPE 10-0024

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 | <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 type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

attn Greg
AUDESSA ESTATE WINERY LLC, Ralston
Name
PO Box 1317
Mailing Address
Glen Ellen CA 95442
City/Town State Zip
707 975-9589
Phone
greg.ralston@att.net
email
[Signature] 4-6-10
Signature Date

Owner, if other than Applicant:

Donald L. Shone
Name
13751 Arnold Drive
Mailing Address
Glen Ellen CA 95442
City/Town State Zip
707 738-3538
Phone
[Signature] [Signature]
email Signature Date

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

Mark Brewer
Name
3443 Warm Springs Rd
Mailing Address
Glen Ellen CA 95442
City/Town State Zip
Andelssa Managing Member
Title
707 996 9900 939 8286
Phone
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City/Town State Zip
attorney for Andelssa
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City/Town State Zip
Andelssa Managing Member
Title
415 828-1430
Phone
erich.bradley@sbcglobal.net
email

Project Information:

13750 Arnold Drive, Glen Ellen, CA
Address(es)
054-340-013
Assessor's Parcel Number(s)

Glen Ellen
City/Town
lot = 0.903 site = 1600 sqft.
Acreage

Project Description: Wine tasting room with occasional food service
(Please attach additional sheet(s) if needed)
Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed N/A

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

Planning Area: 9 Supervisorial District: 1 Current Zoning: LC HD SDSR General Plan Land Use: LC
Specific Plan: North Sonoma Vly 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: _____
Application accepted by [Signature] Date 4/5/10

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: vacant office space former grocery store lot = 0.903 acres
site = 1600 sq. ft.
Acreage: _____

Existing structures on property: 2 story office building and 2 one-story commercial spaces (laundry, hair salon)

Proximity to creeks, waterways and impoundment areas: 300 feet

Vegetation on site: none

General topography: level - paved side of streetside

Surrounding uses to (Note: An adjoining road is not a use.)
North: laundry, hair salon South: large food market
East: bar, restaurant, motel West: small shops

New structures proposed (size, height, type): none

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

Operating days: Mon-Sun Hours of operation: M-Th 10-7, Fri-Sa 10-8, Sun 10-5

Number of vehicles per day: Passenger: 5-10 Trucks: 0

Water source: public Sewage disposal: public

Provider, if applicable: VOM Provider, if applicable: VOM

New noise sources (compressors, power tools, music, etc.): none

Grading proposed: N/A Amount of cut (cu. yds.): _____ Amount of fill (cu. yds.): _____ 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: none

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

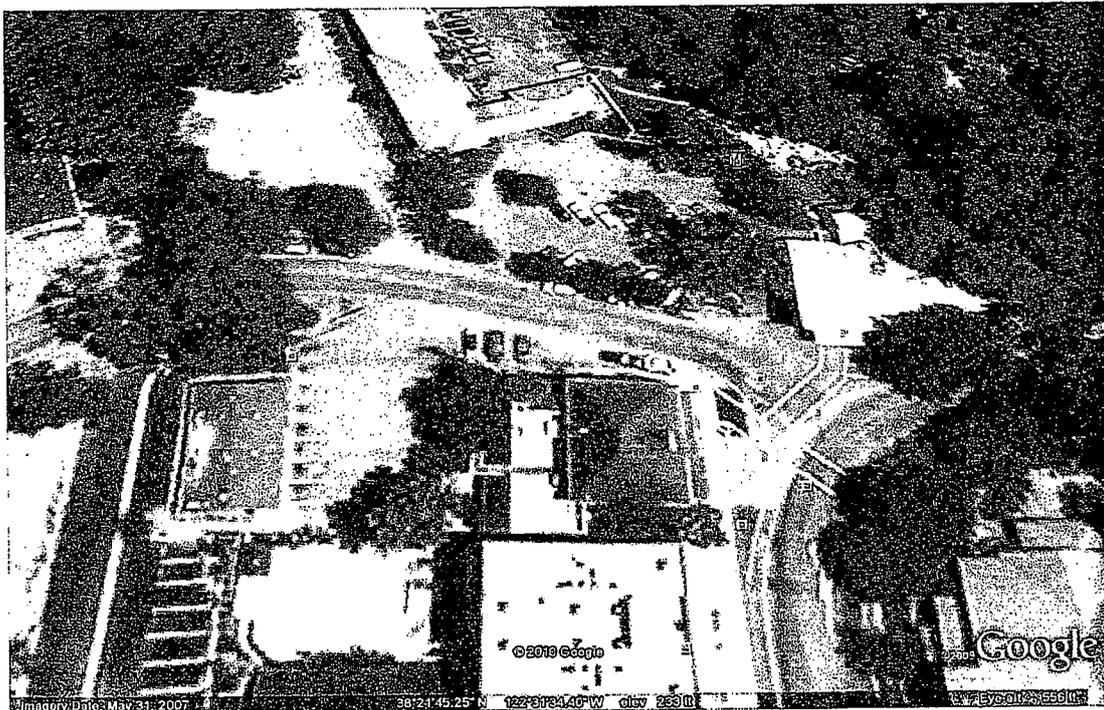
Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No

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.): existing hydrants and emergency access

Statement for Use Permit Application

Audelssa Estate Winery (AEW) is applying for a use Permit to operate a 1600 square foot wine tasting room, with occasional light food preparation, at 13750 Arnold Drive in Glen Ellen. The site has been vacant for the past two years and was last occupied by a real estate firm. AEW has been operating a tasting room of approximately the same size for the past four years only one block away at 13647 Arnold Drive. There should be little or no effect on existing traffic flow or noise levels. Tenant improvements will not affect the exterior appearance or condition of the building. The new tasting room would be open Monday-Thursday 10:00AM to 7:00PM, Friday-Saturday 10:00Am to 8:00PM, and Sunday 10:00AM to 5:00PM. The number of visitors to the tasting room varies from weekdays to weekends and holidays, and also from season to season. Average number of visitors is about 20 per day, with a high on Fall weekends of fifty people.



existing
bar/restaurant

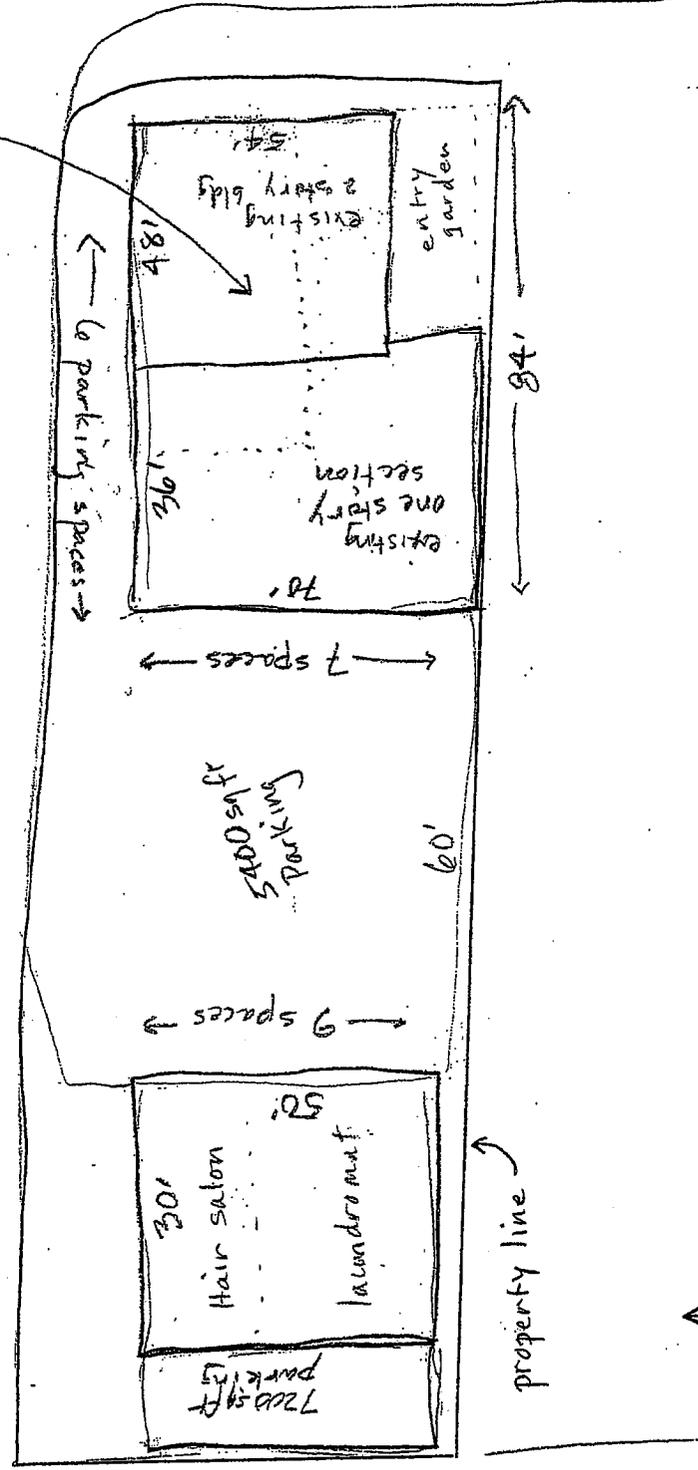
existing motel
proposed
garage
1600sqft

existing motel

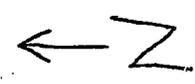
Robertson
Road

vacant lot -
proposed
garage

London Ranch Road



13750 Arnold Drive
 Glen Ellen, Ca 95442
 AP# 054-340-013



1" = 20' aprox.

