

SONOMA VALLEY CITIZENS ADVISORY COMMISSION  
Notice of Meeting and Agenda  
January 28, 2015  
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](mailto:pat.gilardi@sonoma-county.org)

1. Call to Order, Roll Call
2. Approval of Minutes of the meeting of November 19, 2014 Resolution
3. Public Comment Receive  
(Limited to items not appearing on the agenda)
4. Applicant Name: Steve Martin Associates, Inc. Resolution  
Owner Name: McQuown Enterprises LP, Attn: Mac McQuown  
Site Address: 5700 Cavedale Road, Sonoma

Request for a Use Permit for a new winery with maximum annual production of 2,000 cases within existing buildings and tasting by appointment only and eight special events with maximum attendance of 50 people on a 160 acre parcel.

1. Election of the Chair for 2015 Resolution
2. Election of the Vice Chair for 2015 Resolution
3. Election of the Secretary for 2015 Resolution
4. Consideration of items for Future Agenda Receive
5. 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](http://www.sonoma-county.org) select Boards and Commissions  
City of Sonoma: [www.sonomacity.org](http://www.sonomacity.org) select Sonoma Valley Citizens Advisory Commission

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION  
MINUTES OF MEETING NOVEMBER 19, 2014  
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM  
175 FIRST STREET WEST, SONOMA  
6:30 p.m.**

**COMMISSIONERS PRESENT:** Cynthia Wood, Rochelle Campana, Pat Pulvirenti, Jack Ding, Greg Carr, Bruce Green, Tom Martin, Angela White, Ryan Lely, Dick Fogg, Gay Johann, Pat Stevens

**EXCUSED:** Sean Bellach

**ABSENT:** Ditty Vella

1. **Call To Order: 6:30 p.m.**
2. **Minutes Approved of September 24, 2014 Meeting**
3. **Minutes Approved of the commission retreat of October 24, 2014**
4. **Public Comment:** None
5. **Applicant Name:** George Craig Miller  
**Owner Name:** Same  
**Site Address:** 20820 Broadway, Sonoma

**Consider Request for a Use Permit to convert an existing 494 square foot commercial building to a wine tasting room on a 1.35 acre parcel. Hours of operation will be 10:00 a.m. to 6:00 p.m., Monday through Saturday, and 11:00 a.m. to 6:00 p.m. on Sunday, with one full-time and two part-time employees. No special events are requested.**

***NOTE FROM MINUTE-TAKER: The tape that had most of the night's presentations broke and could not be put together again, so the following is not in the usual detailed style but only contains the gist of the proceedings that could be culled from my brief notes.***

**Applicant presentation:**

Craig Miller, owner of the site, deferred to Trey Blankenship from Sonoma Loeb, who explained that they are applying for a permit for an eight-seat tasting room with approximately 20 guests/10 cars a day so traffic impact would be minimal. Wine tastings will be paid and by appointment only. Wine and logo glasses will be sold and they anticipate having two wine club events a year.

**Commissioner questions:**

Vice-Chair Ding: LCTS (limited commercial traffic sensitive) designation?

Trey Blankenship: That is in the BHS and Agua Caliente part of town. Our location is on the other side of town and we are the only ones on the site so no concerns with traffic.

Craig Miller: This property has TS designation for morning and night-time traffic. Traffic is low – closing is at 6.

Ms. Johann: Limited commercial?

Craig Miller: There are no residences except north of the bridge – don't know why it's designated TS.

Mr. Carr said that they should apply to CalTrans. Craig Miller and Trey Blankenship said they were awaiting their decision.

Mr. Fogg and Mr. Stevens asked about Presentation School which is in the area. Craig Miller said that he had spoken to the principal and Trey Blankenship added that letters were sent to the neighbors.

Mr. Carr: How many people are in the wine club?

Trey Blankenship: Three.

Ms. White: Are appointments encouraged? Do you intend to stay at eight seats?

Trey Blankenship: This is the launching point.

Craig Miller: I requested eight seats.

Ms. White: Pedestrian safety?

Craig Miller: The Parks Dept. requested that we put in a bike rack.

Ms. Campana asked if septic systems were on the County sewer, the water quality and saltwater intrusion. Craig Miller said that they had a 50 ft line well. They will either drill a new well or retrofit. As for water, there is no chloroform or nitrates and he did not know about the saltwater intrusion issue.

Ms. Campana: The cutoff time for other wineries is 5.

Ms. Pulvirenti: Some are 5:30, others 6, around the square it's 8.

Mr. Fogg: The County is trying to standardize it from 10 to 5.

Trey Blankenship: We are open to it.

**Public questions and comments:**

Dan Eraldi: This is a great addition.

**Commissioner comments and discussion:**

The Commissioners discussed briefly the time that wineries are open and should close. Ms. White thought there should be diversity in businesses. Vice-Chair Ding said it was a conservative arrangement and he fully supported it. Ms. Wood thought it should have a 5:00 closing.

**Motion: Ms. Campana. Approve as requested with modification to County hours from 10 to 5. Ms. White seconded. Motion passed: 8 in favor, 2 opposed (Ms. Johann and Mr. Stevens).**

Mr. Stevens: It's not the County standard.

Mr. Fogg: It's still on the table. Have the applicant be aware of the proximity to the school.

**6. Applicant Name: Verizon Wireless, C/O Peter Hilliard  
Owner Name: Lawrence and Beverly Silveria  
Site Address: 19600 Cypress Road, Sonoma**

**Consider Request for a Use Permit to allow for an intermediate telecommunications facility to be located within a 60 foot faux water tower and include nine antennas, two satellite dishes, and associated equipment cabinets on a 4.54 acre parcel.**

**Applicant presentation:**

Peter Hilliard of On Air LLC, said that Verizon Wireless requests approval for a free-standing facility in a DA district to provide coverage and capacity in the southern El Verano area of Sonoma Valley. The site is 4.54 acres, generally flat and has no structures except for a pump house over an idle irrigation well in the southwest corner of the parcel. Location of the tower is near the southwest corner of the parcel, over 300 ft from Cypress Road. The proposed facility will consist of a 60 ft faux water tank made from FRP, fiberglass reinforced plastic, and antennas will be installed inside the tank and will be completely shielded from view. All of the proposed equipment and the

water tower will be surrounded by a 6 ft chain link fence located in the southwest corner of the parcel. Verizon wants the entire network to be able to sustain itself in the event of blackout situations. A standby generator meeting Sonoma County noise standards will run during emergency situations and it will self-test once a week during the day to ensure it is operating correctly.

**Commissioner questions:**

Mr. Stevens: Who are the nearest neighbors?

Peter Hilliard: The Silvers and the Dunkers – they are 300 ft away.

Ms. Wood: How large are the adjacent parcels and have you had conversations with the neighbors?

Peter Hilliard: The Dunkers have 5 acres and the Silvers have 3 to 4 acres.

Mr. Lely: The structures on the ground – cloaking with vegetation?

Peter Hilliard: There is a lot of brush, bushes and a eucalyptus tree, also fencing.

Mr. Lely: How will the material weather?

Peter Hilliard: The color will remain the same – no oxidization.

Ms. Campana: This is in addition to the two existing facilities?

Peter Hilliard: Yes.

Mr. Lely: What about co-location?

Peter Hilliard: We are open to co-location. Condition is agreed upon on the approval.

Mr. Martin asked about human exposure and feedback from neighbors. Peter Hilliard said it does not present a safety hazard or result in significant impact to the environment or to the area in which it is located. There is minimal traffic usage and typically one to two site visits per month. Operation of the facility will not conflict with other uses in the area and construction will result in minimal disturbance to the area. Packages went out to seven of the neighbors within the radius. Mr. Martin said that according to the Press Democrat, the 101 corridor has better reception than rural areas.

Ms. Campana wanted to hear from the Commissioners who visited the site. Ms. Johann and Ms. White said that the area is rural and there are no nearby residences, therefore an ideal location for the tower.

Vice-Chair Ding discussed the radiation issue and real estate values. Peter Hilliard said that there is no impact in terms of radiation or to home sales. Just like a cemetery, it's largely perception because it's really a benefit to the property.

**Public questions and comments:**

None

**Commissioner comments and discussion:**

Ms. White thought that all was appropriate. Mr. Green asked if all future co-location will be inside the tower itself and no antennas on the exterior. Mr. Stevens said that the design is better than a faux tree. Peter Hilliard said that it's a quiet kit – they had done a sound study. The site was chosen due to the distance from residences and 1200 ft from Arnold Drive.

**Motion: Ms. Johann. Approve the application as presented. Ms. White seconded. Motion passed: 7 in favor, 3 opposed (Mr. Green, Ms. Campana, Vice-Chair Ding).**

**7. Consideration of items for Future Agenda**

The Commissioners asked for updates on various projects. Pat Gilardi said that many, such as Sonoma Raceway, Ledson, and BJB are on hold. Ms. Campana asked if Commissioners could ask to hear projects. Pat Gilardi said that they can ask for general discussions, or for updates, but not on specific projects. Mr. Fogg said there was a new state law on sustainable groundwater act of 2014 so maybe a presentation. Pat Gilardi said he could email Jay Jasperse. Mr. Martin asked about the future of SDC and if it's in the January budget. Ms. Campana asked about riparian setbacks. Pat Gilardi said that most are on the County website. Mr. Lely asked about Highway 12 improvements. Pat Gilardi said that there is a holdup at CalTrans but the project will keep moving and construction will begin in the spring. Ms. Pulvirenti asked if there will be a meeting in December. Pat Gilardi said that Bella Stella is scheduled for December.

**8. Meeting Adjourned: 8:00 p.m.**



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

November 17, 2014

To: Interested Agencies

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

**File Number:** UPE14-0088  
**Applicant Name:** Steve Martin Associates, Inc.  
**Owner Name:** McQuown Enterprises LP, Attn: Mac McQuown  
**Site Address:** 5700 Cavedale Road, Sonoma  
**APN:** 053-051-029

**Project Description:** Request for a Use Permit for a new winery with maximum annual production of 2,000 cases within existing buildings and tasting by appointment only and eight special events with maximum attendance of 50 people on a 160 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 December 8, 2014, and should be sent to the attention of: **UPE14-0088, Melinda Grosch (Melinda.Grosch@sonoma-county.org)**. The Project Planner can also be reached at 707-565-2397.

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 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 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 – MAYACAMAS VFC | <input type="checkbox"/> State Dept of Forestry                                    |
| <input type="checkbox"/> Treasurer/Special Assessment                   | <input checked="" type="checkbox"/> State Water Resources Control Board            |
| <input type="checkbox"/> Assessor                                       | <input type="checkbox"/> State Parks and Recreation                                |
| <input checked="" type="checkbox"/> Economic Development Board          | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay                     |
| <input type="checkbox"/> Landmarks Commission                           | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM      |
| <input checked="" type="checkbox"/> Transit/BPAC                        | <input checked="" type="checkbox"/> Sonoma MOAG                                    |
| <input type="checkbox"/> Communications                                 | <input checked="" type="checkbox"/> SB18 Cloverdale Rancheria Band of Pomo Indians |
| <input checked="" type="checkbox"/> SCTA/RCPA                           | <input checked="" type="checkbox"/> SB18 Federated Indians of Graton Rancheria     |
| <input type="checkbox"/> Sheriff Community Service Officer              | <input checked="" type="checkbox"/> Glen Ellen Association                         |
| <input type="checkbox"/> LAFCO  | <input checked="" type="checkbox"/> Sonoma Mountain Preservation                   |

# Planning Application

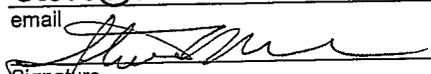
PJR-001

File#: UPE14-0088

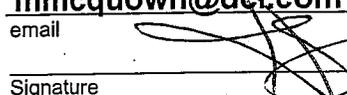
### Type of Application:

- |   |  |   |                                       |
|---|--|---|---------------------------------------|
| <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):

**SMA-Steve Martin Associates, Inc.**  
Name  
**130 S. Main Street Suite 201**  
Mailing Address  
**Sebastopol CA 95472**  
City/Town State Zip  
**(707)824-9730 (707)824-9707**  
Phone Fax  
**Steve@SMAssociates.net**  
email  
 **5-21-14**  
Signature Date

### Owner, if other than Applicant:

**Mcquown Enterprises LP / Mac Mcquown**  
Name  
**P.O. Box 487**  
Mailing Address  
**Sonoma CA 95476**  
City/Town State Zip  
**(707)938-3667**  
Phone Fax  
**mmcquown@dsi.com**  
email  
 **2.28.14**  
Signature Date

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

<b>Steve Martin, P.E.</b> Name <b>Same as above</b> Mailing Address City/Town State Zip Title Phone Fax email	Name Mailing Address City/Town State Zip Title Phone Fax email	Name Mailing Address City/Town State Zip Title Phone Fax email
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### Project Information:

**5700 Cavedale Road, Sonoma, CA 95476**  
Address(es) **APN - 053-051-029**  
Assessor's Parcel Number(s)  
City/Town **Sonoma**  
Acreage **160 acres** +  
Project Description: **2,000 case winery with tastings by appointment**  
(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 0

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

Planning Area: 9 Supervisorial District: 1 Current Zoning: RRD B6-40 ac, SR General Plan Land Use: RRD 40  
Specific 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 N/A  
Previous Files: ZPE 97-0194, PLP 04-0068, MNS 93-0665, MNS 98-0046  
Application accepted by SCOTT HUNSPERGER Date 10/30/14

# USE PERMIT – SUPPLEMENTAL APPLICATION INFORMATION

## Existing site characteristics:

Existing use of property: Vineyard and residence Acreage: 160

Proximity to creeks, waterways, and impoundment areas: 220' to nearest unnamed creek +/-

Vegetation on site: Trees, Grasses, Vineyard

General Topography: Rolling Hills

Surrounding uses to North: agriculture & residential South: agriculture & residential

East: agriculture & residential West: vineyards & residential

New buildings proposed (size, height, type): no new buildings proposed

Number of employees (total): 2 full-time employees (non-harvest), 5 full-time employees (harvest)

Operating day: Monday–Sunday Hours of operation: 7:00 am–6:00 pm, non-harvest : 6:00 am- 10:00 pm harvest

Number of vehicles per day: 20

Water source: private wells Sewage disposal: onsite septic tank and leachfield system

Provider, if applicable: N/A Provider, if applicable: N/A

Noise generated: Minimal noise generated from crush equipment and compressors

Grading required: Cut Max: N/A Fill Max: N/A

Fill Area: N/A Approx. Total Yds: N/A

Area of Disturbance: N/A

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

Were there any hazardous materials used, store, 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

Additional information: See attached Preliminary Engineering and Planning Data.

## Sonoma County Permit and Resource Management Department

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

**SILVER CLOUD VINEYARDS**

**NEW WINERY**

**PROJECT DESCRIPTION**

The proposed new winery at Silver Cloud Vineyards involves the development of a small winemaking facility utilizing existing buildings on the 160 acre parcel located at 5700 Cavedale Road in Glen Ellen, California. The small winery will be owner-operated and dedicated to the production of ultra premium wines.

The winery will consist of the conversion of an existing tractor building into the new winery and conversion of a portion of an existing barn to technical tasting use. These existing buildings are not visible from Cavedale Road or surrounding properties. Access to the facility will be from the existing paved entrance and gravel driveway off Cavedale Road. It is the owner's desire to have a very quiet operation and winemaking facility.

1. A new winery facility located within existing buildings with an ultimate production of 2,000 cases
2. Tasting and retail sales strictly by appointment only
3. 8 agricultural promotional gatherings per year with 50 persons maximum

<u>Event Description</u>	<u>Quantity</u>	<u>Date &amp; Time</u> <u>Period</u>	<u>Attendees</u> <u>(maximum)</u>
Wine Maker Tastings & Dinner	4	January - December	20
Wine Club Member's Event <sup>1</sup>	4	March - October	30 - 50

Notes

1. Wine Club Member event will include Pick-up Weekend, Barrel Tasting Day, or other marketing activities to support and build the Wine Club list.
  2. Weddings and rehearsals are not proposed with this Use Permit Application
  3. Amplified sound is not planned to occur with the promotional gatherings.
  4. Participation in Industry Wide Events is not planned nor requested.
4. Conversion of single level tractor building & conversion of a portion of an existing barn to winery space.
    - a. 1,168 SF wine production & tank and barrel area (existing tractor building)
    - b. 156 administration office space (existing tractor building)
    - c. 156 tax paid storage space (existing tractor building)
    - d. 91 sf restroom space (existing tractor building)
    - e. 91 sf storage space (existing tractor building)
    - f. 120 SF mechanical area (existing tractor building)
    - g. 773 SF conference & technical tasting room (existing barn)
    - h. 835 SF kitchen/break room (existing barn)
    - i. architectural design will have a modern and agrarian style with finishes tying into the existing farmstead buildings.

5. Infrastructure includes minor improvements to the existing entrance on Cavedale Road and driveway, new paved driveway off existing gravel access road, and delineated parking area within existing gravel maneuvering area, expansion of existing sanitary wastewater leach field system, process wastewater treatment system, storm water management improvements, fire protection water storage, utilities and associated grading and landscape improvements.
6. 2 full-time employees during non-harvest & 5 full-time employees during the harvest season and bottling.
7. Tasting room visitors will be strictly by appointment and are anticipated to be on the order of 5 for an average day and 10 for a peak day.
8. Operating hours shall be 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
  - a. Tasting Room Appointments: 10:30 AM to 5 PM Monday through Sunday
  - b. Promotional Events: 11 AM to 9 PM Monday through Sunday
9. Wine produced from the estate vineyard on site.

**SMA Steve Martin Associates, Inc.**

130 South Main Street, Suite 201  
Sebastopol, CA 95472  
707-824-9730  
707-824-9707 (fax)

606 Alamo Pintada Road #3-221  
Solvang, CA 93463  
805-541-9730

**SILVER CLOUD WINERY**  
Sonoma County, CA

**PROPOSED NEW WINERY FACILITY**

**PRELIMINARY ENGINEERING AND PLANNING INFORMATION**

In order to verify the suitability of the site for the proposed winery, an initial investigation of various relevant aspects of the existing property was performed. The following items were, or are in the process of being evaluated:

1. Sonoma County Planning Department

Preliminary discussions were held with Sonoma County PRMD to determine existing zoning and General Plan requirements and conformity for the proposed winery development project. Related potential project impacts and the suitability of the site for the phased winery development were reviewed.

2. Property Information

1. Zoning –The parcel is zoned RRD B6 40, SR and the land use is RRD40. The parcel is located on Cavedale Road in Glen Ellen. The Sonoma County Zoning Ordinance includes wineries as a permitted use upon grant of a Use Permit.
2. The following documents were obtained and reviewed for restrictions and conflicts:
  - a. Assessor's Parcel Map. APN 053-051-029
  - b. Preliminary Title ReportNo conflicts with the General Plan were noted. The proposed project is in Supervisorial District 1.
3. Topographic Mapping – Field surveying and topographic mapping of the subject property and proposed development areas was performed in 2013 by Jackson & Associates of Santa Rosa, CA. The resulting information is used on the attached Overall Site Plan and Facility Site Plan. Topographic mapping will be utilized for engineering design purposes, with additional supplemental fieldwork if necessary.

3. Environmental Information and related Engineering Data

1. **Aesthetics** (Visual) – The new winery includes the conversion of an existing tractor building and barn and will be located in the central, westerly portion of the property, nestled into the hillside. Both buildings reflect a modern yet agrarian architecture in concert with the surrounding buildings, barns, farms and structures in the area. The facility will be located approximately 330' from the centerline of Cavedale Road at the nearest point, and 750' from the closest neighboring structure.

All buildings will minimize glare from windows and all exterior lighting will be shielded and directed downward.

2. **Agricultural Resources**

AGRICULTURAL RESOURCES ELEMENT

2.0 GOALS AND POLICIES RELATED TO AGRICULTURE

2.1 ASSIST IN THE MARKETING AND PROMOTING OF SONOMA COUNTY'S AGRICULTURAL PRODUCTS

Successful promotion and marketing of agricultural products grown in Sonoma County can both enhance the County's image and reduce economic pressure on farmers and ranches to subdivide or convert the land to nonagricultural uses.

This element shall establish policies that will assist in promoting and marketing agricultural products grown or processed in Sonoma County.

Goal AR-1: Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County.

Objective AR-1.2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use.

2.5 REGULATE THE LOCATION AND INTENSITY OF AGRICULTURE RELATED COMMERCIAL AND INDUSTRIAL USES IN AGRICULTURAL AREAS

Objective AR-5.1: Facilitate County agricultural production by allowing agricultural processing facilities and uses in all agricultural land-use categories.

Policy AR-5e: Local concentrations of any commercial or industrial uses, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided.

Policy AR-5f: Permit storage facilities for agricultural products either grown or processed on the site. Size the facilities according to the processing operation.

3. **Air Quality** – Emissions from traffic accessing the winery site will be below the Bay Area Air Quality Management District Criteria ("BAAQMD") and will not obstruct the implementation of the applicable air quality plan. The Winery Trip Generation, estimated by using the average daily trips (ADT) generated by the proposed ultimate project, is estimated at 20 net new trips. For reference, the average daily trips generated by the creation of one new residence, is approximately 10 one-way trips per day. The BAAQMD CEQA guidelines do not recommend further analysis of vehicle emissions if the amount of new traffic generated would be less than 2,000 vehicles per day.

The hot water boiler will approximately generate annual hot water volume equivalent to three 3-bedroom residences. Sanitary and Process wastewater will be collected separately but will ultimately be treated and disposed of in a combined onsite pressure distribution wastewater system. Sanitary wastewater (SW) will be collected in a new septic tank with an effluent filter and Process wastewater (PW) from the facility will be screened, settled in settling tanks prior to being pumped to the combined SW and PW pressure distribution system. Pomace will be spread and decomposed within the vineyard or hauled offsite in a timely manner. Consequently, odors associated with wastewater treatment will not be present.

4. **Biological Resources** – The existing buildings that will house the winery operations are greater than 200' away from the nearest unnamed creek. The creek will not be impacted by the winery development.

The California Natural Diversity Database indicated that no endangered plants are present on the property.

There are no identified wetlands within the vicinity of the proposed project area.

The project is not located within an area subject to a local, regional, or state habitat conservation plan.

5. **Cultural Resources** (Archeology and Historic) – A cultural resources survey is in progress for the project and will be completed in compliance with CEQA guidelines and Sonoma County Permit & Resource Management Department. The study will include archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 12-0478), examination of the library and files of the archeologist, field reconnaissance of the project area, contact with the Native American Heritage Commission for listed Sacred Lands File, and letter requests of comment to the local Native American tribes. Conclusions of the report are anticipated to indicate that no prehistoric or historic cultural resources were identified with the parcel or project area.

6. **Geology and Soils** – The project is not known to be located in a geologically sensitive area or zone, however, a complete geotechnical investigation and report has been prepared by PJC Associates of Sonoma, CA. No conflict for design were observed

7. **Hazards and Hazardous Materials** (Winery Chemicals) – Wine production operations typically involve the use or production of materials classified as "hazardous" in the California Health and Safety Code. These include nitrogen, carbon dioxide and sulfur dioxide gases. County Fire Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP) that specifies the use, quantities, storage, transportation, disposal and upset conditions for hazardous materials in accordance with state and county regulations. An HMBP will be required to ensure no significant public exposure from the potential use of hazardous materials at the winery site because the winery will include chemical storage and fermentation areas.

There is no active school proposed, or existing, within one-quarter mile of the site.

8. **Hydrology and Water Quality**

- a. *Water Supply* - Water for process and domestic use and landscape irrigation will be groundwater-supplied by an onsite well. A new Class 1 well was drilled in 2013. With only 5 full time employees and tastings by appointment only, the project does not meet the requirements of a Transient-Non-Community Water System. Fire protection system water will be stored in a dedicated water tank. These systems will be sufficient to satisfy process, domestic, landscape irrigation and fire protection water requirements at the proposed ultimate level of production.
- b. *Groundwater* - The property is within a "marginal groundwater basin" (Zone 3 classification) per the PRMD Active Map as defined by the Sonoma County General

Plan Resource Conservation Map dated December 31, 1998 (Figure RC-2i). The existing and surrounding wells have demonstrated water yield sufficient to support the proposed winery development. The project will not substantially deplete groundwater supplies or interfere with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. A Geology and Groundwater Potential report was prepared by Eugene Boudreau with a conclusion that "there should be no lack of water for the winery or any ill effects on wells on neighboring properties."

- c. *Drainage* – The total disturbed area of the project is less than 1 acre and therefore will not be subject to a Storm Water Pollution Prevention Plan (SWPPP). However, the project will still be subject to Stormwater mitigation as outlined in the Sonoma County Grading ordinance. Storm water runoff from the roofs will be outlet to gravel basins for subsurface discharge and reduced post-development runoff. Parking areas will be surfaced with traffic rated turf block or gravel to allow for infiltration of precipitation. Drainage improvements to the site as well as erosion/sediment control measures will be supplemented during construction to handle any increases in storm runoff. Final drainage improvements will be designed so that the post-development flows do not exceed the pre-development flows. The winery site and access road are not subject to flooding during a 100-year occurrence.
  - d. *Process Wastewater Management* – Process wastewater (PW) from the proposed facility will be collected in a plumbing system separate from the sanitary wastewater (SW). Initial treatment will occur via screening, settling tanks and final treatment will occur in a combined onsite sanitary and process wastewater pressure distribution system. Projected PW flows and preliminary design information on the process wastewater management system is outlined in the Wastewater Feasibility Study. The design will conform to the requirements of the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) and will be operated under permit with that agency and the Permit Resource Management Department (PRMD).
  - e. *Sanitary Sewage System* – Sanitary sewage will be treated in a septic tank and disposed of in the onsite combined sanitary and process wastewater system (with expansion). The proposed primary and required 200% expansion leachfield areas are indicated on the Overall Site Plan. Detailed background and preliminary design information on the combined sanitary sewage system is provided in the Wastewater Feasibility Study.
9. **Land Use and Planning** (General Plan) – The Sonoma County Board of Supervisors adopted the new Sonoma County General Plan on September 23, 2008. Relevant and related zoning information is outlined below:

Chapter 26 Sonoma County Zoning Regulations:

Article 10 – RRD Resources and Rural Development

Sec. 26-10-010 - Permitted Uses:

Agricultural: The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, including wholesale nurseries.

Sec. 26-10-020 - Uses Permitted with a Use Permit:

Agricultural Processing: Processing of any agricultural product of a type grown or produced on site or in the immediate area, storage of agricultural products grown or processed on site, and bottling or canning of any agricultural product grown or processed on site.

Promotional Uses: Tasting rooms for agricultural products which are grown or processed on site.

10. **Neighbors** – The Silver Cloud Vineyards Winery will be contacting the neighboring property owners for the purpose of informing them of the proposed winery project.
13. **Noise** – Minimal noise is expected from the winery project. The primary noise source from the winery is during harvest. The processing equipment will be inside the winery aiding in attenuating potential noise impacts. Additional low-level noise would be generated from motors, refrigeration and process equipment and vehicles. The related mechanical equipment will be housed in an enclosed mechanical room. The period of highest noise impact will occur during “crush” (August – October). **Population and Housing** – Silver Cloud Vineyards Winery will create potentially 5 full-time jobs. Based on the current economy and availability of skilled personnel, hiring of existing residents within Sonoma County will most likely occur. Therefore, there should be a minor or no increase in population growth with this project. **Public Services** (Fire District) – Fire protection requirements such as access, water availability and water storage were reviewed. Fire sprinkler system requirements, building materials, etc. were also reviewed. The project will meet or exceed the Fire Standards in Ordinance No. 5370 or the ordinance in effect at the time of construction. The proposed winery buildings will have sprinkler systems, a dedicated fire protection water storage tank and fire pump. The fire protection system tank and pump house are shown on the Overall Site Plan.

Improvements to the existing entrance will include asphalt paving. The newly improved entrance will conform to Sonoma County Commercial Entrance standards. The Preliminary Entrance Improvement Plan will be in agreement with SCTPW guidelines.

14. **Recreation** – The Open Space Element Map of the Sonoma County General Plan (07/01/02) indicates there are no proposed future parks at, or near, the proposed project. The proposed project will not have an adverse impact on existing recreation.
15. **Transportation/Traffic** – The projected traffic and related impacts from the winery are outlined as described below. With the traffic volumes as indicated below, there will be less-than-significant impacts on the level of service based on the County's standards.

Traffic would consist primarily of the following:

- a. *Employees* – Average employee numbers are projected at 2 full time during the non-harvest period and 5 full time during the harvest season. With a generation rate of 3

trip ends per employee, that equates to 6 trips on an average day and 15 on a peak day.

- b. *Grape Transport* – At ultimate capacity, approximately 33 tons of grapes will be processed onsite. However, all of the grapes will be obtained from onsite vineyards. As a result, there will be no truck trips associated with the transportation of grapes.
- c. *Shipping and Receiving* -- Casegoods storage and distribution will be provided on site. The facility plans to include on site bottling with a mobile bottling truck.

Truck trips related to distribution of finished product is projected as follows:

Use 1,300 cases/truck

$$\text{Truck Trips} = \frac{2,000 \text{ cases/yr}}{1,300 \text{ cases/truck trips (80\% eff)}} = 1.5 \text{ trips/year}$$

$$\text{Truck Trips} = 1.5 \text{ trips/year} \div 10 \text{ months} = < \underline{1/\text{month}}$$

- d. *Barrel Delivery* –Because the winery will produce an ultra premium product, there will be a 18-24 month barrel program. New barrels would be arriving following the crush for the new vintage year.

$$\text{Truck Trips} = \frac{2,000 \text{ cases/yr}}{24 \text{ cases/barrel (40 barrels/truck trips)}} = 2.1 \text{ trips/year}$$

$$\text{Truck Trips} = 2.1 \text{ trips/6 months} < \underline{1/\text{month}}$$

- e. *Miscellaneous Deliveries* – Deliveries of paper products, miscellaneous winery supplies, etc. are expected to be less than three vehicles per month.
- f. *Visitors* – Tours and tasting by appointment only with retail sales are requested under this permit. Visitation is projected to be 5 visitors on an average day and 10 on a peak weekend day.
- g. *Business Visitors* – Business visitors (distributors, marketing personnel, special industry guests, etc.) are anticipated to number 1 per week.
- h. *Other Events* – At ultimate production and full marketing program, Silver Cloud Vineyards is projecting a total of 4 marketing events annually:
  - 1) 4 events with up to 20 people during the months of January through December
  - 2) 4 event with up to 50 people during the months of March through October
- i. *Access* – As indicated on the Overall Site Plan, employee vehicle and truck access to the winery will be from the existing improved entrance at Cavedale Road.

- j. *Parking* - 13 parking spaces will be provided, including one paved ADA van accessible parking space. Additional overflow parking for events will be provided around the facility and along the vineyard roads.

**16. Utilities and Service Systems** – No new public services will be needed for this project.

- a. *Electrical* – Primary electrical power will be supplied by a new service off the existing overhead high voltage lines along the northern property line. The new electrical to the winery building will be routed underground.
- b. *Gas* – Propane gas will be used at the facility and supplied by an onsite tank.
- c. *Sewage* – see Item 8d and & 8e above.
- d. *Solid Waste* – Pomace, seeds and stems will be composted and spread in the vineyard as a soil conditioner and supplemental nutrient source and disked under on a routine basis. Approximately 12 acres of onsite vineyard is available for this use. Normal winery trash, debris and rubbish will be removed by private haulers. Waste glass and cardboard from the winery will be recycled.

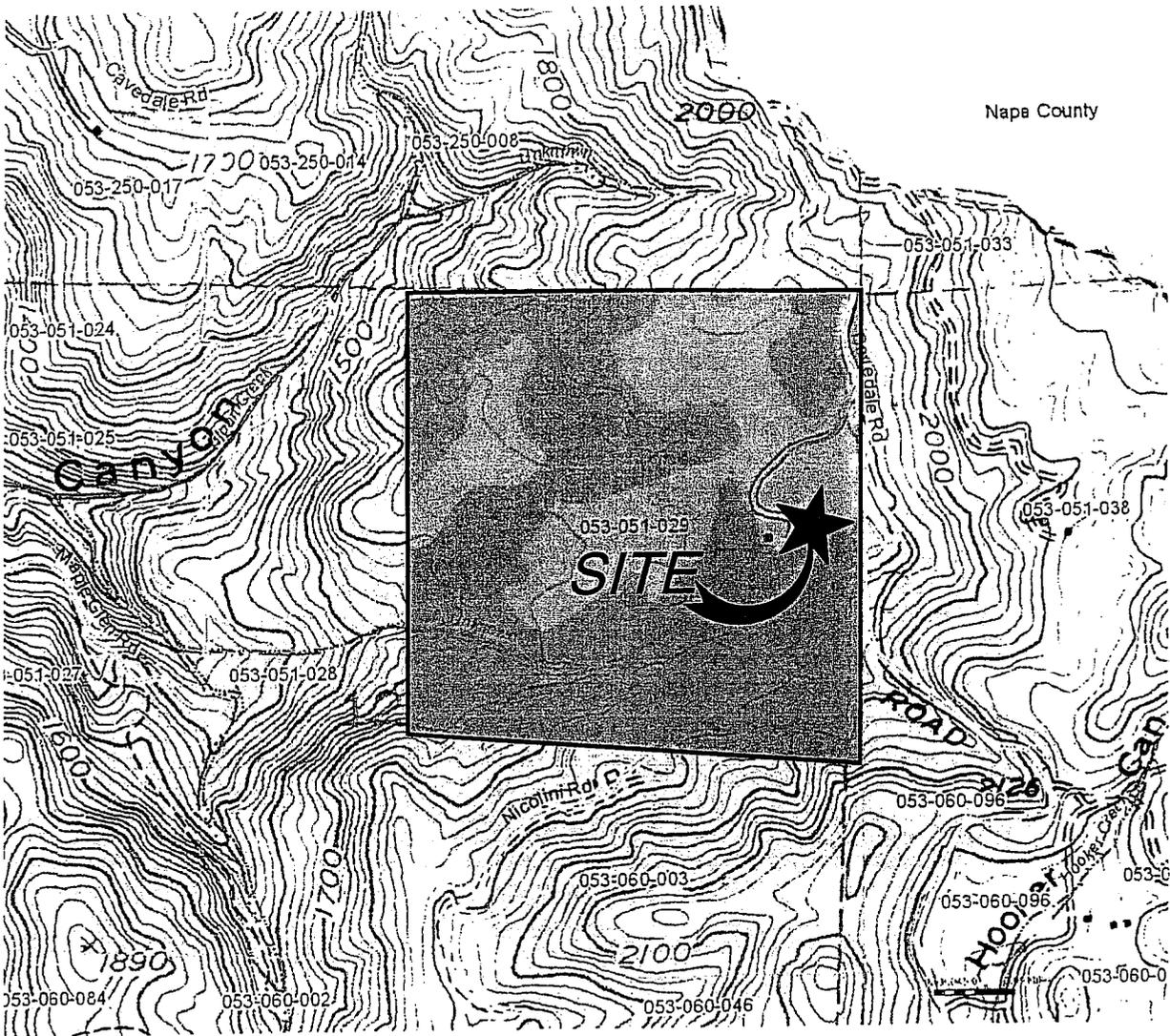






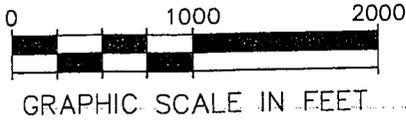






**PROJECT LOCATION MAP**

Scale: 1" = 1000'



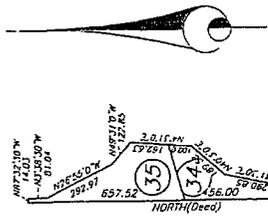
**SMA**  
 Steve Martin Associates  
 130 South Main Street, Suite No. 201  
 Sebastopol, CA 95472  
 Office (707) 824-9730, Fax (707) 824-9707  
 E-mail: www.SMAssociates.Net

SILVER CLOUD VINEYARDS  
 NEW WINERY BUILDING  
 5700 Cavedale Road  
 Glen Ellen, CA  
 AP# 053-051-029  
 SMA 2013014 05.20.14

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-005

53-05



SCALE: 1" = 1000'

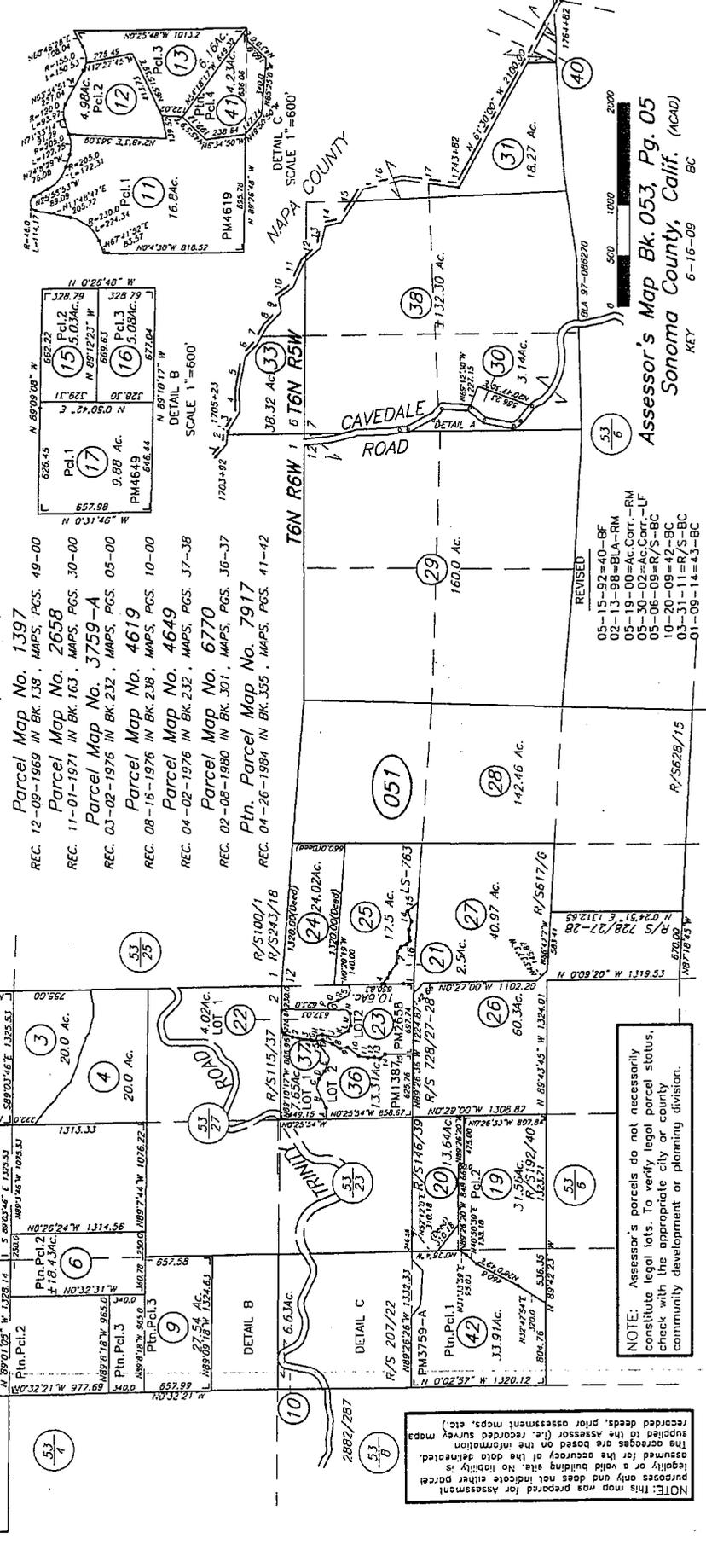
SCALE: 1" = 500'

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Assessor's Map Bk. 053, Pg. 05  
Sonoma County, Calif. (10040)  
KEY  
6-16-09

REVISED  
05-15-92=40-BF  
02-13-98=BIA-RM  
05-19-00=Ac.Corr.-RM  
05-30-02=Ac.Corr.-LF  
05-08-09=R/S-BC  
10-20-09=42-BC  
03-31-11=R/S-BC  
01-09-14=43-BC

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.

NOTE: This map was prepared for assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data presented. This map is based on the information maps applied to the Assessor (i.e. recorded survey) recorded deeds, prior assessment maps, etc.)