



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

May 12, 2014

To: Interested Agencies

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

File Number: UPE14-0033
Applicant Name: Dino Bonos Land Planning, Attn Dino Bonos
Owner Name: Elisabeth Coleman
Site Address: 23450 Arnold Drive, Sonoma
APN: 128-461-072

Project Description: Request for a Use Permit for a five room bed and breakfast inn and up to six weddings/parties per year on a 4.42 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 2, 2014, and should be sent to the attention of:

UPE14-0033, Misti Harris (Misti.Harris@sonoma-county.org). The Project Planner can also be reached at 707-565-1352.

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

- | | |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> BOS Dist ____ Director |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> BOS Dist 1 Director and SVCAC |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> BOS Dist 4 Director and Jason Liles |
| <input 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 checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input checked="" type="checkbox"/> Code Enforcement | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> So County Environmental Health | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input checked="" type="checkbox"/> State Dept of Fish & Wildlife |
| <input checked="" type="checkbox"/> Local Fire District – Schell – Vista FPD | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> State Dept of Health, Drinking Water Program |
| <input checked="" type="checkbox"/> Assessor | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> Landmarks Commission | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input checked="" type="checkbox"/> Transit/BPAC | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> City of Sonoma, Planning Dept |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria |
| <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> Sonoma Valley Chamber of Commerce |
| <input checked="" type="checkbox"/> ALUC/CLUP | <input type="checkbox"/> |

Planning Application

PJR-001

File#: UPE 14-0033

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

Applicant (Contact Person):

Dino Bonos, Bonos Land Planning

Name
818 College Ave., Suite E
Mailing Address
Santa Rosa CA 95404
City/Town State Zip
707-526-1123 707-526-6332
Phone Fax
email **bonoslandplan@att.net, (cell) 707-479-3716**

Signature *[Signature]* Date 4/22/14

Owner, if other than Applicant:

Elisabeth Coleman

Name
23450 Arnold Drive
Mailing Address
Sonoma CA 95476
City/Town State Zip
707-938-1983
Phone Fax
email **n/a**

Signature *[Signature]* Date 4/17/14

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

Steve Sharpe

Name
818 College Ave., Suite E
Mailing Address
Santa Rosa CA 95404
City/Town State Zip
Planning Consultant
Title
707-527-5068
Phone Fax
email **sharpeplanner@comcast.net**

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Project Information:

23450 Arnold Drive

Address(es) **128-461-072**

Sonoma

City/Town **4.42**

Assessor's Parcel Number(s)

Acreage

Project Description: **Five (5) guest room Bed and Breakfast Inn and conduct up to 6 weddings and/or other events each year.**

(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 **na**

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

Planning Area: 9 Supervisorial District: 1 Current Zoning: DA B620 F2 HDSRV01 General Plan Land Use: DA20

Specific Plan: None 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 **N/A**

Previous Files: ZPE 13-0285, 13-047, ZPE 07-0147, UPE 09-0009, UPE 86-380

Application accepted by [Signature] Date 4-24-14

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: Residential, vacation rental permit (2013) & special events permitted in 2013 (two) and 2007 (four). Acreage: 4.42

Existing structures on property: Main house, granny unit, gazebo, garden pavilion (avairy), barns and accessory structures.

Proximity to creeks, waterways and impoundment areas: na
Vegetation on site: Native and exotic vegetation, lawns and associated landscaping.

General topography: Flat
Surrounding uses to (Note: An adjoining road is not a use.) North: Commercial (Angelo Deli) South: Pasture and residential
East: Vineyard (Sangiaco) West: Vineyard/Winery (G.Ferrer)

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

Number of employees: Full time: _____ Part time: _____ Seasonal: _____
Operating days: Primary weekends (May-Oct.) Hours of operation: 24 hrs. (B & B)
Number of vehicles per day: Passenger: est. 60 per event Trucks: 2-3 per event
Water source: Well Sewage disposal: Septic

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): Acoustic (non-amplified) music.

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 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.): NA

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): 5000g. water tank. 2013 spec. event permit approved by Fire Services.

Bonos Land Planning

Coleman Property - Use Permit Proposal Statement

April 14, 2014

Summary

- *Bed and Breakfast Inn (5 guest rooms)*
- *Weddings and other events (6 events per year)*
- *APN 128-461-072*
- *23450 Arnold Drive, Sonoma*

The Coleman Family requests a Conditional Use Permit to develop a five (5) guest room bed and breakfast inn and conduct up to 6 weddings and/or other events each year on their property.

Background

The project site consists of a single parcel located on the east side of Arnold Drive and 330 feet north of Wagner Rd. On the 4.42-acre site is a restored French Colonial style home currently permitted as a vacation rental. A granny unit occupied by the owner, plus several barns and accessory structures also exist on the property. The total developed area consists of approximately 2 acres. Adjacent land uses include commercial, winery, vineyard and pasture land uses, as follows:

- North - Angelo's Wine Country Deli (23400 Arnold Dr.)
- West - Gloria Ferrer Caves & Vineyards (West - 23555 Arnold Dr.)
- East - Sangiacomo Family Vineyards
- South - Doris Williams, (72 Wagner Rd.)

The Sonoma County General Plan designates the subject property land use as Diverse Agriculture (DA 20) with a 20 acre density. Bed and breakfast inns between 2 and 5 guest rooms are permitted within the DA Zoning District with a use permit. The DA district further allows weddings, lawn parties or similar activities if specifically authorized by a use permit.

Bed and Breakfast Use Permit

Bed and breakfast inns, containing not more than five (5) guest rooms, subject to Article 82 (Design Review), Article 86 (Parking Regulation), and the criteria of General Plan Policy AR-6 f. No bed and breakfast inn shall displace nor interfere with any existing agricultural use on the property. No bed and breakfast inn shall be located on land under Williamson Act contract. Food service shall be limited to breakfast served to inn guests only, and shall be subject to the approval of the Sonoma County Department of Health Services. Weddings, lawn parties or

Coleman Property – Use Permit Proposal Statement

similar activities may be allowed if specifically authorized by the use permit. No outdoor amplified sound shall be permitted at any time. No bed and breakfast inn shall include the use of more than one (1) single-family dwelling and one (1) accessory structure for transient occupancy. No more than two (2) of the five (5) guest rooms allowed by this section may be located in the accessory structure, if any. If an accessory structure is used for transient occupancy, the total floor area available for use by guests, including guest rooms and common areas, shall not exceed six hundred forty (640) square feet. There shall be no internal doorway or passage between the area available for use by guests and any remaining area of the accessory structure, (Ord. No. 5265 § 1(e), 2001: Ord. No. 3662.).

Article 82. Design Review Sec. 26-82-050 (c) The planning director may waive the above requirement for design review committee approval of a project in the following instances. In such cases, administrative design review approval shall be required as described in (d) below.

(5) Bed and breakfast inns (subsequent to use permit approval);

Article 86. Parking Regulations.

Bed and breakfast inns

1 space/guest room PLUS 2 spaces for the resident family

Historic Landmark Information

Number: 56

Historic Name: Kiser Residence

Year Designated: 1980

Building / Structure

Name: Kiser Residence - Year Built: Pre-1854

Architectural Style: French Colonial

Proposal

Coleman Family is seeking permission for the next generation of their family to establish a business centered around bed and breakfast lodging, weddings and other special events. Wedding ceremonies, special events and associated receptions will be centered around the existing garden, lawns, garden pavilion (a.k.a. aviary) and adjacent French Colonial style historic house. Refurbished in the 1980's, the existing 2480 square foot 5 bedroom main house (per County Assessor building record - see attachment) has operated as a vacation rental since July, 2013 (Transient Occupancy Certificate #1167N) will simply convert to a 5-unit bed and breakfast inn.

The project proposal timetable consists of two phases:

1. Securing permission to operate a 5-room bed and breakfast inn.

Coleman Property – Use Permit Proposal Statement

2. Establishing the wedding / special event use, subject to securing approvals for an on-site septic field on the subject property and/or an adjacent property easement.

Proposed maximum of 6 events per year consisting of:

Between 4 to 6 weddings – (75-120 attendees)

Up to 2 private parties, reunions, or charity events - (75 – 120 attendees)

Event Season and Hours of Operation: Events will primarily occur from May to October every year with events occurring on the weekend. Events will be daytime and evenings with a scheduled closing time of 10:00 p.m. The property owner living on site will be present 24/7 for both event and bed 'n breakfast uses.

Music: non-amplified music will be allowed inside the special event garden pavilion only. Music will not be permitted past 10:00 p.m.

Neighboring Residents: The closest neighbor and residential structure (mobile home) is located approximately 135 feet of the garden pavilion. Letters are available from neighbors indicating there has not been excessive sound issues resulting from special event permitted in 2007 and 2013.

Vehicle Access and Parking: The site is located on Highway 121 / Arnold Drive is 5.2 miles north of Sears Point Raceway. The project site fronts a straight section of Arnold Dr. Entry access is through private driveway about 20 feet wide to a paved parking area extending to event complex area where events are planned to occur. An unpaved graded parking area for 80 cars (including 12 vendor / employee spaces) is located adjacent to Arnold Drive is accessible directly from the main entry 20 ft. driveway and entry gate.

Event sponsors/managers will be required to provide attendants to assist with parking. Ample parking is available for shuttle busses, which will be encouraged, traveling to events from nearby Sonoma Valley lodging locations.

Food Preparation:

- Bed and Breakfast - Off-site prepared continental breakfast food items will be served to guests on recyclable paper plates and kitchenware.
- Weddings and events - Cooking, food products and meals will be prepared by caterers at off-site locations. Caterers will use their own facilities and equipment for all off-site clean up and food disposal.
- All food vendors will be required by event organizers and owner to comply with all food safety and sanitation requirements.

Coleman Property – Use Permit Proposal Statement

Water supply: Water supply is by private well. A 5000 gallon tank provides additional water storage capacity for fire suppression purposes.

Waste disposal: Bed and breakfast will utilize the existing main house septic system constructed in 1980. A “Findings Report” prepared by a Registered Environmental Health Specialist may be required to evaluate the existing system.

County onsite wastewater disposal system policy and procedure No. 9-2-31 provides:

“... sizing criteria for onsite disposal systems that are commensurate with the number and size of special events approved under the facility's permit. Generally, this policy requires larger disposal systems as the number and size of permitted events increases. The policy also seeks to avoid over-sizing disposal systems based on a relatively small number of large events; therefore, this policy allows the four largest approved events to be serviced completely with portable toilets. As the number of approved events increases, the onsite waste water system disposal capacity requirements increase based upon a percentage of the size of the fifth largest special event flow.”

In accordance with this policy and to accommodate any potential septic system loading for the special events, available soils were evaluated in late-2013 (Frank Dono, REHS). Pre-perk testing determined there were acceptable soils and sufficient area available on both the subject and the neighboring parcel (APN 128-461-082).

An ADA accessible portable restroom will also be provided for all events.

Consistency with Sonoma County Rules for Diverse Agricultural Zoning

Wedding and other events uses associated with a bed and breakfast inn are consistent with the Sonoma County rules for the Diverse Agriculture Zoning. The proposed uses will not result in changes to the character and appearance.

The subject parcel totaling 4.42 acres is within the Diverse Agriculture Zoning (DA B6 20, F2 HD SR VOH) and is used and managed for residential and vacation rental uses.

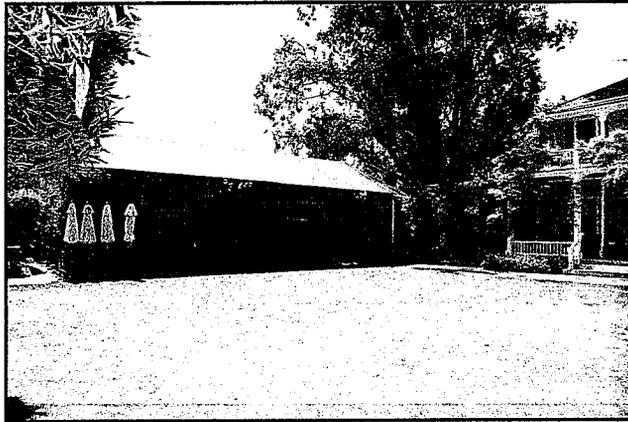
The historic building and garden complex is well suited to County's land use policy and will not impact nor change the existing general plan agricultural land use or zoning. Further, the proposed bed and breakfast use of this historic structure will perpetuate the building's preservation and conservation.

Coleman Property – Use Permit Proposal Statement

PROJECT SITE PHOTOGRAPHS



Proposed Bed and Breakfast - Historic Main Residence



Proposed Event Garden Pavilion



Entry Gate, Driveway and Guest Parking Area

Coleman Family Bed and Breakfast Proposal Statement



Access drive to event parking area



Event Parking Area (estimated 80 vehicle capacity)

Coleman Family Bed and Breakfast Proposal Statement

23450 ARNOLD DRIVE ENTRANCE

(Angelo's Deli & parking - to left)



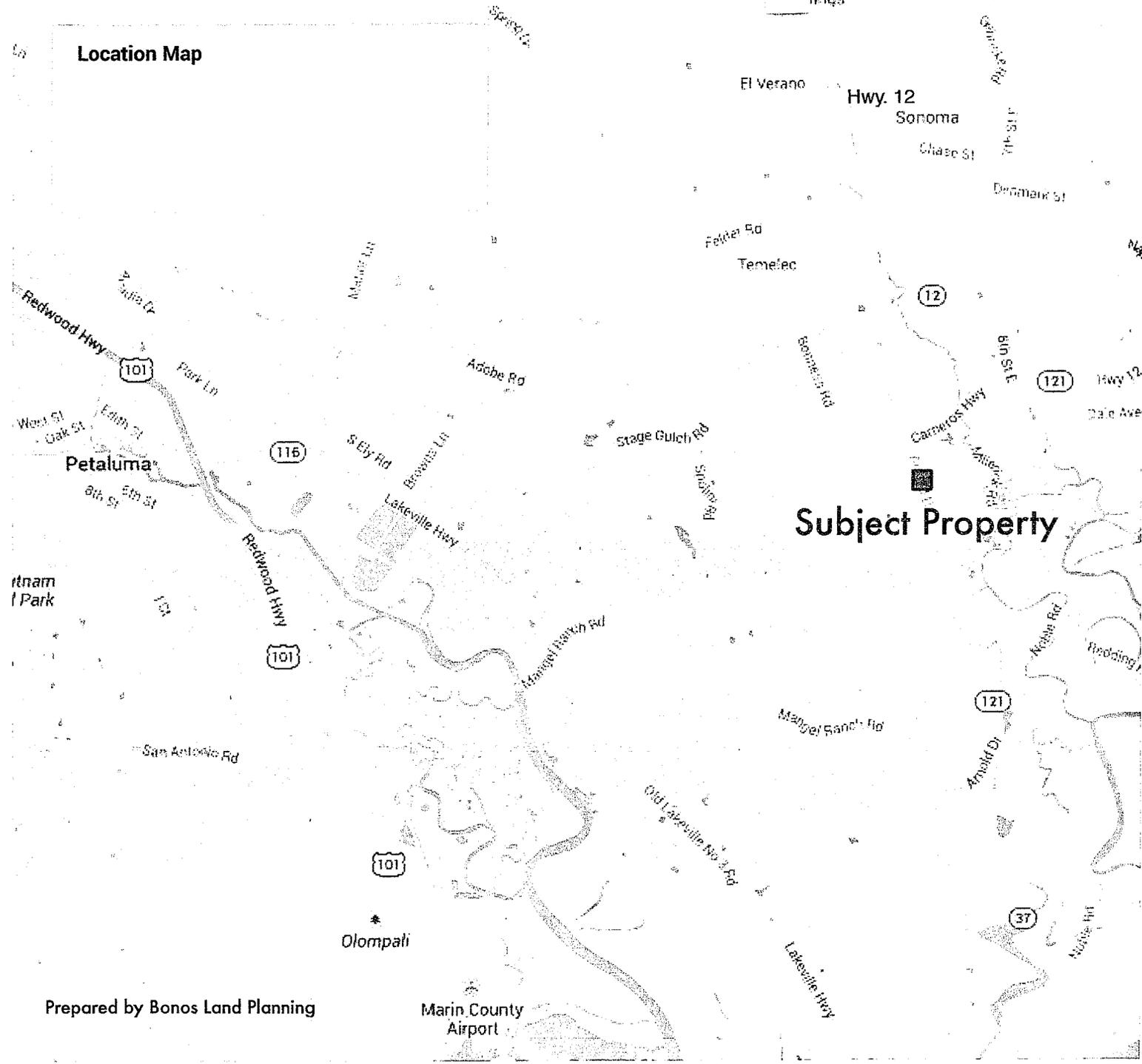
Aerial Photo



Coleman Use Permit Application

Address: 28780 Arnold Drive

Location Map



Subject Property

Prepared by Bonos Land Planning

Marin County
Airport

