

AGENDA
BOARD OF SUPERVISORS
SONOMA COUNTY
575 ADMINISTRATION DRIVE, ROOM 102A
SANTA ROSA, CA 95403

TUESDAY

APRIL 24, 2018

8:30 A.M.

(The regular afternoon session commences at 1:30 p.m.)

Susan Gorin	First District	Sheryl Bratton	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
James Gore	Fourth District		
Lynda Hopkins	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, the Sonoma County Public Finance Authority, and as the governing board of all special districts having business on the agenda to be heard this date. Each of the foregoing entities is a separate and distinct legal entity.

The Board welcomes you to attend its meetings which are regularly scheduled each Tuesday at 8:30 a.m. Your interest is encouraged and appreciated.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the Board's website at <http://www.sonoma-county.org/board/>. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 575 Administration Drive, Room 100A, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Board of Supervisors office at 575 Administration Drive, Room 100A, Santa Rosa, CA, during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org as soon as possible to ensure arrangements for accommodation.

Public Transit Access to the County Administration Center:

Sonoma County Transit: Rt. 20, 30, 44, 48, 60, 62

Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

For transit information call (707) 576-RIDE or 1-800-345-RIDE or visit or <http://www.sctransit.com/>

APPROVAL OF THE CONSENT CALENDAR

The Consent Calendar includes routine financial and administrative actions that are usually approved by a single majority vote. There will be no discussion on these items prior to voting on the motion unless Board Members request specific items be discussed and/or removed from the Consent Calendar. There will an opportunity for the public to comment on the consent calendar prior to it being voted upon.

PUBLIC COMMENT

Any member of the public may address the Board on a matter listed on the agenda. Commenters are requested to fill out a Speaker Card and to come forward to the podium when recognized by the Board Chair. Please state your name and limit your comments to the agenda item under discussion. Available time for comments is determined by the Board Chair based on agenda scheduling demands and total number of speakers.

**8:30 A.M. CALL TO ORDER
PLEDGE OF ALLEGIANCE**

I. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

II. REGULAR CALENDAR

PERMIT AND RESOURCE MANAGEMENT

1. **8:45 A.M.** - Use Permit Modification for Bella Winery, Vineyard, and Wine Caves:
Conduct a public hearing and, at the conclusion of the public hearing, adopt a resolution adopting the Mitigated Negative Declaration, and approving the Use Permit for a winery, caves, and tasting room with events located at 9711 W. Dry Creek Road, subject to the Conditions of Approval and Mitigation Monitoring Program set forth in Exhibit "A of the Attached Resolution (PRMD File No. UPE16-0046). (Fourth District)

COUNTY ADMINISTRATOR

2. Sponsorship of the 2018 Roseland Cinco de Mayo Festival:
Approve a contribution in the amount of \$5,000 to the Roseland Cinco de Mayo Festival

III. PUBLIC COMMENT ON CLOSED SESSION ITEMS

IV. CLOSED SESSION CALENDAR

3. The Board of Supervisors, the Board of Directors of the Water Agency, the Board Commissioners of the Community Development Commission, and the Board of Directors of The Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Labor Negotiators: Christina Cramer/Carol Allen, County of Sonoma, and Rick Bolanos/Heather Coffman, Liebert Cassidy & Whitmore. Employee Organizations: All. Unrepresented employees: All, including retired employees. (Government Code section 54957.6).
4. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). 1 Case.
5. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation. Potential initiation of litigation pursuant to Government Code section 54956.9(d)(4). 1 case.
6. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation pursuant to subdivision (d)(1) of Section 54956.9 (Amicus Support). Name of Case: United States of America v. State of California, et al. U.S. District Court, Eastern District of California, Case No. 2:2018cv00490.

7. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation. Potential initiation of litigation pursuant to Government Code section 54956.9(d)(4). Multiple cases.

V. REGULAR AFTERNOON CALENDAR

8. RECONVENE FROM CLOSED SESSION

9. REPORT ON CLOSED SESSION

PERMIT AND RESOURCE MANAGEMENT

10. **12:30 P.M.** - Freestone Commercial Land Use and Zoning Changes:
 - A) Hold a public hearing on the proposed Freestone General Plan land use amendments and zoning changes.
 - B) Adopt a Resolution amending the General Plan land use map and related Ordinance rezoning 17 parcels in Freestone to resolve inconsistencies between General Plan Policy LU-12e and the General Plan land use maps, regarding the extent of commercial uses.
(Fifth District)

11. **2:10 P.M.** - Appeal of Use Permit Modification and Lot Line Adjustment for the Kenwood-BPSC Hunt Club LLC (formerly Black Point Sports Club) at 6600 Noble Road, Sonoma, PLP15-0060:

Conduct a public hearing to consider approving a use permit with modified conditions agreed to by the Applicant and Appellants to resolve an appeal on the proposed expansion of the Black Point Sportsmans Hunt Club to build a private clubhouse, sporting clay shooting tower and fishing pond. At the conclusion of the hearing adopt a resolution to:

 - A) adopt a Mitigated Negative Declaration and monitoring program;
 - B) approve a Lot Line Adjustment subject to new Land Conservation Act contract on 825.6 acre Lot A and a deed restriction on Lot B;
 - C) approve a Use Permit subject to the revised project description and modified Conditions of
 - D) Approval contained in Exhibit A to this Summary Report; and consent to withdrawal of the appeal.
(First District)

VI. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD AND ON BOARD MEMBER REPORTS

(Comments are restricted to matters within the Board’s jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Each person is usually granted time to speak at the discretion of the Chair. Any additional public comments will be heard at the conclusion of the meeting. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda.)

VII. BOARD MEMBER REPORTS ON ASSIGNED BOARDS, COUNCILS, COMMISSIONS OR OTHER ATTENDED MEETINGS

12. Permit and Resource Management Department: Review and possible action on the following:
Acts and Determinations of Planning Commission/Board of Zoning Adjustments
Acts and Determinations of Project Review and Advisory Committee
Acts and Determinations of Design Review Committee
Acts and Determinations of Landmarks Commission
Administrative Determinations of the Director of Permit and Resource Management
(All materials related to these actions and determinations can be reviewed at:
<http://www.sonoma-county.org/prmd/b-c/index.htm>)

13. **ADJOURNMENT**

NOTE: The next Regular meeting will be held on May 8, 2018, at 8:30 a.m.

Upcoming Hearings (All dates are tentative until each agenda is finalized)

May 8, 2018 – Consolidated Fee Hearings

May 8, 2018 – Sonoma County Tourism – Annual Report

Board of Supervisors

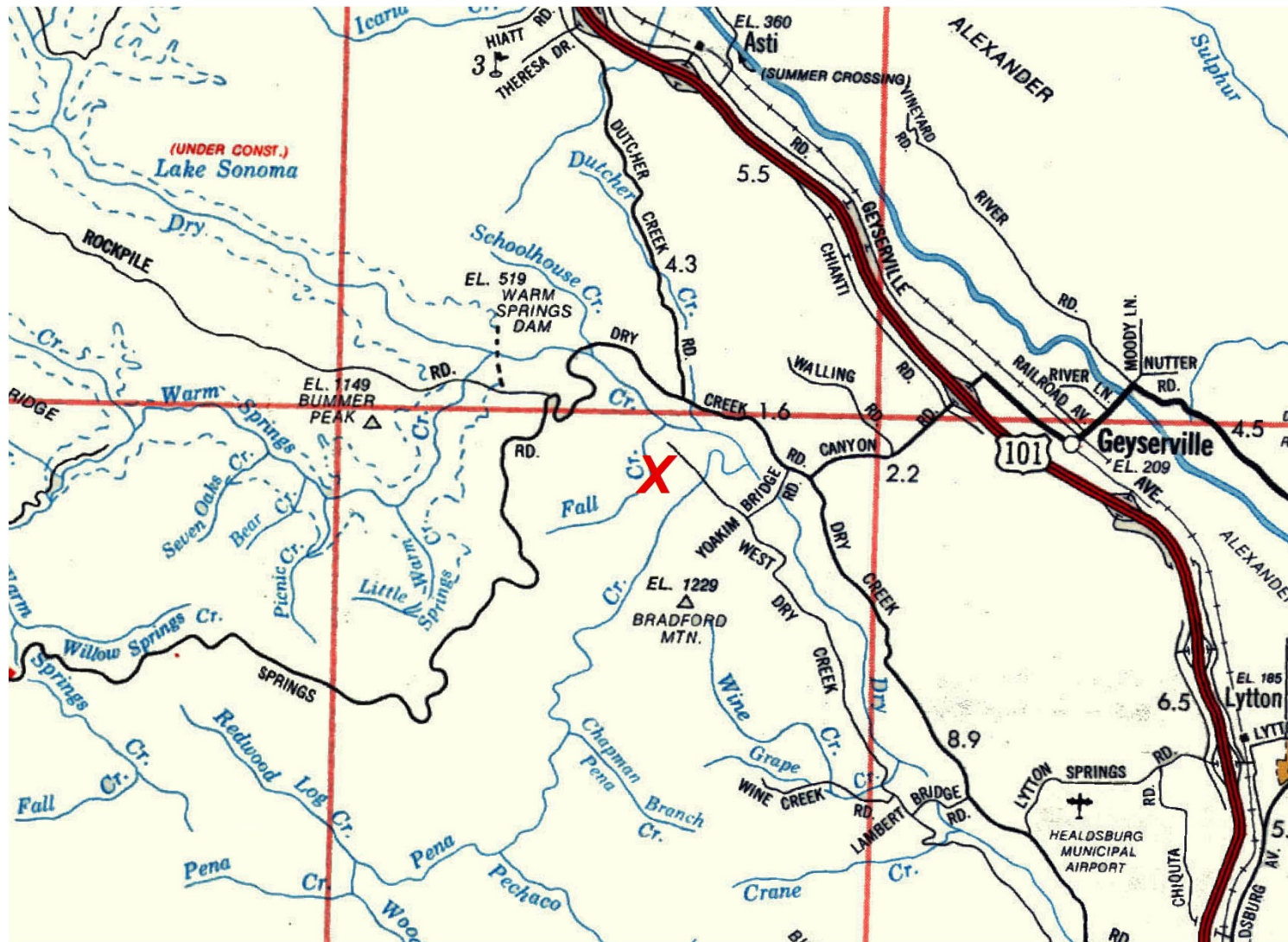
April 24, 2018

**UPE16-0046 Bella Winery,
Vineyards, and Wine Cave**

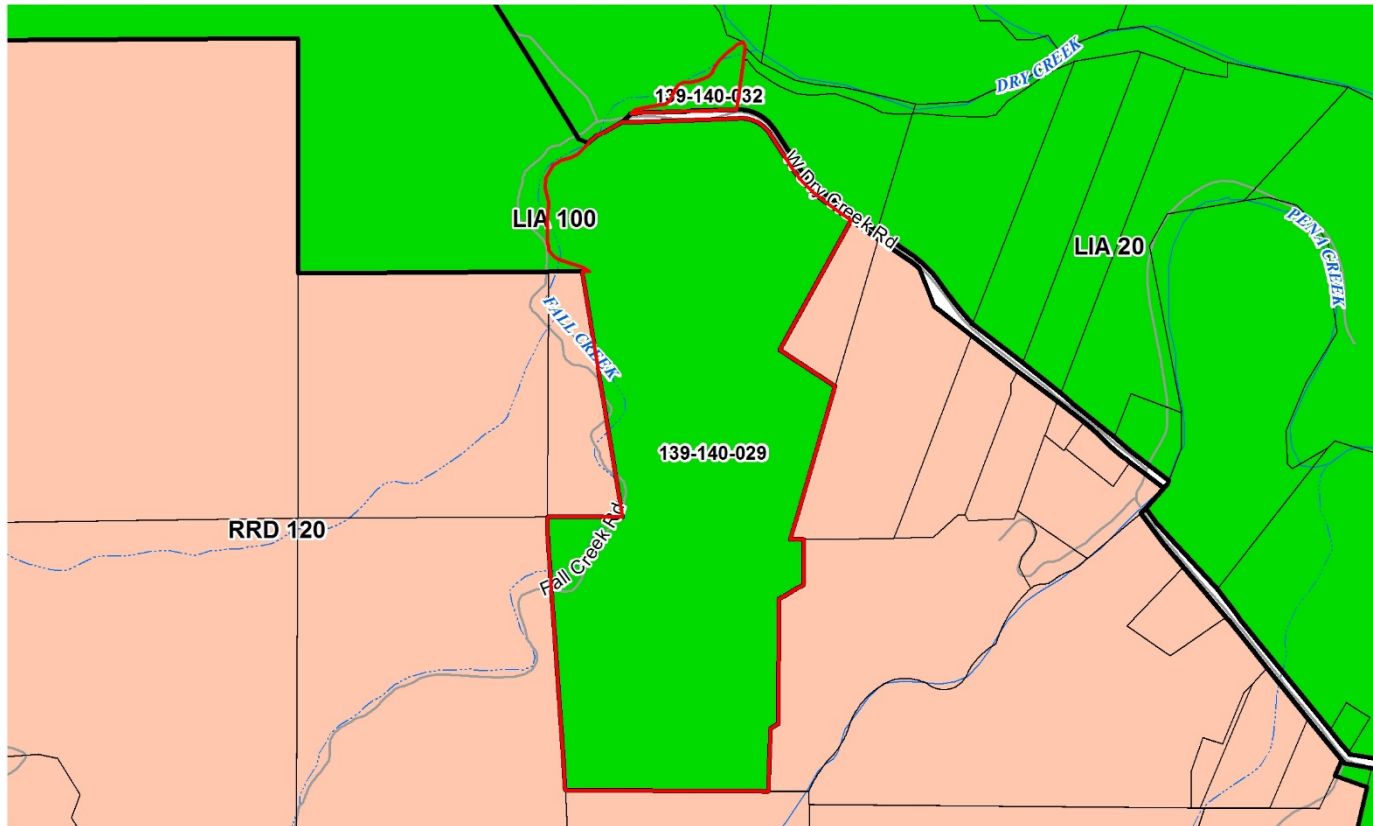
**Presented by: Traci Tesconi
Supervising Planner**



Vicinity Map



General Plan Map

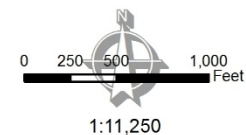


General Plan Land Use

- Land Use by Area
- Resources & Rural Development
- Land Intensive Agriculture

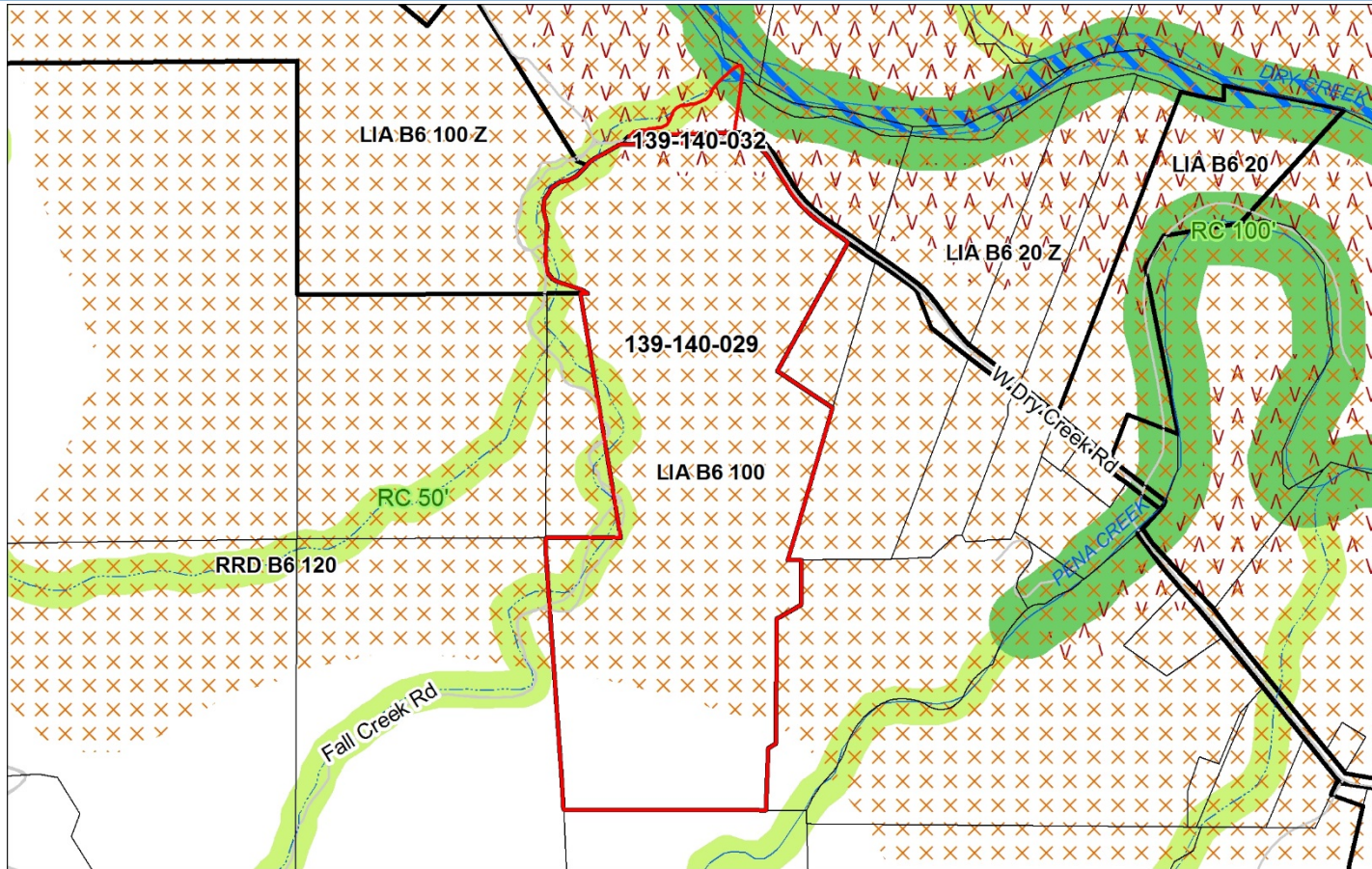
Base Map Data

- Parcel
- Coastal Commission Boundary
- City Limit
- Urban Service Area
- Highway
- Street
- Perennial Stream
- Intermittent Stream



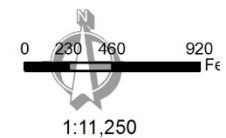
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map



Zoning and Combining Districts

- | | | | |
|-----------------------|------------------------|---------------------|----------------------|
| Zoning by Area | LG Local Guidelines | MR Mineral Resource | RC Riparian Corridor |
| AH Affordable Housing | SR Scenic Resource | G Geologic Hazard | 50' |
| LU Policy | VOH Valley Oak Habitat | F1 Floodway | 100' |
| HD Historic District | BH Biotic Habitat | F2 Floodplain | 200' |



Aerial Map of Project Site

Project Site is one legal parcel of record bisected by W. Dry Creek Road.

100.89 acres in size

41 acres of existing vineyard



UPE1 6-0046 Proposed Event Table

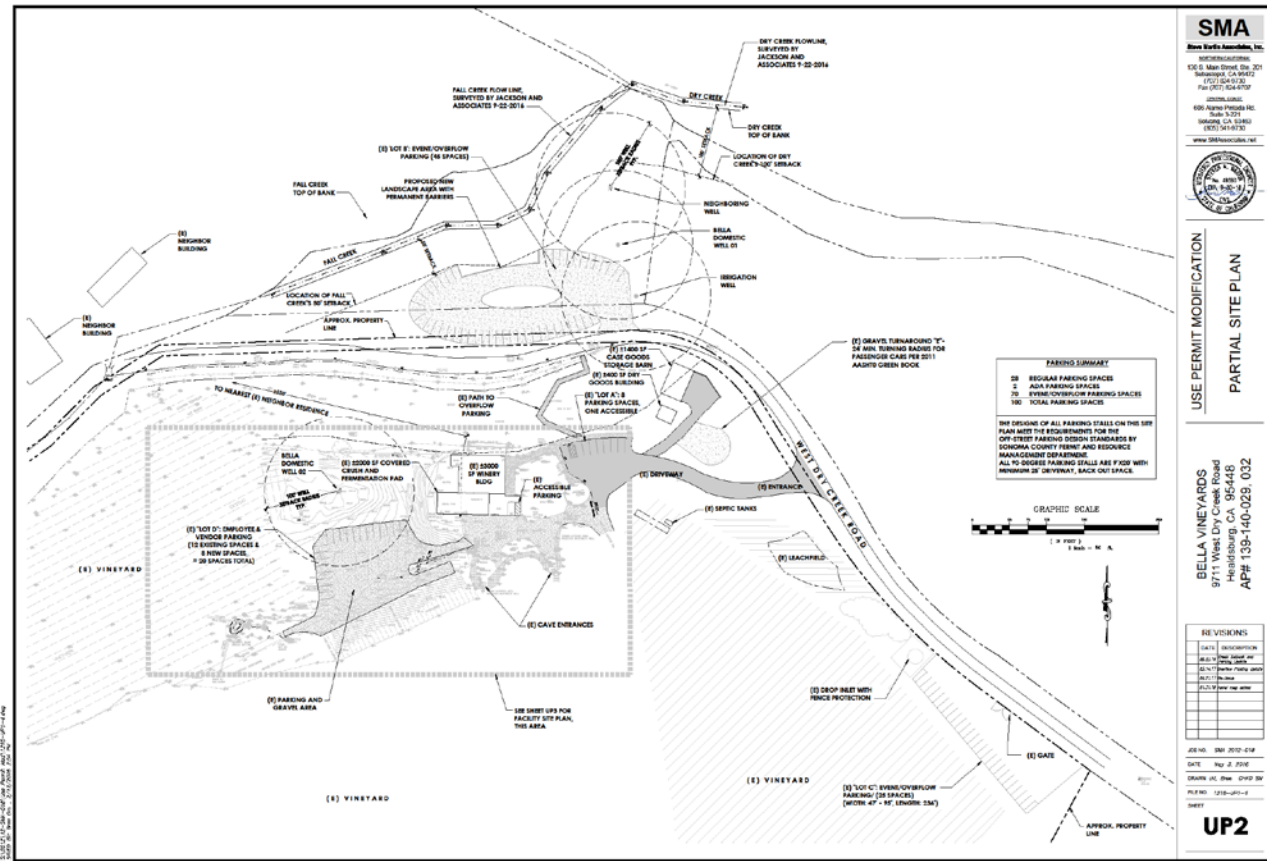
<u>Event Description</u>	<u>Quantity Per Year</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>	<u>Event Location</u>	<u>Amplified Music?</u>
Industry wide Two-Day Events	3-5 events per year / 10 total event days max (Includes Passport, Winter Wine Land, <u>Food & Wine Affair</u>). The 6-day Barrel Tasting Event is not requested under the Use Permit.	January - December	Maximum of 500 guests per event	Outdoors in Lawn Area	Yes Music ends by 4:30 PM
Ag Promotional Events (Includes Wine Club Member Appreciation and Holiday Open House events)	6 total (Maximum of 2 Wine Club Member Appreciation events)	January - December Except the two Wine Club Member events <u>will not</u> occur in July, August, or September	Limit of 100 guests on site at one given time. Maximum of 300 guests per event	Outdoors in Lawn Area, And wine cave or tasting room	Yes Music ends by 4:30 PM
Winemaker Luncheons <u>or</u> Dinners	24 total (Dinners shall not exceed 12 per year)	January-December	35 guests per lunch or dinner	Luncheons held on Lawn Area or in the Upper Redwood Grove Area in Vineyard. Dinners held in the Wine Cave.	No

UPE16-0046 Studies Completed

- Final Traffic Impact Study prepared by W-Trans. Reviewed and accepted by Public Works

- Noise Study prepared by Bollard Sound Consultants. Reviewed and accepted by Env Health Specialist

- Cultural Resource Study prepared by Origer & Associates



Ag Resource Policies and Zoning Code

- The proposal is consistent with LIA zoning and several AR Policies. One which states the primary use shall be ag production and related processing and visitor serving uses. The project's primary use will remain a agricultural production (vineyard) and agricultural processing (winery).
- The proposed agricultural promotional events, industry wide events, and food and wine pairing uses are consistent with the LIA zoning that allow for the sale and promotion of a local ag product.
- Consistent with AR Objectives 1.1. and 1.2 , the request is intended to create and facilitate opportunities to promote and market an agricultural product grown and processed on the project site and from other Sonoma County vineyards. And, permit marketing of products grown or processed in Sonoma County in all areas designated for agriculture use.

Designated Parking Areas

100 spaces on site

Parking Lots:

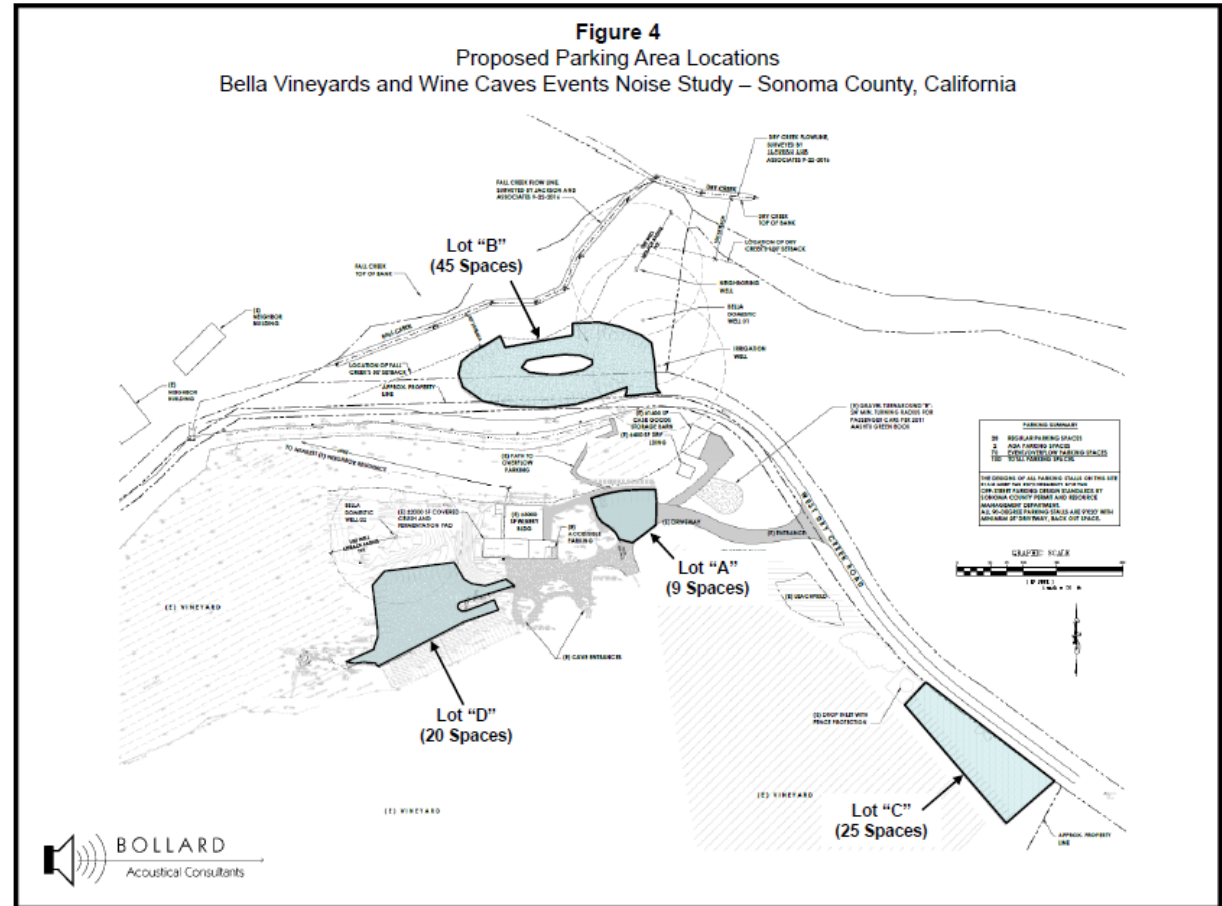
A = 8 standard and 1
handicap space

B = 45 spaces

C = 25 spaces

D = 20 spaces

One handicap space
by winery building



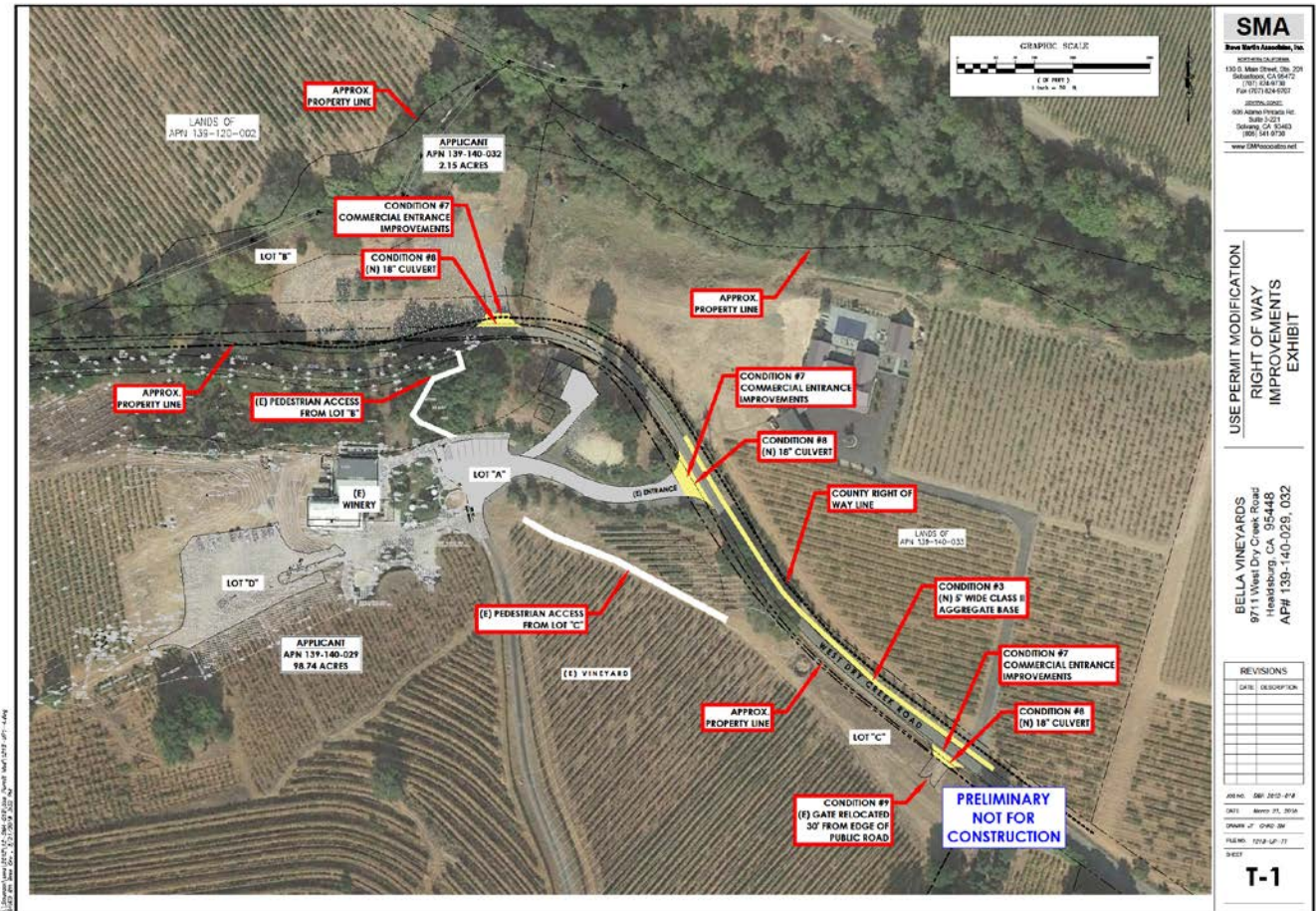
Roadway and Driveway Improvements

Mitigations Include:

Right of Way
dedication

Widening of the
shoulder 5-foot or
ROW width on the
Northeasterly side
of W. Dry Creek Rd

Payment of Traffic
Mitigation fees

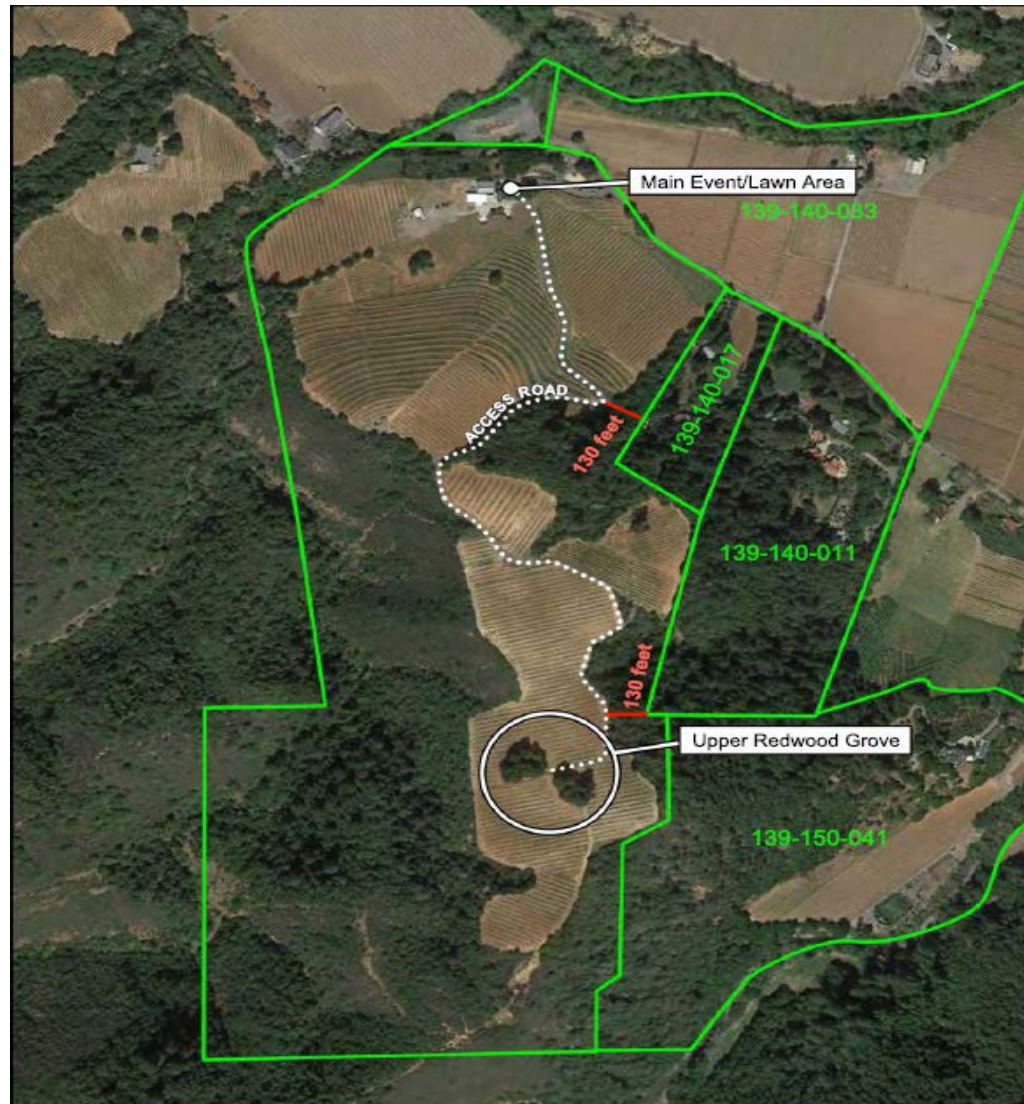


Outdoor Event Areas

Six Ag Promotional Events and Industry wide events held at Lawn Area and in wine caves

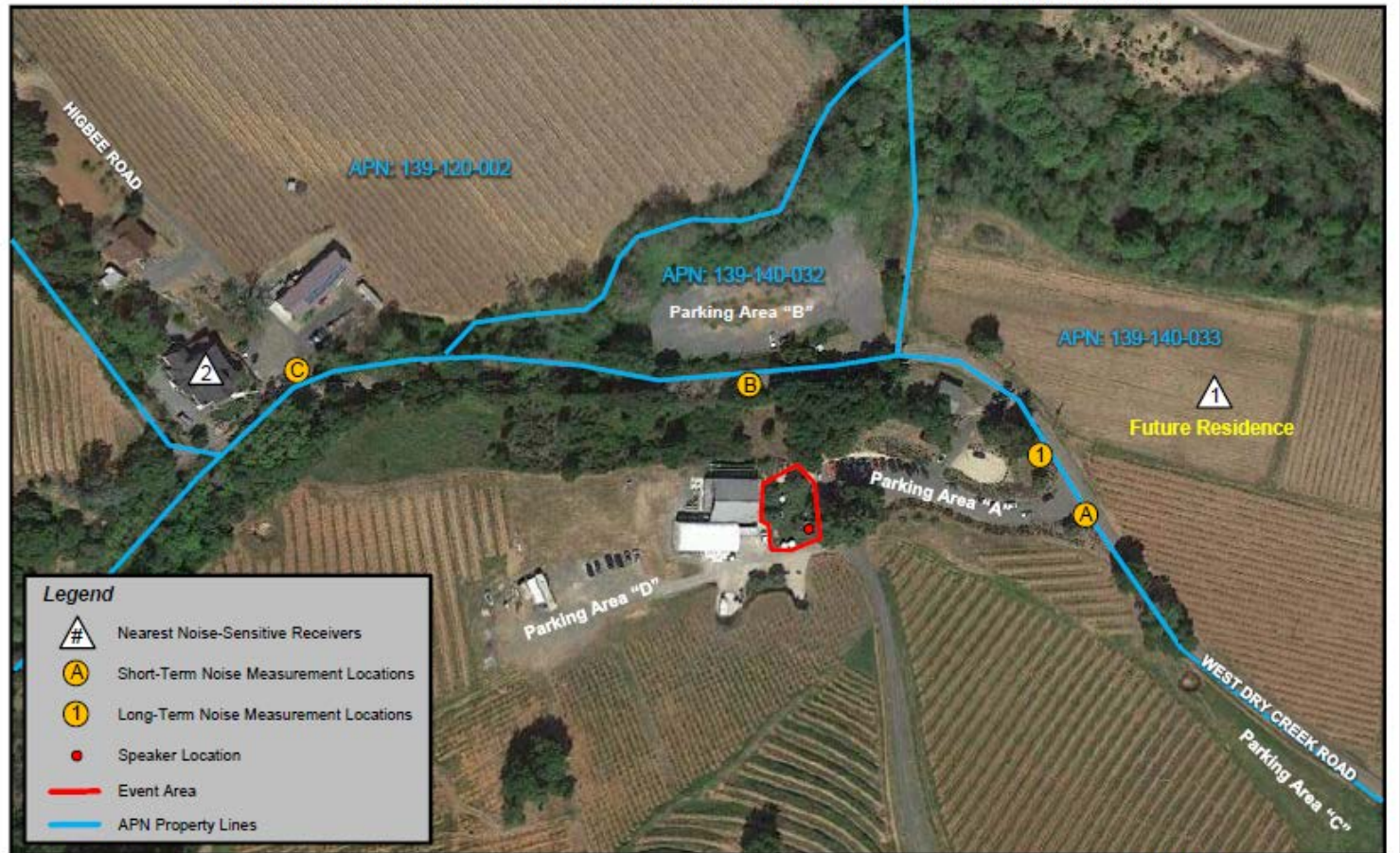
Luncheons held at Lawn area or up in vineyard Grove area

Dinner held in wine cave



Outdoor Lawn Area

Figure 1
Noise Measurement Locations & Nearest Residences
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California



Legend

- Nearest Noise-Sensitive Receivers
- Short-Term Noise Measurement Locations
- Long-Term Noise Measurement Locations
- Speaker Location
- Event Area
- APN Property Lines

Noise Mitigations

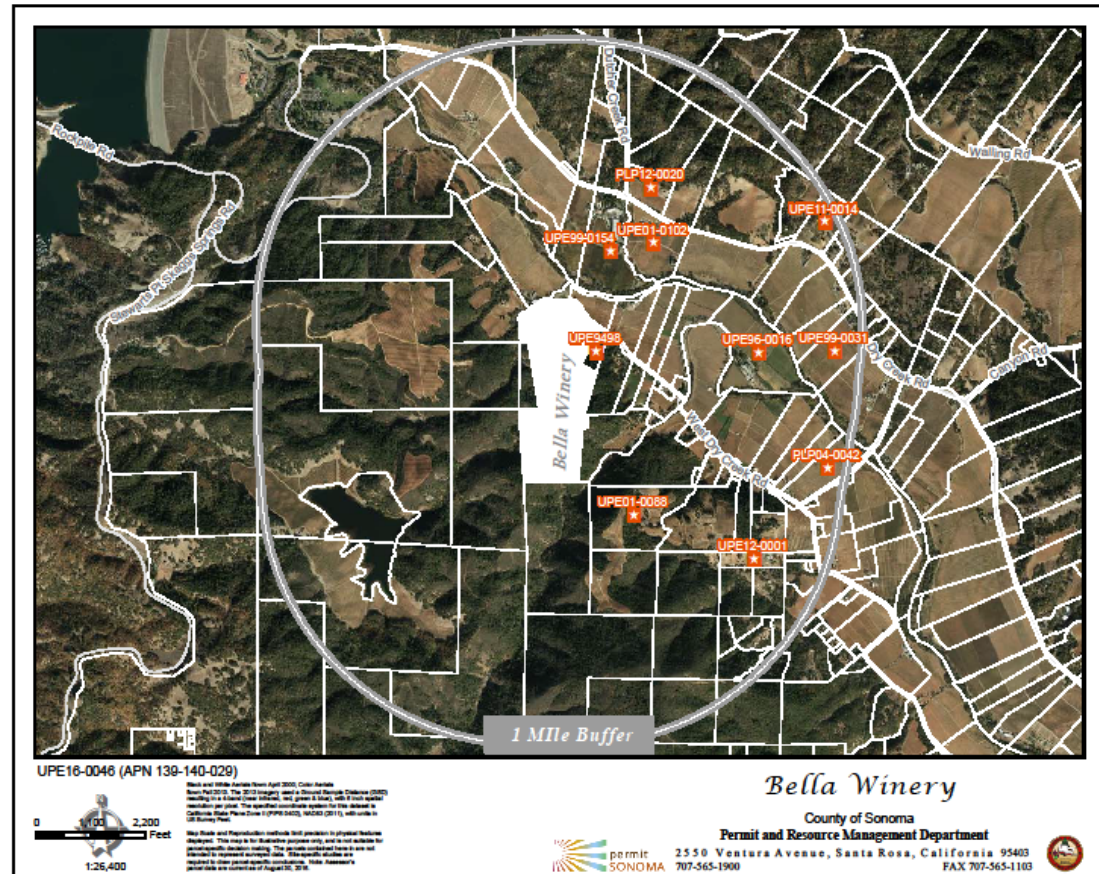
- A sound meter used to keep a permanent log book to record noise level readings when outdoor music is used.
- Amplified music and sound is permitted outdoors with sound limiter installation.
- Amplified music shall end at 4:30 P.M. for both Agricultural Promotional Events and Industry –wide events.
- The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.
- Limit on vineyard tours per hour. No idling of truck.

Existing Wineries within One Mile -Policy AR-5g

Traffic: Study explains LOS would not be exceeded and with mitigation traffic conflicts will be reduced. All parking can be done on site.

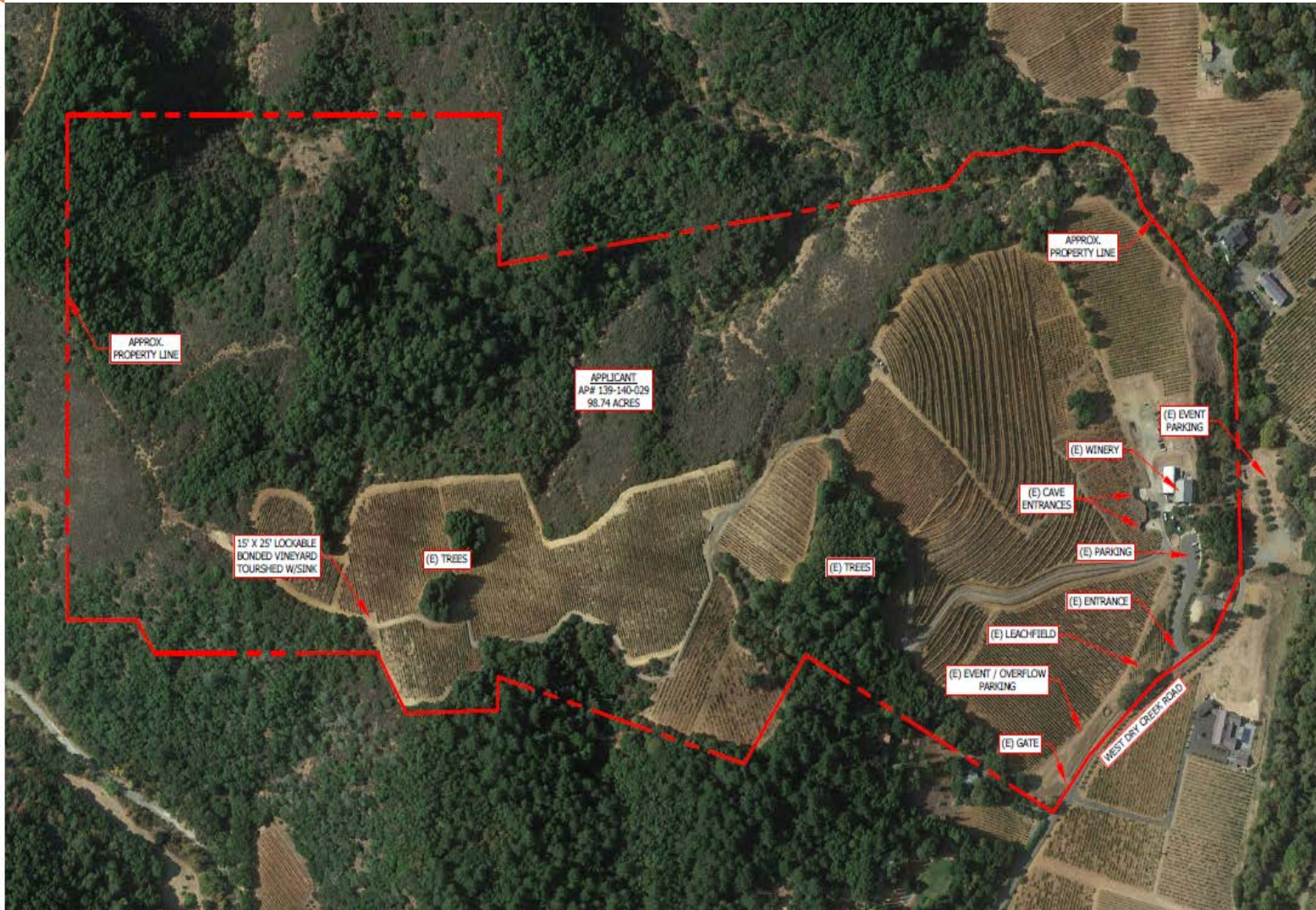
Water: Project well in Class 1 Water area

Detrimental to Rural Character- Large parcel size. No new construction or existing bldings dedicated for events.



Staff Recommendation

Recommend approval. Request is consistent with General Plan Policies in Ag Resource Element an LIA Zoning that allow agricultural promotional activities when directly related to agricultural production and processing. Potential environmental impacts can



Questions?





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: April 24, 2018

Vote Requirement: Majority

Department or Agency Name(s):

Staff Name and Phone Number:

Lynda Hopkins, 565-2241

Supervisorial District(s):

Fifth

Title: Sponsorship of the 2018 Roseland Cinco de Mayo Festival

Recommended Actions:

Approve a contribution in the amount of \$5,000 to the Roseland Cinco de Mayo Festival

Executive Summary:

The Cinco de Mayo Steering Committee has requested the County and the City of Santa Rosa each contribute \$5,000 for the multicultural Roseland Cinco de Mayo community event. The board for the last twelve (12) years, along with the City of Santa Rosa has provided funding to support this event. Going forward the organizing committee will instead approach individual Supervisors to be considered for Community Investment Program (CIP) transient occupancy funding allocation either under the limit allocated for each district, or through submitting an application to the CIP competitive grant program <http://sonomacounty.ca.gov/CAO/Services/Community-Investment-Program/>

Discussion:

The Committee, which is comprised of representatives from the community, the County, and the City, is diligently working to raise funds in preparation for this year's event. As in previous years, the event will showcase the Southwest Santa Rosa community and will include ethnic food vendors, entertainment for children and adults, and information booths representing various entities and services. The Committee is expecting 10,000-12,000 participants at this year's event, the 13th Annual Festival.

The Roseland Cinco de Mayo celebration provides a positive, safe, family-friendly, and alcohol free event for the entire community and has enjoyed broad support over the past 12 years.

As noted, future county support will sought out from the Community Investment Program.

Prior Board Actions:

The County and City of Santa Rosa have historically provided equal contributions of \$5,000 towards the event.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community			
The County's contribution to the Roseland Cinco de Mayo Festival helps to provide a safe, family-friendly, alcohol-free, and organized way for the community to celebrate this important event.			
Fiscal Summary			
Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses	5,000		
Additional Appropriation Requested			
Total Expenditures	5,000		
Funding Sources			
General Fund/WA GF	5,000		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	5,000		
Narrative Explanation of Fiscal Impacts:			
Annual County sponsorship contribution is included in Non-Departmental FY 2017-2018 budget.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Letter from Cinco de Mayo Steering Committee requesting contribution.			
Related Items "On File" with the Clerk of the Board:			



2018 Event Committee

March 27, 2018

*Sylvia Lemus
County of Sonoma
Event Co-Chair*

*Caroline Banuelos
So. Co. Latino
Democratic Club
Event Co-Chair*

County of Sonoma
County Administrator's Office
Attn: Sheryl Bratton
575 Administration Drive, Suite 104A
Santa Rosa, CA 95403

*Ana Topete
Sonoma Superior Court*

Re: 13th Annual Santa Rosa Cinco de Mayo Festival

*Rene Meza
Redwood Credit Union*

Dear Sheryl,

*Idalia Topete
Student Volunteer*

*Eric Koenigshofer
Attorney*

*Veronica Cruz
Retired, Sonoma
Superior Court*

*Lilia Gonzalez
Gravenstein Travel*

*Ron Quintana
TCAT Investigations*

*Eldon Henry
Volunteer*

*Linda Lemus
Christensen Accounting*

In cooperation with civic leaders, local law enforcement, and community organizations, the Santa Rosa Cinco de Mayo organization is planning the 13th Annual Cinco de Mayo Festival to be a well-organized and safe celebration of the rich heritage of the Latino community. This year's festival will be held on Saturday, May 5, 2018, on Sebastopol Road (Roseland), in Santa Rosa. Our goal is to continue with this free admission, successful, family friendly, smoke- and alcohol-free social event.

Previous years' events have drawn approximately 5,000 - 10,000 people to this event. This year we are expecting approximately 10,000 guests, since it is now the 13th Annual Cinco de Mayo Festival and it will be on a Saturday.

We respectfully request you to become an *Event Sponsor* which is available at many different levels of support combined with various advertising opportunities. **We must receive your sponsorship donation by Friday, April 20, 2018 to meet the printing deadlines.**

Radio Lazer 107.1 FM

Exitos 98.7 FM

Latino 95.5 FM

KBBF 89.1 FM

El Patron 1460

La Morenita FM

- **Platinum Club** - \$5,000 sponsorship receives radio, print, T-shirt, premier banner placement and stage announcement advertising support; includes two prime booth tables.
- **Gold Club** - \$3,000 sponsorship receives radio, print, T-shirt, banner placement and stage announcement advertising support; includes a booth/table.
- **Silver Club** - \$2,000 sponsorship receives a T-shirt and stage announcement advertising support; includes a trade table.
- **Bronze Club** - \$1,000 sponsorship receives T-shirt advertising support; includes a trade table.

The City of Santa Rosa has supported this event every year since its inception and we hope to continue the partnership.

We appreciate your consideration in support of this vital community event.

Please make checks payable to the Santa Rosa Cinco de Mayo, a 501 (c)(3) nonprofit corporation, and all donations are tax-deductible, Tax ID #**46-5236388**.

Please send us your company/agency logo to use on promotional material including website, banners, posters, and/or t-shirts, as indicated on your sponsorship level.

Mail you sponsorship donation to: Santa Rosa Cinco de Mayo, Attn: Rene Meza, P.O. Box 15156, Santa Rosa, CA 95402.

Please note: Donations received after April 20, 2018 may not be included in the print or t-shirt advertising opportunity.

If you have any questions or require further information, please feel free to call me at (707) 545-4000 ext. 81801 or email rmeza@redwoodcu.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rene Meza', with a stylized flourish at the end.

Rene Meza
Redwood Credit Union
Finance Dept.

Cinco de Mayo, Finance Chair



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: April 24, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit and Resource Management (Permit Sonoma)

Staff Name and Phone Number:

Traci Tesconi, 565-1903

Supervisorial District(s):

Fourth

Title: Use Permit Modification for Bella Winery, Vineyard, and Wine Caves

Recommended Actions:

Conduct a public hearing and, at the conclusion of the public hearing, adopt a resolution adopting the Mitigated Negative Declaration, and approving the Use Permit for a winery, caves, and tasting room with events located at 9711 W. Dry Creek Road, subject to the Conditions of Approval and Mitigation Monitoring Program set forth in Exhibit "A of the Attached Resolution (PRMD File No. UPE16-0046).

Executive Summary:

The project site is located at 9711 W. Dry Creek Road, Healdsburg. On February 21, 2017, the Board of Supervisors took original jurisdiction on the project (Resolution No. 17-0077). The project site is 100.89 acres with 41 acres of existing vineyard. The current use permit (UPE99-0088) allows for a maximum annual wine production of 15,000 cases, public tasting and retail sales. Promotional events were prohibited under the 1999 use permit due to concerns over the narrow road.

The project site contains an existing winery facility with public tasting, retail sales, wine caves, and on-site parking approved under UPE99-0088. There is a single winery building used for production, aging, tasting, offices, a caterer's kitchen, and storage. Existing wine caves are used for barrel storage and tastings. The existing barn is used for case good storage and the existing garage is used for general dry good storage.

The request is to modify the Use Permit 99-0088 to allow agricultural promotional events, industry-wide events, catered luncheons and dinners, food and wine pairing, a small case good storage structure, a remodel of the existing winery building to add a fully equipped commercial kitchen, vineyard tours, and use of the existing wine cave for public wine tasting, dinners, and events. The request does not include an increase in the winery annual production capacity, weddings, wedding receptions, or concerts. The project site is not under a Land Conservation Act contract (aka Williamson Act).

The project site is zoned LIA (Land Intensive Agriculture) B6 100 acre density and LIA (Land Intensive Agriculture) B6 20 acre density, with combining districts of RC (Riparian Corridor) 50/50, RC 50/25, RC 100/50, SR (Scenic Resource), VOH (Valley Oak Habitat), Z (Second Unit Exclusion), F1 (Floodway). The project site is one legal parcel of record bisected by W. Dry Creek Road (APN 139-140-029 and -032 OR#2016-006091). All site development, including the overflow parking areas, are outside the streamside conservation areas.

The Summary Report and Mitigated Negative Declaration provide the detailed project description, discuss the applicable General Plan policies and Zoning Code criteria, contain the environmental studies prepared for the project, and analyze the potential environmental impacts. Overall, the proposed project is consistent with applicable General Plan policies and the LIA zoning district. Potential adverse environmental impacts have been reduced to a level of less than significant by incorporating mitigation measures and monitoring into the project. The Dry Creek Valley Citizens Advisory Council recommended approval of the project on August 18, 2016. Staff recommends approval of the project under a superseding use permit subject to Conditions of Approval and the Mitigation Monitoring Program.

Discussion:

Background:

The current use permit (UPE99-0088) allows for a maximum annual wine production of 15,000 cases, public tasting and retail sales. Promotional events were prohibited under UPE99-0088. In 2012, PRMD notified the applicant that conducting events at the winery site was a violation of the use permit conditions of approval. On November 20, 2014, the Board of Zoning Adjustments considered revocation, but instead modified the conditions of approval to reconcile them with existing on-site structures and uses on the site, but determined that agricultural promotional events were not authorized under UPE99-0088.

The applicant appealed the BZA decision, but asked the appeal be placed on hold, and subsequently submitted the application for a Use Permit modification (UPE16-0046). The current request is to allow agricultural promotional events; catered lunches or dinners; participation in industry-wide events; an interior remodel of the existing winery building to add a fully equipped commercial kitchen; a case good storage structure in the vineyard area; use of the wine cave for wine tasting, events, and dinners; and vineyard tours at the existing winery. There are no changes proposed to the winery's annual 15,000 case production capacity approved under the original UPE99-0088. For more information on the project site's history, refer to Mitigated Negative Declaration (Attachment D).

Project Description:

Request for a Use Permit modification to allow at the existing winery:

- a) Six (6) agricultural promotional events per year with a maximum of 300 guests per event, but a limit of 100 guests to be on the site at one time.
- b) 24 catered lunches or dinners per year with a maximum of 35 guests, with dinners not to exceed two per month and up to 12 per year. Dinners to cease by 9:30 p.m., and clean-up to end by 10 p.m.

- c) Participation in a total of 10 industry wide event days per year with a maximum of 500 guests per event. Staff recommends imposing a limit of 100 guests on the site at one time, similar to agricultural promotional events.
- d) Food and wine pairing during public tasting within the winery or wine cave.
- e) Construction of a case-good storage structure approximately 375 square feet in size associated with the vineyard tours and tastings.
- f) An interior remodel of the existing winery building to add a new, fully equipped commercial kitchen, approximately 370 square feet in size and a glass washing station, approximately 130 square feet in size.
- g) Use of the wine cave for public wine tasting, dinners, and events; and vineyard tours.
- h) Outdoor amplified music and sound during the six proposed Agricultural Promotional events and the 10 Industry-Wide event days, with amplified music to end by 4:30 P.M. for any event.

Below is the Event Table for UPE16-0046 that summarizes the proposed event activities.

UPE16-0046 Event Table:

<u>Event Description</u>	<u>Quantity Per Year</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>	<u>Event Location</u>	<u>Amplified Music?</u>
Industry wide Two-Day Events	3-5 events per year / 10 total event days max (Includes Passport, Winter Wine Land, Food & Wine Affair). Bella Winery would not participate in the 6-day Barrel Tasting Event.	January - December	Maximum of 500 guests per event	Outdoors in Lawn Area	Yes Music ends by 4:30 PM
Ag Promotional Events (Includes Wine Club Member Appreciation and Holiday Open House events)	6 total (Maximum of 2 Wine Club Member Appreciation events)	January - December Except the two Wine Club Member events <u>would not</u> occur in July, August, or September	Limit of 100 guests on site at one given time. Maximum of 300 guests per event	Outdoors in Lawn Area, And wine cave or tasting room	Yes Music ends by 4:30 PM

Winemaker Luncheons or Dinners	24 total (Dinners shall not exceed 12 per year)	January-December	35 guests per lunch or dinner Guests include VIP customers, wine club members, and distributors; or business meetings.	Luncheons held on Lawn Area or in the Upper Redwood Grove Area in Vineyard. Dinners held in the Wine Cave.	No
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An Event Safety Plan, incorporated into the project by the applicant provides details on managing event activities on the project site. To insure road safety, during the promotional events, holiday weekends and industry wide events, the applicant shall provide:

- a) 2-5 parking attendants and 1 additional staff member designated as guest counter
- b) No bus policy for events to keep bigger vehicles off the road,
- c) Events will be “open house” format to spread out guests throughout the day.
- d) No main event to avoid clustering at any one time.
- e) Car turn around will occur in the parking lot only, not on the street.
- f) No parking on the street.
- g) Parking signs installed and maintained to clearly mark overflow parking and fire lanes.
- h) Vineyard gate to overflow parking areas will remain open.

In addition, for the six large promotional events:

- a) Agricultural promotional events and industry wide event shall be limited to no more than 100 guests on the site at any one time.
- b) Agricultural promotional events would occur September-May (avoiding summer months of June, July, and August).
- c) Permit holder would require guests to have an official reservation and/or ticket to ensure that there are not additional guests arriving over the 100 maximum guest count. Permit holder may charge a small fee to better control RSVP list, or
- d) Permit holder may have multiple reservation time slots available during the event day to ensure guests are not arriving all at the same time or in too large of numbers.

Site Characteristics/ Existing Winery Facility:

The project site is in the Dry Creek Valley located on West Dry Creek Road, approximately one mile north of Yoakim Bridge Road. The project site is located about 4.2 miles west of the nearest US 101 interchange. The area is a rural, agricultural area with large parcels developed with vineyards, wineries, tasting rooms, and single family residences. Dry Creek is located north and Fall Creek is located north-west of the project site. The current winery production would remain unchanged as described in further detail on pages 4 and 5 of the Mitigated Negative Declaration (Attachment D).

Surrounding Land Use and Zoning:

In the immediate area, the zoning is (LIA) Land Intensive Agriculture and RRD (Resource and Rural Development). Parcel sizes range from 5.37 acre to 98 acres.

Analysis

Issue 1: **General Plan and Zoning Consistency**

The request is to add events to an existing winery and a large commercial vineyard operation. The request is consistent with the Land Intensive Agricultural land use designation and the goals and objectives of the Agricultural Resource Element (ARE) of the General Plan related to visitor serving uses in agricultural zones in conjunction with agricultural production (vineyard) and agricultural processing (winery). Specifically, Section 2.1 of the Agricultural Resource Element explains that successful promotion and marketing of agricultural products grown in Sonoma County is a principal means to enhance the County's image and reduce economic pressure on farmers and ranchers to subdivide or convert their land to nonagricultural uses. This adopted goal of assisting in the successful promotion and marketing of Sonoma County agricultural products is further expressed in Objectives AR-1.1 and AR-1.2:

- Objective AR-1.1: Create and facilitate opportunities to promote and market all agricultural products grown or processed 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.

These Objectives are further refined by Policy AR-1a:

“Policy AR-1a: Permit a wide variety of promotional and marketing activities of Sonoma County grown and processed products.”

Wineries with visitor serving components are further supported by Policy AR-4a, which states:

“Policy AR-4a: “The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. “

Comment:

The project site is an established winery production facility with a visitor serving component consisting of public tasting, limited food service, and industry wide events permitted by a previous Use Permit approval (UPE99-0088). In keeping with the goals and policies expressed above, the visitor serving uses promote not only the wine produced from the vineyards on site, but agricultural products grown and produced in Sonoma County. Direct to consumer marketing is essential for the economic vitality of local wineries.

The primary potential land use conflicts associated with the proposed visitor serving uses (events) are exterior lighting, noise, traffic, parking, and frequency of events. Conditions and mitigation measures have been added to the proposed project to address light (any new exterior lighting shall be low

mounted, downward casting and fully shielded to prevent glare). Noise generated by the proposed associated events must be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan. Outdoor amplified music would end at 4:30 P.M. for all event activity. Traffic mitigations have been incorporated into the project requiring roadway improvements and signage to improve traffic safety along West Dry Creek Road. All parking needs for all events can be provided on site. Annual events would be limited in frequency to a total of sixteen event days per year and 24 small, catered luncheons or dinners per year, with dinners to not exceed 12 per year.

“Policy AR-5g: *“Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, 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. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:”*

1. *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element’s objectives for level of service on a site specific and cumulative basis.*

Comment:

A Traffic Impact Study prepared by W-Trans evaluated the level of service along this section of W. Dry Creek Road, concluding:

- The study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion events to Existing and Existing plus Approved volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours.
- Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.

Under criteria published by the American Association of State Highway and Transportation Officials (AASHTO), roadways with volumes of 400 vehicles per day or less are considered “Very Low Volume Roadways”. With a daily volume averaging approximately 353 vehicles (January 2015) just west of Yoakim Bridge Road and approximately 182 vehicles (October 2016) just east of Bella Winery, W-Trans explained the entire segment of West Dry Creek Road northwest of Yoakim Bridge Road would be considered a “very low volume” roadway. In the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads published in 2001, design criteria are presented that are less restrictive than those applied on higher volume roads. These standards do not compromise safety, but discourage widening of lanes and shoulders, changes in horizontal and vertical alignment, and other roadside improvements, except where such changes are likely to provide substantial safety benefits.

W-Trans explains that while the road is narrow there are numerous opportunities for vehicles to pass one another without compromising safety. There are existing natural turnouts and driveways that can

be used by drivers to allow opposing traffic to pass in the section of West Dry Creek Road between Yoakim Bridge Road and the project driveway.

Public Works has required as a condition for the project that the Applicant shall supplement the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) to better accommodate vehicle access. The shoulder improvement shall extend for the full length of the parcel frontage from the southeasterly property line to the project's main entry. The improvement shall consist of Class II aggregate base rock, either 5- feet width or the maximum width allowed by existing right-of-way limits. Also road signage is required to improve road safety (refer to Attachment C, Project Plans, Sheets T-1 and T-2). Full details on the Traffic Impact Report can be found under Item 16 Transportation and Traffic in the Mitigated Negative Declaration (Attachment D). Mitigation measures are incorporated into the project related to traffic control and public road safety.

Within one mile radius of the project site, there are three existing wineries located along West Dry Creek Road and four along Dry Creek Road. Among these seven wineries, events range from 0 to 18 events per year, not including Industry-wide events. Currently, there are 15 total days of Industry-wide events held in Dry Creek Valley. Including the 24 small luncheons and dinners, the proposed project would bring the total number of event days for the project site to 30, plus 10 event days for Industry-wide events. The applicant states they would not participate in the large Barrel Tasting industry event. The Traffic Study evaluated all event traffic and determined the request would not change the level of service on West Dry Creek Road.

- 2. Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.*

Comment: The project site's well is located in a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin. The applicant's engineer, Steve Martin & Associates provided a Maximum Daily & Annual Water Demand analysis, dated September 12, 2016.

Water Use	Annual Total (Acre- feet)
Domestic Wastewater (water usage per employee and visitor)	0.48
Process Wastewater (winery production of 15,000 cases/year)	0.55
Landscape Irrigation	0.5
Total	1.53 AF

In comparison, a three bedroom residence, on average, uses 0.50 acre feet of water. Although the vineyard is approved by right, the total water use for the entire project site is:

Total Projected Water Use:

Water Use	Annual Total (Acre- feet)
Domestic Wastewater (water usage per employee and visitor)	0.48
Process Wastewater (winery production of 15,000 cases/year)	0.55
Landscape Irrigation	0.5
Vineyard Irrigation	14.7
Total Water Use	16.23 AF

General Plan Policy WR-2d requires the Permit Holder to submit annual reports of water usage to the Geologist at PRMD. With the well located in a Class 1 Major Groundwater Basin, the project’s water use is not expected to cause an impact to groundwater recharge or have a negative effect on surrounding wells.

3. *Whether the above uses would be detrimental to the rural character of the area.*

Comment: The existing winery and tasting facility is located within an area primarily developed with single family residences, vineyard, wineries, tasting rooms, and small family farms. The only new structure added to the project site is a small case good storage structure (375 square feet) to be located up in the vineyard area related to the vineyard tours and tasting that occur during the tasting room hours. The hours and frequency of events would be limited to six agricultural promotional events per year, 24 small luncheons or dinners, with dinners not to exceed 12 per year; and 10 total industry wide event days per year. Any outdoor amplified music during events must end at 4:30 P.M. The average number of annual events approved at wineries in the Dry Creek Valley appellation is 20, the same average as County-wide. The request exceeds the County average for annual events at wineries. However, the luncheons and dinners are small and limited to 35 guests, only generating 14 guest vehicles. Luncheons would occur on the project site during the tasting room hours and are similar to the public tasting room activities. Dinners would be held indoors in the wine cave. The luncheons and dinners would appear similar to a private party held at a residence. As a result, the proposed uses would not be detrimental to the rural character of the area, nor constitute a local concentration within the meaning of the General Plan.

"Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas: The use promotes and markets only agricultural products grown or processed in the local area."

Comment: The proposed events would promote the wine processed on site. There would be no weddings, wedding receptions, concerts held on the site and the site would not be rented out to a third party.

1. *The use is compatible with and secondary and incidental to agricultural production activities in the area.*

Comment: The primary agricultural production activity in the project area is vineyards for the processing of wine. The proposed events would facilitate the sale and promotion of wine processed on site from the on-site vineyard and local grapes. These visitor serving uses are considered incidental and secondary to the agricultural (vineyard) and agricultural processing (winery) uses on the site. No vines would be removed to accommodate the proposed events.

2. *The use will not require the extension of sewer and water.*

Comment: The use would be served by on-site septic system and water. Extension of sewer and water lines would not be required.

3. *The use is compatible with existing uses in the area.*

Comment: Annual agricultural promotional events and industry wide events would be limited and dispersed throughout the year. Loud events such as concerts and wedding receptions are not requested and not allowed under this Use Permit. The winery does plan to participate in three to five industry-wide events per year, for a maximum of ten event days. Although the project would utilize outdoor amplified music and speech, according to the Environmental Noise Assessment, the daytime noise standards of the General Plan would not be exceeded. To ensure daytime and nighttime noise standards would not be exceeded, mitigation measures have been incorporated into the project to require: (1) outdoor amplified music and speech at events may only occur during daytime hours, but would cease by 4:30 P.M., as proposed and agreed upon by the project applicant. All parking needs can be accommodated on site. In addition, with the mitigation measures incorporated into the project to limit the number of annual events held on the project site and hours, complete roadway improvements, add roadway signage, and require the applicant to implement the Parking Safety Plan and Event Safety Plan. The proposed visitor serving uses are expected to be compatible with existing uses in the area.

4. *Hotels, motels, resorts, and similar lodging are not allowed.*

Comment: The proposed project does not include any overnight marketing accommodations or lodging of any kind.

5. *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*

Comment: The proposed project requests uses consistent with this policy, to promote and market agricultural products grown or processed in the County.

Zoning Ordinance:

In the LIA zoning district, Section 26-04-010(i) allows for seasonal or year-round sales and promotion of agricultural products grown or processed in Sonoma County, subject to the issuance of a use permit and compliance with the criteria set forth in policies AR-6d and AR-6g of the Agricultural Resource Element.

Comment: The primary use of the project site would remain agricultural production with 41 acres of vineyards and processing of 15,000 cases of wine per year. The agricultural promotional events and industry wide events and food and wine pairing would promote and market the wines produced on site, including by serving guests the wine produced on site. Wine club dinners are typically conducted to introduce a new vintage to existing members and gain new members, a direct marketing approach commonly used by many wineries. Mitigations and conditions have been incorporated into the project to reduce potential impacts to a less than significant level. No vines would be removed to accommodate the events.

The request includes food and wine pairing during public wine tasting, which is a common wine marketing trend. The use has been approved at several wineries with conditions limiting the area, the number of seats, and hours dedicated to food and wine pairing. The long-standing policy question with food service at wineries and tasting rooms is how to differentiate this use from a restaurant use and what boundaries should be placed on this type of food service to avoid further intensifying the commercial land use.

The applicant has stated they have no intentions of being a restaurant. However, a Use Permit runs with the land and subsequent owners would be bound by the use permit conditions. Staff recommends that the Board allow food and wine pairing subject to the standard condition developed by Permit Sonoma that limits the food and wine pairing area to no more than 15% of the floor area of the main tasting room up to a maximum of 640 square feet, limits seating to 15 seats, requires food to be selected by the winery with no menu options and small portions, limits food and wine pairing to no more than four days per week and no more than twice per day at specified times (11:00 a.m. and 2:00 p.m.) avoiding the lunch hour. The food and wine pairings may not be open to drop in guests (refer to Condition No. 88, listed in Attachment A of the staff report).

Within a one-mile radius of the project site there are a total of seven existing wineries, including three wineries along the same section of West Dry Creek Road and four along Dry Creek Road. Historically industry-wide events have been considered part of regular tasting room operations. However, more recently industry-wide events are occurring separately from tasting room operations, thus the number of industry-wide events have been specified in recent winery Use Permit Conditions of Approval.

Existing Wineries within One Mile of Bella Winery

Winery Name	File No.	Location	Annual Case production	Tasting Room/Hours	Events yes/no Event Specifications
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South of Project Site					
Preston Winery	UPE96-0016	9206 W. Dry Creek Road	30,000	8AM-5PM	No
Zichichi Winery	PLP04-0042	8612 W. Dry Creek Road	7,500	11AM-4:30PM	Yes, Industry wide events only, no specific # of events or guests
Raymond Burr Winery	UPE12-0001	8339 W. Dry Creek Road	5,000	11AM-5PM	Yes, 11 ag promo events per year with 60 persons allowed, 6 industry wide events per year
Wineries on Dry Creek Rd					
Ferrari-Carano Winery	UPE99-0154	9761 Dry Creek Road	350,000	10AM-5PM	Yes, 8 ag promo events per year and 4 industry wide events with no specific # of guests
Dutcher Crossing Winery	UPE01-0102	8533 Dry Creek Road	25,000	10AM-5PM	Yes, 6 Industry wide events only with a maximum of 60 people per UPE01-0102 event schedule
Cast Winery (Seifrick)	PLP12-0020	8500 Dry Creek Road	10,000	10AM-5PM	Yes, 18 ag promo events per year with 60 persons allowed, 4 industry wide events allowed
Trattore Farms Winery (Bucher)	UPE11-0014	7850 Dry Creek Road	10,000	11AM-5PM	Yes, 10 ag promo events per year with 100 persons allowed, 4 industry

					wide events allowed
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In the LIA zoning district, agricultural promotional activities and visitor serving uses shall be secondary to agricultural production and processing. The project site is a large parcel (100.89 acres) with 41 acres of existing vineyard and a 15,000 case winery that processes estate-grown and Sonoma County grapes. Neither the General Plan nor the Zoning Code limit the number of agricultural promotional events allowed on a parcel, but rather require a use permit to determine if the project site can support the use based on site-specific factors. Using the current Winery Database prepared by Permit Sonoma staff, for wineries within the Dry Creek Valley appellation the average number of events is 20 and the average size of an event is 50 guests. County-wide the average number of annual events at wineries is 20.

Overall, the request is consistent with the General Plan and Zoning Ordinance policies related to visitor serving uses in conjunction with agricultural production (vineyard) and agricultural processing (winery). A detailed discussion can be found under Item 2 Agricultural Resources and Item 10 Land Use and Planning of the Mitigated Negative Declaration (Attachment C).

Issue 2: Traffic and Trip Generation

A Final Traffic Impact Study prepared by W-Trans, dated July 26, 2017, was reviewed and accepted by the Department of Transportation and Public Works. The traffic study was prepared in accordance with the Sonoma County Traffic Guidelines, dated May 2016. Between Peña Creek and the project site, West Dry Creek Road is approximately 10 to 14 feet wide. While there are no graded shoulders on West Dry Creek Road, throughout the area there are existing turnouts and driveways that can be used as turnouts to allow vehicles to pass. Driveways are often used by residents and visitors as pull-outs for only a few seconds to allow passing in rural areas with narrow roadways. Generally, the Fire Code recommends a pull-out every 500-feet on narrow, one lane roads.

The Final Traffic Impact Study concludes:

- The proposed project would result in no change to the winery’s average daily trip generation.
- The event schedule results in 17 fewer daily trips on average over the course of the year, due to a proposed reduction in the annual number of large, previously unpermitted events at the project site.
- An agricultural promotional event is expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.
- The study intersections are operating acceptably at LOS A overall and on all side-street approaches during both peak hours. The study intersections are expected to continue operating at LOS A at the during both peak hours.

- Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.
- A maximum of two westbound vehicles would theoretically be expected to queue at the project driveway under Future plus Project Conditions. However, with parking crews on duty for all events having more than 50 attendees, vehicles would be directed off West Dry Creek into one of three parking lots without causing any queuing impacts.
- Pedestrian, bicycle, and transit facilities are lacking in the study area, but general use of the roadway by pedestrians and bicyclists and lack of transit are adequate given the location and character of the surrounding area.
- Traffic control personnel are required to assist with traffic control to allow pedestrians to cross W. Dry Creek Road from the overflow parking. W. Dry Creek Road dead-ends just beyond the project site.
- On-site circulation and emergency access are expected to operate acceptably.
- There is sufficient space in flat shoulder areas and driveways to allow approaching vehicles to pull out and pass safely.
- There have been no reported collisions in the last 13 years.
- The on-site parking supply is 100 spaces in four separate parking areas. The demand for parking is estimated at 62 for the large agricultural promotional events or 72 spaces for industry-wide events with up to 125 guests, which is more than adequate to serve anticipated demand. . Parking is further discussed below in the staff report.
- Sight lines from Lots B and C are adequate for the 85th percentile speed in both directions; however sight lines to the west of the main driveway are adequate for speeds of 25 mph and the 85th percentile speed was determined to be 26 mph. The sight lines can be improved by removing or trimming the vegetation on the bank between the main entrance driveway and Lot B.

Public Works has required several roadway and driveway improvements, right of way dedication, payment of traffic mitigation fees, and “no parking” signs to improve traffic control and road safety. The applicant is required to widen the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) either 5 feet in width or the maximum width allowed by existing right-of-way limits. The applicant is also required to install “No Parking Anytime” signs on the easterly side of West Dry Creek Road along the length of the project’s frontage. These requirements and others have been incorporated into the project as mitigation measures. Preliminary plans for the proposed roadway improvements and roadway signage have been prepared by the applicant’s engineer and provided in the set of project plans in Attachment C, Sheet T-1 and T-2, of the staff report.

Issue 3: Site Access/On-Site Parking

The project site access would remain unchanged by the proposed project. The project site provides four on-site parking areas, referred to as A, B, C, and D. The existing access driveways and parking areas are shown below (UP3 sheet). The Use Permit Site Plan (UP 2) depicts 100 total on-site parking spaces,

consisting of 28 regular spaces, 2 ADA accessible space, and 70 event overflow spaces. Lot E would also serve as a turnaround area to keep vehicles off the road.

The main driveway on West Dry Creek Road provides access to a surface parking lot located east of the winery building (Parking Lot A) and another parking lot located west of the winery building (Parking Lot D). Additionally, there is an overflow parking area located on the north side off of West Dry Creek Road that has an oval configuration and facilitates vehicular access in a counterclockwise direction (Parking Lot B). Another overflow parking lot is located southeast of the winery site where winery staff can direct drivers to turn around in this area to avoid such movements in the roadway (Parking Lot C).

W-Trans concludes the existing on-site parking areas meet the parking demands, as follows:

- For the site-specific agriculture promotional events a total of 62 parking spaces would be needed: 40 guest parking spaces (parking ratio of 100 guests divided by 2.5) and 22 employee parking spaces.
- For an industry-wide event of 500 guests per day, W-Trans assumed that up to 25 percent of the daily visitors could be on-site at one time, therefore, the estimated 125 visitors would need 50 parking spaces (parking ratio of 125 guests divided by 2.5). The 22 total employees each in their own vehicle, the total parking spaces needed for an industry wide event is 72 spaces.

Also, an Event Parking Plan has been incorporated into the project in the Conditions of Approval. The applicant shall implement the following parking management requirements for industry-wide and agricultural promotional events:

- 1) For any event having more than 50 attendees, a minimum of two parking attendants would be stationed at the site to assist guests in finding appropriate parking.
- 2) For larger events with 100 or more guests anticipated, 3 to 5 professional parking attendants would be employed.
- 3) For larger events with 100 or more guests anticipated, a guest counter and traffic crossing guard would be employed.
- 4) For larger industry wide events, the applicant shall work with the industry-wine event organizer(s) for each specific industry wide event to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.
- 5) Tickets would be used to insure that guests stay within the 100 guest count.
- 6) Vehicles would not be instructed to turn around on the public road.
- 7) An emergency plan would be employed at events with winery staff member designated as the Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.

Public Works reviewed and cleared W-Trans' parking evaluation that was included in the Final Traffic Study.

Issue 4: Noise Impacts

An Environmental Noise Assessment was prepared for the project by Bollard Acoustical Consultants, Inc. . The applicant is requesting outdoor amplified music during the 10 industry wide events and 6 ag-promotional events (16 total events). Music is typically a 4 or 5-piece bluegrass band, consisting of a guitar, bass, fiddle, banjo (possible) and vocals located on the lawn area in front of the winery building. Also requested during normal public tasting hours is acoustical music (aka non-amplified) by local musicians, consisting of guitar, violin, fiddle, or similar instrument. Some lunches may occur in the vineyards located at the upper portion of the property and others would occur in the lawn area. During the luncheons, noise would be generated by guest conversations and from transporting guests to the upper redwood grove area by vehicle (Pinzgauer trucks). All dinners would occur within the wine cave.

Bollard Acoustical Consultants (BAC) completed a thorough assessment by conducting ambient noise levels in the project vicinity and recording measurements of noise levels generated by event music simulations on the project site to the nearest property lines. BAC concluded that noise generated from events, amplified music, parking areas, and vineyard tours would be below the Daytime Noise Standard of the General Plan at the closest noise-sensitive property lines. Mitigation measures have been incorporated into the project to ensure noise levels do not exceed the daytime or nighttime levels of the General Plan. Some key mitigation measures are as follows:

- A sound limiter shall be obtained and consistently used to limit sound generated by amplified music to a level of 70 dBA at a distance of 50 feet from the sound system speakers.
- The Permit Holder shall obtain a sound level meter meeting Type 2 specifications and conduct sound monitoring during all events with amplified sound (music and speech).
- The Pinzgauer and Transport Van used for vineyard tours and Upper Redwood Grove picnics shall be limited to:
 - a) No more than one vehicle pass-by along the Upper Redwood Grove access route in any given hour;
 - b) Less than one minute individual pass-bys, with continuous travel and no stopping or idling in areas near the property lines of sensitive uses; and
 - c) Travel only on the vineyard road, maintaining a minimum of a 50 foot distance to the property lines of sensitive uses.
- Amplified music and sound is permitted outdoors on the lawn area, only if the required sound limiter installed on the sound system is maintained to allow no more than 70 dBA at 50 feet and the Permit Holder monitors sound at all events with amplified speech and/or music.
- Amplified music shall end at 4:30 P.M. for both Agricultural Promotional Events and Industry-wide events.
- The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

Further discussion is provide under the Noise in the Mitigated Negative Declaration.

Issue 5: Winery Building Remodel/Commercial Kitchen Addition

The request includes an interior remodel of the existing winery building to allow for a larger commercial kitchen instead of the current caterer's kitchen. The applicant has prepared two plan options for the remodel. Staff recommends the first option, which consists of a larger commercial kitchen, approximately 370 square feet and a wine glass washing area, approximately 130 square feet. The existing offices on the north side of the building, the existing tasting room and existing restrooms within the winery building would remain unchanged. The floor plans depicts a commercial stove/range with a hood, refrigeration, freezer, dishwashers, and several sinks (refer to Attachment C, Sheet A1.1.). The overall footprint of the existing winery building would also remain unchanged. The alternative floor plan remains within the confines of the existing kitchen, but adds more same appliances, such as a stove range with a hood, refrigeration, freezer, and several sinks (refer to Attachment C, Sheet A1.2.). According to the applicant, neither of the proposed remodel options would hinder the winery operations. The winery building would continue to be used for production, along with the existing covered crush and fermentation pad. Case good storage would remain in the existing barn and barrel storage and aging within the existing wine caves. A mobile bottling truck would continue to be used. Fully equipped commercial kitchens have been approved at other winery facilities; therefore, staff recommends the first option under Sheet A1.1 of the project plans in Attachment C, subject to the Conditions of Approval that limit the level of food service.

Issue 6: Dry Creek Valley Citizens Advisory Council

On August 18, 2016, after much discussion, the Dry Creek Valley Citizens Advisory Council recommended approval of the proposed project, on the condition that mitigation be in place for traffic control and parking management for all events (Refer to Attachment E).

On April 20, 2017, the Dry Creek Valley Citizens Advisory Council developed Guidelines for Use Permits with Visitor Serving Uses [Guidelines]. The Guidelines provide definitions and preferred standards used by the Council in reviewing applications for use permits that include visitor serving uses in agricultural zones in Dry Creek Valley (refer to the Mitigated Negative Declaration Attachment D and the last attachment).

The Guidelines lists eight criterion: Access and Traffic, Site, Activities and Events, Noise Impact, Food Service, Facilities, Production, and Concentration. The project consists of an existing winery and public tasting, therefore, the criteria under Production and public tasting would not apply. Nonetheless, these uses appear consistent with the Guidelines.

The proposed project appears consistent with all but one criteria, Access and Traffic. The Guidelines suggest access to a parcel on a public roadway at least 18-feet in width. The proposed project would access from a public roadway, but the road segment for this section of W. Dry Creek Road is not currently 18-feet in width. The final traffic analysis prepared by W-Trans explains W. Dry Creek Road is approximately 13 to 15 feet wide between the project site's main driveway and the gate at Parking Lot C. As a mitigation for the proposed project, a 500-foot section along West Dry Creek Road would be widened by five feet, resulting in a total width of approximately 18 to 20 feet for this road segment, enough to allow two vehicles to pass each other without one vehicle needing to pull over (Refer to

Attachment C- Project Plans, Sheet T-1). In addition, to warn motorists of the narrow width of West Dry Creek Road and to ensure that the existing road width is available for travel, “narrow road” signing as well as signs indicating that parking is not allowed on the shoulder are required to be installed (Refer to Attachment C- Project Plans, Sheet T-2).

Also for further clarification, the Guidelines limit *Association Sponsored Events* (aka Industry-wide events) to 15 event days per year. The project proposal requests a total of 10 industry-wide event days per year. The Guidelines limit *Direct Sales Activities Outside of Regular Hours* (aka Agricultural Promotional events) to a maximum of 12 per year, with a maximum of two per month.

The project proposal requests a total of six Agricultural Promotional events per year. The dinners are also *Direct Sales Activities Outside of Regular Hours*, limited to 12 per year, and no more than two per month. The *Guidelines* do not limit luncheons held during normal tasting room hours. Therefore, the request exceeds the current *Guidelines* by six events per year. The request was reviewed a year before the *Guidelines* were developed.

The applicant’s Proposal Statement explains the catered luncheons or dinners include VIP customers, wine club members, distributors, or business meetings. The Use Permit Conditions of Approval limit the proposed luncheons and dinners to 24 per year with a maximum of 35 guests, with dinners not to exceed 12 per year and to cease by 9:30 P.M, with clean up to end by 10:00 P.M.. (Refer to Attachment A, Draft Conditions of Approval, Condition No. 64.c.).

Furthermore, the Guidelines find catering or commercial kitchens are acceptable, including such equipment as stoves, wood-fired ovens and barbeques. However, the Guidelines specifically state that restaurants are not allowed.

Staff Recommendation:

All potential impacts of the proposed project have been mitigated to less than significant. The proposed project is found consistent with the goals and policies of the Agricultural Resource Element of the General Plan to allow a wide variety of promotional and marketing activities of Sonoma County grown and processed products. In addition, the Land Intensive Agriculture zoning district allows for seasonal or year-round sales and promotion of agricultural products grown or processed in Sonoma County with a Use Permit approval. Staff recommends that the Board of Supervisors adopt the Resolution and the Mitigated Negative Declaration and approve the Use Permit subject to the Conditions of Approval and Mitigation Monitoring Plan included as Attachment A to this staff report.

Prior Board Actions:

On February 21, 2017 the Board of Supervisors took original jurisdiction on the Use Permit (UPE16-0046), under Resolution No. 17-0077.

On February 8, 2000, the Board of Supervisors granted a Use Permit and portion of the applicant’s appeal to allow at the existing winery an increase in production to 15,000 annual cases with tasting and retail sales (UPE99-0088), under Resolution No. 00-0154.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Use Permit process provides the opportunity for the existing winery to have agricultural promotional events and industry wide events which are direct marketing and educational tools that helps to increase direct to consumer sales, increase their wine club membership, and provide label recognition for the winery in a competitive market. According to this year’s report by the Sonoma County Economic Development Board, winegrowers and wineries contributed more than \$13.4 billion to the local economy based on 2012 figures. Recommended mitigation measures, conditions of approval, and the groundwater monitoring program would promote environmental stewardship.

Fiscal Summary

Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: Resolution with Attached Draft Conditions of Approval

Attachment B: Use Permit application

Attachment C: Project Plans-Large Sized (Order: Aerial, UP 1, UP1-A, UP 2, UP3, A1, A1.1, A1.2, A2,A1, T-1, and T-2)

Attachment D: Mitigated Negative Declaration with Attachments

Attachment E: Approved Minutes of the Dry Creek Valley Citizens Advisory Council, dated August 18, 2016

Related Items "On File" with the Clerk of the Board:



County of Sonoma

State of California

Date: April 24, 2018

Item Number: _____
Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting A Mitigated Negative Declaration And Approving Use Permit UPE16-0046, As Requested By Big River Vineyards LLC, Formerly Adams Vineyards LLC, To Modify Conditions Of Approval For The Existing Bella Winery, Vineyard And Wine Caves Located At 9711 West Dry Creek Road, Healdsburg, APNs 139-140-029 And 139-140-032; Supervisorial District No. 4.

Resolved, that the Board of Supervisors (the “Board”) of the County of Sonoma (“County”) finds and determines as follows:

Section 1. Proposed Project and Procedural History

1.1 In 1979, the Board of Zoning Adjustments (BZA) granted a Use Permit for a winery on the property at 9711 West Dry Creek Road, Healdsburg (“project site”) with a maximum annual production capacity of 1,500 cases and storage up to 5,400 gallons with no public tasting or retail sales. A winery building of approximately 1,600 square feet was subsequently constructed.

1.2 In 1988, the BZA approved a request by the previous owner to increase the maximum annual production capacity at the winery to 25,000 cases and construct a 7,500 square foot cave with no public tasting. However, conditions of approval were not fulfilled and that use permit approval expired. The property was subsequently sold to Adams Vineyard, LLC, now renamed Big River Vineyards LLC (“the Applicant”).

1.3 In 1998 and 1999, the County enforced conditions of the 1979 use permit to require removal of a teepee structure erected on the project site and discontinuance of public wine tasting.

1.4 In June 1999, the Applicant submitted Use Permit application UPE99-0088 requesting an increase in production, minor construction of a shed roof and crush pad, conversion of an

existing residence to a tasting room for public tastings and the ability to host special events at the project site.

1.5 On October 14, 1999, the BZA approved UPE99-0088, including a production increase to 15,000 cases and the requested construction and conversion of the residence to a tasting room by appointment only, but prohibiting special events. The Applicant appealed that decision to the Board, challenging the limitations on public tasting and the denial of special events.

1.6 On February 8, 2000, the Board of Supervisors denied the appeal, adopted a Negative Declaration and Mitigation Monitoring Program, and granted a modified Use Permit for an increase in the maximum annual production capacity to 15,000 cases in the existing 1,600 square foot winery building with 1,716 square foot shed roof expansion for a total of a 3,316 square foot facility; wine storage within the existing 1,500 square foot barn, and public tasting and retail sales within the existing 1,416 square foot residence. Approved hours of operation for the winery are Monday through Sunday 9:00 a.m. to 6:00 p.m., with extended hours of operation during the crush. Approved tasting room hours are 11:00 a.m. to 5:00 p.m. Monday through Sunday. The Board specifically disallowed special events.

1.7 On November 14, 2002, the BZA approved a one-year extension of time for UPE99-0088 to February 8, 2003 with no changes to the conditions of approval. When the time extension was requested, design review was conducted on a revised proposal to demolish the existing residence and construct a new 1,856 square foot tasting room in the same location, as well as expand parking to 18 spaces. The tasting room was never constructed, although the house was demolished without benefit of a permit. The septic system was upgraded with permits issued in 2003.

1.8 In 2002, construction commenced on a 6,700 square foot wine cave without benefit of permits. County building permits are required for wine cave portals, electrification, and plumbing within caves but not excavation of the cave itself. The Applicant applied for the required building permits in 2003 while the cave was under construction. County Code Enforcement verified construction work was underway at the time of permit application and imposed the minimum penalty on the permit since the Applicant voluntarily disclosed the violation and diligently obtained the required permit. The wine cave was permitted for occupancy as storage under the building code. However, the Use Permit was not amended to reflect the expanded wine storage from the original approval.

1.9 In 2012, the Director of the County Permit and Resource Management Department ("PRMD," aka "Permit Sonoma") notified the Applicant's attorney that Permit Sonoma did not consider participation in industry-wide events a violation of UPE99-0088, but noted that there was an extensive list of promotional events advertised by the winery that were not industry events and were violations of UPE99-0088.

1.10 Notifications and discussions with the Applicant about unpermitted activities at the project site continued throughout 2012 and in 2013. On May 2, 2013, the Applicant submitted a

request for another use permit modification and design review to expand and remodel the winery facility, increase production to 25,000 cases and secure permission for 17 promotional events, participation in 10 industry-wide event days and wine release events (PLP13-0022). That application was deemed incomplete and additional information required to process the application was not submitted.

1.11 County efforts to secure compliance with the only existing approved use permit, UPE99-0088, continued throughout 2013 and 2014. In addition to unpermitted tasting, events, vineyard tours, music and catered meals, the winery had converted a 1600 square foot portion of the wine cave, approved only for storage, into a second wine tasting room and dinner venue.

1.12 On October 3, 2014 the Applicant withdrew the use permit application (PLP13-0022) that included expanded storage and tasting in the wine cave and events.

1.13 UPE99-0088 is the current use permit applicable to the project site and allows a maximum annual wine production of 15,000 cases, public tasting and retail sales. Promotional events are not allowed. Unable to secure compliance by the Applicant with the conditions of UPE99-0088, Permit Sonoma set a BZA public hearing for October 16, 2014 to consider revocation and/or modification of UPE99-0088.

1.14 Prior to the revocation/modification hearing, the Applicant made requests by letter for extensive modifications to UPE99-0088 to allow outdoor acoustic music, use of the cave for tasting, participation in industry-wide events, food and wine pairings, wine club release parties, a wine club luncheon, winemaker dinners and various other wine marketing and business activities. Permit Sonoma staff informed the Applicant that these types of modifications would require a use permit modification application.

1.15 The hearing was continued to November 20, 2014, at which time the BZA adopted Resolution 14-014 with modified conditions of approval for UP99-0088 to reconcile the use permit with existing on-site structures and certain uses on the site, but to specifically disallow any activities not part of the previous conditions for UPE99-0088. No events of any kind were permitted, including weddings, dinners, tours, food and wine pairings, music, release parties, wine club events, and "experiences, happenings or industrywide events." No food service was allowed other than pre-packaged foods such as nuts, crackers or olives for palate cleansing. The tasting room and private dining room in the wine cave were required to be converted back to the allowed storage use within 60 days.

1.16 On November 20, 2014, the Applicant appealed the conditions of the BZA decision to the Board.

1.17 On June 14, 2016, the Applicant submitted a use permit modification application, UPE16-0046, requesting agricultural promotional events, catered lunches and dinners, participation in industry-wide events, addition of a case goods storage structure in the vineyard and an interior remodel of the existing winery building to add a fully equipped commercial

kitchen. There are no changes proposed to the winery's annual 15,000 case production capacity, public tasting, and retail sales previously approved under UPE99-0088 (collectively, the "Proposed Project").

1.18 On August 18, 2016, the Dry Creek Valley Citizens Advisory Council recommended approval of the Proposed Project provided that mitigation for traffic and parking be in place for all events.

1.19 On February 21, 2017, the Board adopted Resolution 17-0077 exercising original jurisdiction over the use permit modifications filed under UPE16-0046.

1.20 A Mitigated Negative Declaration ("MND") prepared for the Proposed Project pursuant to the California Environmental Quality Act ("CEQA") has been noticed and made available for public review in accordance with law.

1.21 The Proposed Project requests a modified use permit allowing the already-approved winery production of 15,000 cases per year with public tasting and retail sales, plus:

- a. Six (6) agricultural promotional events per year with a maximum of 300 guests per event, but a limit of 100 guests on-site at any one time.
- b. Participation in a total of 10 industry wide event days per year with a maximum of 500 guests per event.
- c. 24 catered lunches or dinners per year with a maximum of 35 guests each, with dinners not to exceed 12 per year and to end by 9:30 p.m.
- d. Food and wine pairing during public tasting.
- e. Construction of a case-good storage structure (approximately 375 square feet) in the vineyard area.
- f. An interior remodel of the existing winery building to add a fully equipped commercial kitchen approximately 370 square feet in size and a glass washing station approximately 130 square feet in size.
- g. Continued use of 670 square feet of the winery for public wine tasting;
- h. Continued use of 1200 square feet of the wine cave for public wine tasting, dinners, and events;
- i. Continued winery, cave and vineyard tours.

Section 2. CEQA Compliance

2.1 In making its determination to approve the MND and to approve the Proposed Project, the Board recognizes that a range of technical and scientific opinion exists with respect to certain environmental issues. The Board has gained a well-rounded understanding of the range of these issues by its review of the MND, the prior proceedings at the Board of Zoning Adjustments, all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Board has reviewed and considered the evidence and analysis presented in the MND, the information presented in the Appeal and post-Appeal comments, all technical reports and

information submitted prior to and after the Board of Zoning Adjustments hearing, staff responses addressing those reports and information, and all public comments made at or before the Board hearing. The Board has gained a well-rounded understanding of the environmental issues presented by the Proposed Project and the Board's findings are based on its full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Board further finds that the MND reflects the Board's independent judgment and analysis.

2.2 The Board finds that the MND has been completed in compliance with CEQA and that the MND adequately and fully describes and evaluates all proposed construction, continuing and proposed activities, and all changes and modifications that have been requested as part of the Proposed Project.

2.3 Without in any way limiting the Board's general findings set forth in this Resolution, the Board makes the following further specific findings regarding environmental impacts of the Proposed Project.

a. Aesthetics.

The Proposed Project site is not visible from a state scenic highway. The project does not include removal of historic trees or redwoods and would not involve removal of unique rock outcroppings and therefore would not result in any significant impacts to scenic resources.

The Proposed Project involves an interior remodel of the existing winery building and the construction of a 375 square foot single story storage building, which is located far off the roadway and screened from public roadways by the existing vineyard and vegetation. The parking areas, including temporary event parking, are all existing.

Conditions of approval for the storage building require non-reflective windows, earth tone colors and low mounted, downward cast and fully shielded exterior lighting and non-reflective windows. County lighting standards require that lighting not wash out structures or portions of the site; light fixtures cannot be located at the periphery of the property or spill onto adjacent properties or into the night sky. Flood lights are not permitted. Permit Sonoma must approve design and lighting plans prior to issuance of a building permit.

The Proposed Project will not degrade the existing visual character or quality of the site or its surroundings. Impacts of the Proposed Project on aesthetics are less than significant.

b. Agriculture and Forest Resources.

The portion of the site covered by the existing 41 acre vineyard is designated as Unique Farmland, and no changes are proposed to the vineyard. No vines will be

removed. The primary use of the site will remain agricultural production. The Proposed Project is not zoned as forest land or as a Timberland Production District and will not convert any forest land or timberland. The Proposed Project is not subject to a Williamson Act contract.

The Proposed Project is consistent with the site's land use and zoning designation as Land Intensive Agriculture. The Proposed Project complies with General Plan Agricultural Resource Element (ARE) policies designed to promote and protect current and future needs of the County's agricultural industry. These include recognition that successful promotion and marketing of agricultural products grown in Sonoma County is a principal means of reducing economic pressure to subdivide or convert land to nonagricultural uses. ARE Policy AR-1a permits a wide variety of promotional and marketing activities of Sonoma County grown and processed products on agricultural lands. Visitor serving uses and direct to consumer marketing provide outlets for farm products from throughout Sonoma County and are essential to the economic vitality of family owned and operated wineries.

Wineries with visitor serving components are further supported by ARE Policy AR-4a, which states that the primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses.

Bella is an established winery production facility with a visitor serving component consisting of public tasting and limited food service. In keeping with the goals and policies expressed above, the visitor serving uses promote wine produced from the vineyards on site and agricultural products grown and produced in Sonoma County. The Proposed Project will not result in the loss of productive agriculture. Impacts of the Proposed Project on agriculture and forest resources are less than significant.

c. Air Quality.

The Proposed Project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD does not have an adopted air quality plan because it is in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM₁₀. PM₁₀ is a criteria pollutant that is closely monitored in the NSCAPCD. The high PM₁₀ readings occurred in the winter and are attributed to the seasonal use of wood burning stoves. The project will have no long-term effect on PM₁₀, because all surfaces will be paved, gravel, landscaped or otherwise treated to stabilize bare soils, and operational dust generation will be insignificant. There could be short-term emission of dust (which would include PM_{2.5} and PM₁₀) during construction of the 375 square foot storage building, interior winery building remodel, gravel parking lot construction and road improvements. However, as mitigated by dust control measures required as conditions of approval, the Proposed will have a less than significant impact on PM₁₀.

Although the project is not within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), the County uses BAAQMD thresholds as a guide to determine levels of significance for air quality impacts, relying on scientific and technical information underlying the BAAQD thresholds. The overall project development square footage is far below the BAAQMD screening threshold. The project site contains an existing winery with public tasting, retail sales, wine caves, and on-site parking approved under UPE99-0088. The approved maximum annual case production is 15,000 cases, public tasting and retail sales.

According to the Traffic Impact Study for the Bella Winery, Final Report (“Traffic Study”) prepared by W-Trans, the Proposed Project would generate 21 average daily trips (ADT). The winery operations are existing and do not create new impacts because no changes are requested to the winery’s annual production capacity of 15,000 cases, the number of employees, hours of operation or the public tasting room operations.

As mitigated by conditions of approval, the Proposed Project will have a less than significant impact on air quality.

d. Biological Resources.

The Riparian Corridor Combining Zone applicable to the Proposed Project site affects a 50-foot wide streamside conservation area from Fall Creek and a 100-foot streamside conservation area from Dry Creek, which are both located on the small northern portion of the site north of West Dry Creek Road. The only development on the north side of West Dry Creek Road is the designated overflow graveled parking area located out of the two reference streamside conservation areas. Existing trees, shrubs and vegetation between the graveled lot and Fall Creek will remain. Road improvements required by the conditions of approval are located outside of the two streamside conservation areas. The area of Fall Creek which borders on the southern side of the Proposed Project site will remain as oak woodlands with no proposed structures or development.

The Proposed Project does not include removal, filling or impacts to wetlands.

A small storage structure is proposed within the existing vineyard at the upper ridge of the Proposed Project site. No trees will be removed. This area contains Douglas-fir and redwood mixed with oak, madrone, and poison oak with a few areas of scattered grass and a low cover of shrubs. This mix of redwood and oak woodlands potentially provides suitable habitat for ground-nesting bird species and suitable foraging habitat for raptors. Mitigation measures, include restricting grading to occur outside the nesting season, approximately February 15 to August 15, or requiring a pre-grading survey for nests and imposition of all necessary protective measures, including buffer zones, to protect any nests found during construction

activities. The restrictions on grading and construction are required to be included on all grading, building and improvement plans.

As mitigated by conditions of approval, the Proposed Project will have a less than significant effect on biological resources.

e. Cultural Resources.

A Historical Resources Study was prepared for Bella Winery, Vineyards, and Wine Caves by Taylor Alshuth and Tom Origer of Tom Origer & Associates dated September 14, 2016. No historical resources were located within the study area. An intensive field survey conducted September 8, 2016 and January 19, 2017 disclosed no archeological or paleontological resources. Standard County conditions of approval are required to be included on all grading, building and improvement plans. Those conditions require that should any such resources or tribal cultural resources be uncovered during the small amount of ground-disturbing work associated with the Proposed Project, there will be immediate cessation of activity and an evaluation of the resource(s) by a qualified paleontologist, archeologist or tribal cultural resources specialist, with appropriate protective measures imposed if determined necessary by the paleontological, archeological or tribal cultural resources consultant.

As mitigated by conditions of approval, the Proposed Project will have a less than significant impact on cultural resources.

f. Geology and Soils.

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps or depicted in a fault zone on the General Plan Public Safety Element Figure PS-1b: Fault Zone.

The project site is in a landslide prone area as shown on General Plan Public Safety Element Figure PS-1d: Deep-seated Landslide Hazard Areas, but the project proposes minimal new construction. The interior remodel will be done within the existing winery building. The new storage structure would be located up in the vineyard area, but will be only 375 square feet in size and located in an already disturbed area within an existing vineyard road.

The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Proposed Project conditions of approval require that building permits be obtained for all construction and that the Proposed Project meet all standard seismic and soil test/compaction requirements.

County grading ordinance requirements, adopted County grading standards and required best management practices (such as silt fencing, straw wattles,

construction entrances to control soil discharges, primary and secondary containment areas for petroleum products, paints, lime and other materials of concern, etc.), mandated limitations on work in wet weather, and standard grading inspection requirements will apply to the Proposed Project and are specifically designed to maintain potential erosion and water quality impacts at a less than significant level during construction.

For post construction water quality impacts, adopted grading permit standards and best management practices require creation of areas that allow storm water to be detained, infiltrated, or retained for later use. Other adopted water quality best management practices include storm water treatment devices based on filtering, settling or removing pollutants. These construction standards are specifically designed to maintain potential water quality grading impacts at a less than significant level.

The Proposed Project will have a less than significant impact on geology and soils.

g. Greenhouse Gas Emissions.

The County concurs with and utilizes as County thresholds the thresholds that Bay Area Air Quality Management District (BAAQMD) staff have recommended as greenhouse gas significance thresholds. The County concurs that these thresholds are supported by substantial evidence for the reasons stated by BAAQMD staff. For projects other than stationary sources the greenhouse gas significance threshold is 1,100 metric tons per year of CO₂e or 4.6 metric tons of CO₂e per service population (residents and employees) per year. BAAQMD's staff's analysis is found in the document titled "Revised Draft Options and Justification Report, October 2009," which is a public publicly available document that can be obtained from the BAAQMD website or from the County.

Emissions from the Proposed Project are below the BAAMD CEQA screening thresholds because the small amount of traffic added is attributable to special events which do not occur on a daily basis, and there is a limited amount of soil disturbance for construction of the 375± square foot case storage area, overflow parking and road construction that will be short in duration.

The Proposed Project will not generate greenhouse gas emissions that have a significant impact on the environment.

h. Hazards and Hazardous Materials.

The Proposed Project is located in an area prone to wildland fire risk and seeks events at the site. The Proposed Project is required to comply with the Sonoma County Fire Safety Ordinance (Sonoma County Code). This includes compliance with detailed requirements for all buildings, structures, fire apparatus access roads, premises identification, gates, water supply and building features, including the wine

cave. Conditions of approval also require the Applicant to provide a written "Fire Safety and Evacuation Plan," as required by Sections 403 and 404 of the 2016 California Fire Code, to address minimum life safety during events. The plan must include but is not limited to crowd managers, fire watch, medically trained staff (CPR), and a dedicated staff member responsible for training and education of staff to deal with emergencies. Parking on the site must be adequate for all uses, without obstructing emergency vehicle access.

As modified by conditions of approval, the Proposed Project will not have a significant impact due to hazards and hazardous materials.

i. Hydrology and Water Quality

The project site well is located in a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin. The Applicant's engineer, Steve Martin & Associates provided a Maximum Daily & Annual Water Demand analysis, dated September 12, 2016, showing maximum use for the winery (processing, visitor and employee use, landscape irrigation) of 1.53 acre feet per year. When added to the 14.7 acre feet per year used for the vineyard, which is a use approved by right, the total is 16.23 acre feet per year.

General Plan Policy WR-2d and the conditions of approval require the use permit holder to monitor well locations, groundwater elevations and quantities of groundwater extracted on a quarterly basis and to submit annual reports of water usage to Permit Sonoma's professional geologist. With the well located in a Class 1 Major Groundwater Basin, additional use from the Proposed Project is not expected to cause an impact to groundwater recharge or have a negative effect on surrounding wells.

The Proposed Project does not involve substantial construction and does not modify or alter an existing waterway or create runoff that would result in on-site or off-site flooding. Streamside conservation areas are complied with. No permanent structures are placed in a flood plain or floodway. Although a small portion of the Proposed Project is within an area subject to flooding or inundation in the event of a failure of the Warm Springs Dam, engineers with the U.S. Army Corps of Engineers inspected the dam in 2014 and determined that the dam has remained structurally sound.

The project would require expansion of the existing standard septic system, but the work can be performed within the vicinity of the existing system. Any necessary septic system expansion or modifications and demonstration of reserve areas is required to be done under permit subject to the current standards from the PRMD Well and Septic Section, which would avoid potentially adverse wastewater impacts. Impacts of the Proposed Project on hydrology and water resources are less than significant.

j. Noise.

An Environmental Noise Assessment was prepared for the project by Bollard Acoustical Consultants, Inc. (BAC). The Proposed Project includes outdoor amplified music during the 10 industry wide event days and 6 ag-promotional events (16 total). Music is typically a 4 or 5-piece bluegrass band, consisting of a guitar, bass, fiddle, banjo and vocals located on the lawn area in front of the winery building. Also requested during normal public tasting hours is non-amplified acoustical music consisting of guitar, violin, fiddle, or similar instrument. Some lunches may occur in the vineyards located at the upper portion of the property and others would occur in the lawn area. During the luncheons, noise would be generated by guest conversations and from transporting guests to the upper redwood grove area by vehicle. All dinners would occur within the wine cave.

BAC assessed ambient noise levels in the project vicinity and recorded measurements of noise levels generated by event music simulations on the Proposed Project site at the nearest property lines. BAC concluded that noise generated from events, amplified music, parking areas, and vineyard tours would be below the Daytime Noise Standard of the General Plan at the closest noise-sensitive property lines. Mitigation measures have been incorporated into the project to ensure noise levels do not exceed the daytime or nighttime levels of the General Plan. Key mitigation measures include:

- (i). Consistent use of a sound limiter to limit sound generated by amplified music to a level of 70 dBA at a distance of 50 feet from the sound system speakers.
- (ii) Use of a sound level meter meeting Type 2 specifications for required sound monitoring by the use permit holder during all events with amplified sound (music and speech).
- (iii) The Pinzgauer and Transport Van used for vineyard tours and Upper Redwood Grove picnics shall be limited to:
 - a) No more than one vehicle pass-by along the Upper Redwood Grove access route in any given hour;
 - b) Less than one minute for individual pass-bys, with continuous travel and no stopping or idling in areas near the property lines of sensitive uses; and
 - c) Travel only on the vineyard road, maintaining a minimum of a 50 foot distance to the property lines of sensitive uses.
- (iv) Amplified music and sound is permitted outdoors on the lawn area only if the required sound limiter installed on the sound system is maintained to allow no more than 70 dBA at 50 feet and the use permit holder monitors sound at all events with amplified speech and/or music.
- (v) Amplified music shall end at 4:30 P.M. for both agricultural promotional events and industry-wide events.

- (vi) Quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

k. Transportation/Traffic – Circulation and Road Safety.

A Traffic Impact Study, Final Report, prepared by W-Trans, dated July 26, 2017, (“Traffic Study”) was reviewed and accepted by the Department of Transportation and Public Works. The traffic study was prepared in accordance with the Sonoma County Traffic Guidelines, dated May 2016. Between Peña Creek and the project site, West Dry Creek Road is approximately 10 to 14 feet wide. While there are no graded shoulders on West Dry Creek Road, there are natural existing turnouts throughout the area and driveways that can be used as turnouts to allow vehicles to pass.

The Traffic Study also reviewed collision data for the segment of West Dry Creek Road west of Yoakim Bridge Road and found that there were no collisions reported in the California Highway Patrol Statewide Integrated Traffic Records System data reports (SWITRS) for more than thirteen years. The SWITRS data includes all reported collisions, whether two or more vehicles, a vehicle and bicycle, a bicyclist only or a vehicle and pedestrian.

The Traffic Study concludes:

- (i) The Proposed Project would result in no change to the winery’s average daily trip generation.
- (ii) An agricultural promotional event is expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.
- (iii) The study intersections are operating acceptably at LOS A overall and on all side-street approaches during both peak hours. The study intersections are expected to continue operating at LOS A at the during both peak hours.
- (iv) Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.
- (v) A maximum of two westbound vehicles would theoretically be expected to queue at the project driveway under Future plus Project Conditions. However, with parking crews on duty for all events having more than 50 attendees, vehicles would be directed off West Dry Creek into one of three parking lots without causing any queuing impacts.
- (vi) Pedestrian, bicycle, and transit facilities are lacking in the study area, but general use of the roadway by pedestrians and bicyclists and lack of transit are adequate given the location and character of the surrounding area.

- (vii) Traffic control personnel are required to assist with traffic control to allow pedestrians to cross West Dry Creek Road from the overflow parking. West Dry Creek Road dead-ends just beyond the project site.
- (viii) On-site circulation and emergency access are expected to operate acceptably. There is sufficient space in flat shoulder areas and driveways to allow approaching vehicles to pull out and pass safely.
- (ix) There have been no reported collisions in the last 13 years.
- (x) The on-site parking supply is more than adequate to serve anticipated demand during agricultural promotional and industry-wide events. Parking is further discussed below in the staff report.
- (xi) Sight lines from Lots B and C are adequate for the 85th percentile speed in both directions; however sight lines to the west of the main driveway are adequate for speeds of 25 mph and the 85th percentile speed was determined to be 26 mph.

The Department of Transportation and Public Works has required several right of way dedication, roadway and driveway improvements, payment of traffic mitigation fees, and other measures to improve traffic control and road safety.

The Applicant is required to dedicate to the County sufficient right of way on the Applicant's side of West Dry Creek Road to create a 25-foot-from-centerline right of way for the full length of the Proposed Project's frontage on West Dry Creek Road.

The Applicant is required to widen the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) to either 5 feet in width or the maximum width allowed by existing right-of-way limits for the length of the Proposed Project frontage between the southeasterly property line and the Proposed Project's main entry. The Applicant is also required to install a "Road Narrows" sign for northbound traffic along West Dry Creek Road before the bridge crossing Pena Creek at Post Mile 19.40; a directional arrow sign and object marker for southbound traffic along West Dry Creek Road before the bridge crossing Pena Creek at Post Mile 19.40; and "No Parking Anytime" signs on the easterly side of West Dry Creek Road along the length of the project's frontage. Other traffic mitigation measures relate to improvement of Proposed Project driveways, location and design of gates, trimming and removing frontage vegetation to clear sight obstructions and attain specified sight distances.

All requirements have been incorporated into the project as mitigation measures and/or conditions of approval. All public improvements related to traffic must be completed prior to use or occupancy of any new or remodeled building or before hosting any event at the Proposed Project site that exceeds 35 guests or is an industry-wide event.

2.4 The Board concurs with the analysis and conclusions in the MND and the analysis and recommendation of staff as contained in the staff report, and finds that with the imposition of the mitigation measures provided in the MND and conditions of approval attached hereto as Exhibit A and incorporated herein, all environmental impacts associated with the Proposed Project will be less than significant including but not limited to the specific potential impacts described in Section 2.3 above. The Proposed Project does not have impacts that are individually limited but that would be cumulatively considerable when viewed in connection with the effects of past projects, other current projects and the effects of probable future projects. The Board finds that it has not received data, analysis or expert opinion to constitute a fair argument that the Proposed Project will result in any significant environmental effects that are not reduced to less than significant levels by mitigation measures and/or conditions of approval adopted herewith and incorporated herein by reference. Therefore, an EIR is not required for the Proposed Project.

Section 3. General Plan, Planning and Zoning Compliance

3.1 The project site is within the LIA General Plan land use category, and the primary use would remain as a winery facility and vineyard. The LIA land use designation is one of three land use designations in the General Plan that are granted special rights and protections related to agriculture under the plan's Agricultural Resources Element (ARE). The purpose of the ARE is to establish policies to insure agricultural stability and productivity and to express policies, programs and measures that promote and protect the current and future needs of the agricultural industry. Goal AR-1 is to "Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County." ARE Section 2.1 contains goals and objectives to assist in the marketing and promotion of Sonoma County's agricultural products. For example, ARE Objectives AR-1.1 and AR-1.2 provide respectively, "Create and facilitate opportunities to promote and market all agricultural products grown or processed in Sonoma County" and "Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use." The Proposed Project is consistent with Goal AR-1 and these Objectives because it grows and processes Sonoma County grapes, and the marketing events and activities requested will promote and market Sonoma County wine and Sonoma County agricultural products.

Policy AR-4a states that, "The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving use. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations..." Visitor serving uses associated with agricultural production and processing are considered agricultural uses and are consistent with Policy AR-4A as a primary use.

3.2 Section 2.6 of the ARE establishes policies regarding the location and intensity of visitor serving uses within agricultural areas. This section of the ARE recognizes that agricultural tourism and activities such as special events support the economic success of the local agricultural industry, but that those activities have associated impacts. Policies AR-5g and AR-6f

set criteria for evaluating whether local concentrations of separate agricultural support uses and visitor serving uses would be detrimental to the primary use of the land for the production of food, fiber and plant materials and whether they would constitute a detrimental concentration of such uses, considering three factors.

- a. Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.
- b. Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
- c. Whether the above uses would be detrimental to the rural character of the area.

Bella is an established winery production facility with a visitor serving component consisting of public tasting and limited food service allowed under a previous Use Permit (PLP99-0088). In keeping with the goals and policies expressed above, the visitor serving uses promote the wine produced from the vineyards on site and in Sonoma County. The Proposed Project does not include new or increased processing or agricultural support uses, and the consistency evaluation therefore focuses on the request to add certain visitor-serving events and activities.

3.3 The Board finds that the Proposed Project will not result in a detrimental concentration of visitor serving uses based on the following facts and analysis:

- a. The Proposed Project would not result in joint road access conflicts or in traffic levels that exceed General Plan objectives for levels of service on a site-specific or cumulative basis, as shown by the Traffic Impact Study prepared by W-Trans, dated July 26, 2017 and approved by the County Department of Transportation and Public Works (TPW). The study showed that the study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during weekday pm and weekend peak hours. With the addition of traffic associated with an agricultural promotion event to existing and existing-plus-approved project volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours. Under anticipated future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours with the addition of Proposed Project-generated traffic. Traffic mitigations have been incorporated into the Proposed Project requiring roadway improvements, signage to improve traffic safety along West Dry Creek Road, control of larger events with parking attendants and an emergency access plan. All parking is required to be provided on site with no parking allowed on West Dry Creek Road. Annual events will be limited in frequency.
- b. The Proposed Project will rely on existing wells that are in a Class 1 Major Groundwater Basin. SMA provided a Maximum Daily & Annual Water Demand

analysis dated September 12, 2016, showing all uses, including vineyard irrigation, to be 16.23 acre feet per year. This use in a Class 1 water area is not expected to have an impact on groundwater recharge or have a negative effect on surrounding wells. The water-intensive uses of the Proposed Project, the winery and the vineyard, are already permitted uses, and no increase in production or processing is proposed. Standard conditions of approval require well monitoring and reporting, and preparation of a Water Conservation Plan if it is determined that groundwater levels are declining in the basin.

- c. The existing winery and tasting facility are located within an area primarily developed with single family residences, vineyards, wineries, tasting rooms and small family farms. Aesthetic impacts of the Proposed Project are less than significant, and the rural character of the area already includes the existing agricultural and associated visitor serving uses, including wine tasting at the Proposed Project site.
- d. There are seven existing wineries within one mile of the Proposed Project; three along the same section of West Dry Creek Road and four on Dry Creek Road. Zichici Winery at 9612 West Dry Creek Road has no special events other than industry-wide event days; Raymond Burr Winery at 8339 West Dry Creek Road has 11 promotional events limited to 60 persons per event plus 6 industry-wide event days; and Preston Winery at 8206 West Dry Creek Road has tasting, but no permitted promotional events. The added events requested by the Proposed Project are limited in number, and the two largest events will not occur in July, August or September. The industry-wide event participation will not include Barrel Tasting Weekends and like the tasting room hours, will end at 5:00 p.m. All other promotional events and meals will end at 9:30 p.m. Outdoor amplified music at events must end by 4:30 p.m. Given the lack of road access and traffic conflicts, the lack of impact on wells and the general compatibility of the Proposed Project with rural character, the Board finds that approval of the Proposed Project would not create a detrimental concentration of visitor serving uses for purposes of General Plan Policy AR-6f.

3.4 The Proposed Project is consistent with General Plan Policy AR-6d which sets guidelines for approval of visitor serving uses in agricultural areas because:

- a. The Proposed Project will promote and market only agricultural products grown or processed in the local area.
- b. The Proposed Project is compatible with and secondary and incidental to agricultural production in the area, namely the vineyards on the site and in the area, and the winery processing facilities on-site.
- c. The Proposed Project does not include any kind of lodging, and will not require the extension of sewer or water, because it will be served by on-site septic and wells.

- d. The Proposed Project is compatible with existing uses in the area because its visual impacts are less than significant; annual agricultural promotional events and industry wide events would be limited in number and duration; large events would not be held in July, August or September or concentrated in any one month; loud events such as concerts and weddings are not allowed; mitigation measures have been incorporated into the project to prohibit outdoor amplified music and speech at events after 4:30 p.m.; parking would be contained completely on-site; and a Parking Safety Plan is required.
- e. Additional events and activities such as a second tasting room in the wine cave, tours, dinners and other events to promote products grown and processed on the site and in Sonoma County are uses specifically allowed by Policy AR-6d.

3.5 The Proposed Project is consistent with the County Zoning Ordinance. The parcel is bisected by West Dry Creek Road and is entirely zoned Land Intensive Agriculture, with different minimum parcel sizes per dwelling unit on the north and south sides of West Dry Creek Road. The Zoning designation is LIA (Land Intensive Agriculture) B6 100 acre density, RC (Riparian Corridor) 50/50, SR (Scenic Resource), VOH (Valley Oak Habitat) / LIA (Land Intensive Agriculture) B6 20 acre density, Z (Second Unit Exclusion), F1 (Floodway), RC 50/25, RC 100/50, SR, VOH.

The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors. The 100/50, 50/50, and 50/25 under the RC designation references the 100-foot or 50-foot minimum streamside conservation area shown in the zoning database, and the 50-foot or 25-foot minimum setback for agricultural cultivation. The SR combining district covers the Scenic Corridor setback along West Dry Creek Road. The parcel also has a Valley Oak Habitat Combining District (VOH) designation, which addresses the protection and enhancement of valley oak woodlands. The Proposed Project meets all required setbacks and has no effect on valley oaks. A portion of the parcel on the north side of West Dry Creek Road is within the F1 (Floodway), but none of the project components (buildings, events, parking, well, or septic areas) are located in or near this setback area.

The Land Intensive Agriculture zoning allows agricultural product processing, wineries, tasting rooms and marketing and promotional special events as conditional uses. The Proposed Project will add agricultural promotional events, meal service and a commercial kitchen at the existing winery facility and a second tasting room in the existing wine cave. The existing winery and public tasting are approved land uses under a UPE99-0088. The Proposed Project does not include any changes to the annual production capacity or public tasting hours. The project site totals 100.89 acres with 41 acres or approximately 40% planted in vineyard. An additional portion of the site is in active agricultural use as processing. No vines will be removed to accommodate the additional event and tasting room activities.

The primary use of the project site will remain agricultural production and processing. The purpose of the agricultural promotional events, small luncheons and dinners and food and wine pairing is to promote and market the wines produced on site or in the nearby area. At each type of event being proposed, the wine produced on site and in the area would be served to guests. Wine club dinners introduce a new vintage to existing members and are a direct marketing approach commonly used by many wineries to gain new wine club members. The agricultural promotional event and industry wide events are consistent with a majority of prior approvals for other wineries in Sonoma County. Agricultural promotional events that can be found compatible with surrounding agricultural activities if they are limited in size, frequency, and hours. The Proposed Project conditions of approval will limit industry-wide event participation to ten event days and exclude Barrel Tasting Weekends, allow 6 agricultural promotional events but prohibit the two largest events in July, August or September; and allow 35 winemaker luncheons or dinners per year, limited to 35 guests each. The industry-wide events and wine tasting will end at 5:30 p.m. Agricultural promotional events and winemaker meals must end by 9:30 p.m.

3.6 The Proposed Project is consistent with all County requirements regarding parking supply and management. W-Trans calculated the maximum number of on-site parking spaces needed for the Proposed Project for employees and guests based on the County's standard vehicle ratio of one employee to one vehicle, and 2.5 guests to one vehicle. In addition to the maximum employee count of 18 persons during harvest (13 full-time and five part-time), W-Trans estimated that there would be four additional parking employees associated with industry-wide events.

The Use Permit Site Plan provides 99 total on-site parking spaces, consisting of 28 regular spaces, 1 ADA accessible space, and 70 event overflow spaces. W-Trans concludes the existing on-site parking areas meet the parking demands, as follows:

- a. For the site-specific agriculture promotional events a total of 62 parking spaces would be needed: 40 guest parking spaces (parking ratio of 100 guests divided by 2.5) and 22 employee parking spaces.
- b. For an industry-wide event of 500 guests per day, W-Trans assumed that up to 25 percent of the daily visitors could be on-site at one time, therefore, an estimated 125 visitors would need 50 parking spaces (parking ratio of 125 guests divided by 2.5). Note, however, that maximum number of visitors on-site at any one time is limited by Proposed Project conditions of approval to 100 persons. The 50 guest spaces calculated by W-Trans would provide slightly more than the 40 spaces required for 100 guests. With 22 total employees, each in their own vehicle, the total parking spaces needed for an industry-wide event is 72 spaces.

In addition, an Event Safety Plan and a Parking Plan prepared by the Applicant, dated April 2017, addresses the winery's management of on-site parking for events.

The Proposed Project has been conditioned to require a minimum of two parking attendants for any event having more than 50 attendees, and a guest counter and traffic crossing guard for larger events with 100 or more anticipated guests. Any vehicles arriving when there are already 100 guests on-site will be turned around at the West Dry Creek Road/Yoakim Bridge Road intersection or in the gravel area next to the main parking lot; vehicles will not be instructed to turn around on West Dry Creek Road adjacent to the site.

3.7 Based on the above facts, analysis and findings, the Board finds that the Proposed Project is consistent with General Plan policies regarding visitor serving uses related to agricultural production (vineyard) and agricultural processing (winery) and is consistent with the County Zoning Ordinance.

Section 4. Additional Findings.

4.1 The findings and determinations set forth in this resolution are based upon the record of these proceedings. References to specific statutes, ordinances, regulations, standards, reports, or documents in a finding or determination are not intended to identify those sources as the exclusive basis for the finding or determination.

NOW, THEREFORE, Be It Further Resolved that based on the findings and determinations set forth in this resolution and the information contained in the record of these proceedings, the Board hereby declares and orders as follows:

1. The findings and determinations set forth in this resolution are true and correct, supported by substantial evidence in the record, and adopted as set forth above.
2. The Mitigated Negative Declaration is adopted.
3. Use Permit No. 16-0046 for the Proposed Project is granted for the uses stated in the use permit and subject to the Conditions of Approval set forth in Exhibit "A" hereto and as shown on the site plan and drawings titled "Bella Vineyards, 9711 West Dry Creek Road, Healdsburg CA" by Steve Martin Associates, Inc. dated February 12, 2018.
4. Approval of this Use Permit UPE16-0046 supersedes all prior use permits, including UPE99-0088. The previously-filed appeal of the Board of Zoning Adjustments relating to UPE99-0088 is deemed moot. However, if this Board's approval of UPE16-0046 is challenged by a lawsuit, and if a court of competent jurisdiction holds in a final order that UPE16-0046 shall be set aside, the Applicant may proceed with its appeal relating to UPE99-0088, and the Board will schedule and hear the appeal.
5. The Clerk of the Board is designated as the custodian of the documents and other material that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

Resolution #
Date: April 24, 2018
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Supervisors:

Gorin:

Rabbitt:

Zane:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval and Mitigation Monitoring Program Exhibit A

Staff: Traci Tesconi **Date:** April 24, 2018
Applicant: Lynn Adams/Bella Winery, Vineyards, and Wine Caves
File No.: UPE16-0046
Owner: Big River Vineyards, LLC **APN:** 139-140-029 and -032
Address: 9711 W. Dry Creek Road, Healdsburg

Project Description: Use Permit modification at an existing winery (known as Bella Winery, Vineyards, and Wine Caves) granting a) Six (6) agricultural promotional events per year with a maximum of 300 guests per event, but a limit of 100 guests to be on the site at one time; b) 24 catered lunches or dinners per year with a maximum of 35 guests, with dinners not to exceed 12 per year, to cease by 9:30 p.m., and clean-up to end by 10 p.m.; c) Participation in a total of 10 industry wide event days per year with a maximum of 500 guests per event; but a limit of 100 guests to be on the site at one time; d) Food and wine pairing during public tasting; e) Construction of an approximate 375 square foot vineyard tour tasting room shed; f) An interior remodel of the existing winery building to add a new, fully equipped commercial kitchen, approximately 370 square feet in size, and a glass washing station, approximately 130 square feet in size; g) Allow in the wine cave public wine tasting, dinners, and events; and vineyard tours on 100.89 acres. There are no changes to the winery's annual 15,000 case production capacity, the public tasting and retails sales approved under Use Permit UPE99-0088. No weddings, no wedding receptions, or concerts are proposed. The parcel is not under a Land Conservation Act contract (aka Williamson Act contract). The project site is one legal parcel of record bisected by W. Dry Creek Road (APN 139-140-029 and -032 OR#2016-006091).

Prior to commencing the use or vesting the Use Permit, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,280.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,330.75 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
4. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

HEALTH:

"The conditions below have been satisfied BY _____ DATE _____

PRIOR TO INITIATION OF EVENTS:Water:

5. Prior to initiation of events, the applicant shall have the proposed water supply system plans evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

6. Prior to initiation of events, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of its water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to the following requirements prior to issuance of a building permit and/or commencement of project operation:
 - a. A deed restriction running with the land and acceptable to PRMD and County Counsel notifying subsequent property owners that treatment of the water supply is required as a condition of this Use Permit in order to meet State and Federal MCLs and provide potable water to all plumbing fixtures.
 - b. Proof of a contract with a qualified service provider shall be submitted for routine/diagnostic water testing, monitoring, maintenance, and record keeping of the water supply system. Initial water test results before and after the water treatment device shall be submitted to PRMD Project Review Health Specialist.

Copies of all laboratory results must be submitted to the Project Review Health Specialist for review and approval.

7. Prior to initiation of events, the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Division of Drinking Water because it has determined that more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State in Division of Drinking Water order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to PRMD.
8. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot

annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

9. Prior to initiation of events, an easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.
10. Prior to initiation of events, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by PRMD. The Project Review Health Specialist shall receive a letter from the Cross Connection Control Specialist stating that backflow prevention has been installed as recommended.
11. Prior to initiation of events, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

Septic:

12. The applicant shall file an application for wastewater discharge requirements with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to initiation of events, and /or permits for building, grading ponds or septic systems (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance). A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.
13. Prior to initiation of events, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel special events where the septic system lacks sufficient design capacity consistent with PRMD Policy 9-2-31. The septic system capacity increase to accommodate special events shall be 100% of 250 guests. (Additional Well and Septic Review fees may apply).

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

14. Toilet facilities shall be provided for patrons and employees prior to initiation of events, a copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.
15. Prior to initiation of events, the sewage disposal system(s) shall be evaluated relative to the wine cave(s). If the floor of the wine cave(s) are lower than any wastewater disposal field or septic tanks, a minimum 50-foot setback from any tanks, sumps, and septic disposal field shall be maintained. The Project Review Health Specialist shall receive a Topographic Map created by a Civil Engineer, Surveyor or REHS depicting the septic system and wine cave components for review.

Consumer Protection:

16. Prior to initiation of events, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

If the project will operate under a Wine Tasting Room Exemption, the exemption requires:

- a. Proof of a State Wine Grower License (Alcoholic Beverage Control 02 license).
- b. A statement that the wine tasting facility will not offer for sale, food or beverage for onsite consumption (with the exception of the actual wine tasting, prepackaged non-potentially hazardous beverages and crackers).
- c. Note that this Use Permit requires that if any of the following items are new or replacement installations they shall be built to CalCode standards: all flooring, counter tops, restrooms and sinks in the food or beverage service area. The goal is to minimize the need to replace new materials when a small change in the menu triggers the need for a Food Facility permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Solid Waste:

17. Prior to initiation of events, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.
18. Prior to initiation of events, areas within refuse enclosures for food facilities shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning. The Project Review Health

Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

Vector Control:

19. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

Noise:

20. Prior to occupancy or initiation of any events, a sound limiter shall be obtained and consistently used to limit sound generated by amplified music to a level of 70 dBA at a distance of 50 feet from the sound system speakers.

Mitigation Monitoring: Prior to occupancy or initiation of any events, the Permit Holder shall submit an invoice to PRMD to demonstrate a sound limiter has been purchased. The Permit Holder shall keep a permanent log book to record noise level readings when outdoor amplified music is used. PRMD shall not issue temporary or final occupancy on the winery building remodel until the Permit Holder has demonstrated a sound level meter, meeting specifications above, has been obtained.

21. Prior to initiation of events, the Permit Holder shall obtain a sound level meter meeting Type 2 specifications and conduct sound monitoring during all events with amplified sound (music and speech).

Mitigation Monitoring: Prior to occupancy or initiation of any events, the Permit Holder shall submit an invoice to PRMD to demonstrate a sound limited has been purchased. The Permit Holder shall keep a permanent log book to record noise level readings when outdoor amplified music is used. PRMD shall not issue temporary or final occupancy on the winery building remodel until the Permit Holder has demonstrated a sound level meter, meeting specifications above, has been obtained.

OPERATIONAL REQUIREMENTS:

Water:

22. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
23. A safe, potable water supply shall be provided and maintained.
24. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
25. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

26. Maintain the Annual Operating Permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
27. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
28. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Code standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.
29. When permitted agricultural promotional events exceed 250 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:
 - a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.
 - b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.
 - c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
 - d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
 - e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.
 - f. If complaints are received by PRMD regarding the number of available portable toilets that PRMD deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the agricultural promotional event and at future agricultural promotional events as directed by PRMD. The property owner and/or his agent(s) are expected to maintain portable toilets and hand washing units so that:
 - i) The holding tank does not leak or overflow.
 - ii) Toilet paper is promptly replaced when the dispenser runs out.
 - iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.
 - iv) The wait to use a portable toilet shall be minimal.
 - v) Reliance upon portable toilets shall not create a public nuisance.

Consumer Protection:

30. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health & Safety Section if required for the wine tasting and agricultural promotional event activities approved in this Use Permit. State law allows for a wine tasting exemption from a Food Facility Permit. However, in order to qualify for the wine tasting exemption State law requires that no food or beverage be sold for on-site consumption except for wine tasting, prepackaged non-potentially hazardous beverages and crackers. No food or beverage shall be sold for off-site consumption except for bottles of wine and prepackaged non-potentially hazardous beverages. Contact the Environmental Health & Safety Section at 565-6547 for wine tasting information and instruction sheet.

A Food Facility Permit is not required if a caterer holding a valid Retail Food Facility Permit is employed for all food and beverage service. Contact the Environmental Health & Safety Section at 565-6548 for further information regarding caterers. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.

Noise:

31. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

ADJUSTED TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime ² (7 a.m. to 10 p.m.)	Nighttime ² (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour. ² Adjusted for speech and music. Reduction of Table NE-2 by 5 dBA		

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing)

32. All events, including winemaker dinners, shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 a.m. to 10:00 p.m.).
33. The Pinzgauer and Transport Van used for vineyard tours and Upper Redwood Grove picnics shall be limited to:

- a) No more than one vehicle pass by along the Upper Redwood Grove access route in any given hour,
- b) Less than one minute individual pass by trips, with continuous travel, and no stopping in areas near the property lines of sensitive uses, and
- c) On vineyard roads, maintain a minimum 50 foot distance to property lines of sensitive uses.

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing).

34. Outdoor amplified music and sound is permitted if the required sound limiter installed on the sound system is maintained to allow no more than 70 dBA at 50 feet and the Permit Holder monitors sound at all events with amplified speech and/or music. The outdoor amplified music and sound shall end at 4:30 P.M. for all Agricultural Promotional events or Industry-Wide events.

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing).

35. Quieter, non-amplified musical instruments (such as piano, stringed instruments, flute, violin, guitar, fiddle, woodwinds, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing)

Solid Waste:

36. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid.

Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

- 37. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
- 38. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

GRADING AND STORM WATER:

"The conditions below have been satisfied BY _____ DATE _____

- 39. All structures requiring a building permit or an agricultural exemption shall adhere to a building setback line measured, from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. If the top of the stream bank cannot be determined by visual analysis, then the building setback line shall be determined by hydraulic analysis.
- 40. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
- 41. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, riparian corridor setbacks or biotic resources setbacks, shall be shown and noted on the subdivision map.
- 42. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

Right of Way Requirements:

- 43. The Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width as necessary to create public right-of-way a total of 25 feet wide on the Applicant's side of the road, as measured from the existing pavement centerline, for the full length of the property's frontage on West Dry Creek Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.

Mitigation Monitoring: The Applicant shall offer the necessary road right of way to the County of Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

44. The Applicant shall dedicate right-of-way as roadway easement. The Applicant shall have prepared an easement deed, together with the required descriptions and submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to clearance of these conditions.

Mitigation Monitoring: The Applicant shall dedicate the necessary road right of way to the County of Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Required Improvements:

45. The Applicant shall supplement the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) to better accommodate vehicle access. The shoulder improvement shall extend for the full length of the parcel frontage from the southeasterly property line to the project's main entry. The improvement shall consist of Class II aggregate base rock, compacted to a minimum relative compaction of 95%, and a 12 inch depth using a minimum of 2 lifts. The Class II aggregate base shall either be a width of 5 feet wide or the maximum width allowed by existing right-of-way limits.

Mitigation Monitoring: The Applicant shall complete construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

46. The Applicant shall install a "Road Narrows" (W5-1) sign for northbound traffic along West Dry Creek Road before the bridge crossing Pena Creek located at Post Mile 19.40. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement location. The Applicant may alternatively choose to submit payment to the Department of Transportation and Public Works for the total cost of the sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring: The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

47. The Applicant shall install a directional arrow sign (W1-6L) sign and OM1-3 object marker for southbound traffic along West Dry Creek Road before the bridge crossing Peña Creek located at Post Mile 19.40. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement location. The Applicant may alternatively choose to submit payment to the Department of Transportation and Public Works for the total cost of the sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring: The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

48. The Applicant shall apply to the Department of Transportation and Public works to install "No Parking Anytime" (R26) (CA) signs on the easterly side of West Dry Creek Road along the length of the project's frontage to the satisfaction of the Department of Transportation and Public Works. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement locations. The signs are to remain covered until the Board of Supervisors passes a no parking ordinance for this location. Therefore, the Applicant may alternatively choose to submit payment to the Department of Transportation and Public Works for the total cost of the

sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring: The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Intersections of Roads and Driveways:

49. The Applicant shall construct or improve all of the project's driveways providing access to West Dry Creek Road to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (the main entrance, entry to Lot B and entry to Lot C as shown on the W-Trans *Traffic Impact Study for the Bella Winery* dated July 26, 2017, Figure 5). More specifically, the constructed or improved driveways shall meet current AASHTO standards and the following criteria:
- a. A minimum throat width of 24 feet (measured 30 feet from the edge of pavement).
 - b. Entrance curves having a minimum pavement radius of 25 feet. The entrance curves shall begin on a line that is 12 feet distant from, and parallel with, the physical centerline of West Dry Creek Road. A 1:10 pavement taper shall be constructed on both sides of the entrance. Entrance curve radii may be reduced with the approval of the Fire Services Division of the Sonoma County Department of Emergency Services.
 - c. The minimum sight distance for vehicles entering and exiting the project driveways shall be in accordance with current AASHTO requirements for the speed traveled on West Dry Creek Road as determined by the W-Trans *Traffic Impact Study for the Bella Winery* dated July 26, 2017. The Applicant shall trim and remove frontage landscaping and vegetation, as necessary, in order clear sight obstructions and attain the required sight lines.
 - d. The entries shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
 - f. All driveway entrance deficiencies shall be corrected prior to commencement of any approved use.
 - g. This condition shall be void if the existing entrance(s) meets or exceeds these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, attesting to compliance with these requirements will be required for each driveway entry.

Mitigation Monitoring: The Applicant shall complete the construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

50. The Applicant shall upgrade existing driveway cross-drains within the County right-of-way to a minimum 18 inch culvert and in accordance with Department of Transportation and Public Works Road Construction Standard 820.

Mitigation Monitoring: The Applicant shall complete the construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or

industry-wide events.

Emergency Vehicle Access:

51. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the public road traveled way in accordance with Sonoma County Mandatory Fire Safe Standards, Section 13-38, unless otherwise approved in writing by the Sonoma County Fire Marshal.

Mitigation Monitoring: Any driveway gate shall meet the minimum distanced of 30-feet from the edge of the public road traveled way in accordance with Sonoma County Mandatory Fire Safe Standards or the applicant must provide a written approval from the Sonoma County Fire Marshal to the Sonoma County Transportation and Public Works Department.

Fees:

52. The Applicant shall submit payment of Traffic Mitigation fees to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT. Evidence of payment shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to clearance of these conditions.

Mitigation Monitoring: The applicant shall pay the applicable Traffic Mitigation fees to the County of Sonoma, either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Processing:

53. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.

Mitigation Monitoring: Failure by the applicant to obtain an Encroachment Permit issued by Permit Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

FIRE AND EMERGENCY SERVICES:

"The conditions below have been satisfied BY _____ DATE _____

54. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building sites), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.
55. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
56. Applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the 2016 California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads;

access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.

- a. Premises Identification and Road Naming: Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
 - b. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
 - c. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
 - d. Building features: Fire sprinklers are required and fire alarm system is required.
57. Applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official when required.
58. Applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the 2016 California Fire Code) to Sonoma County Fire or the local Fire Protection District. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.
- a. A written plan shall be provided how to address minimum fire and life safety requirements during events and shall have a dedicated staff member responsible for training and education of staff. Examples are how to address emergencies. 911 early notification, medical response, and CPR first aid.
59. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access. A ratio of 2.5 persons per vehicle shall be used in making such calculations.
60. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the 2016 California Fire Code as adopted and amended by Sonoma County Code.

PLANNING:

"The conditions below have been satisfied BY _____ DATE _____

61. This Use Permit modification is for an existing winery with a maximum annual production capacity of 15,000 cases, with a single winery building approximately 2,600 square feet in size, a wine cave approximately 6,700 square feet in size used for barrel storage(aging) and public tasting; and retails sales. The Use Permit modification authorizes approval for:
- a) Six (6) agricultural promotional events per year with a maximum of 300 guests per event, but a limit of 100 guests to be on the site at one time, and held at the outdoor lawn area or in the wine cave.
 - b) 24 catered lunches or dinners per year with a maximum of 35 guests, with dinners not to exceed two per month and up to 12 per year. Dinners shall cease by 9:30 p.m. and clean-up to end by 10 p.m. Luncheons shall be held at the outdoor lawn area or up in the vineyard grove area. Dinners shall be held in the wine cave.
 - c) Participation in a total of 10 industry-wide event days per year with a maximum of 500 guests per event, but a limit of 100 guests to be on the site at one time, and held at the outdoor lawn area or in the wine cave.
 - e) Construction of an approximate 375 square feet vineyard tour shed located in the vineyard to be used for tours and tastings.

f) An interior remodel of the existing winery building to add a new, fully equipped commercial kitchen, approximately 370 square feet in size and a glass washing station, approximately 130 square feet in size.

g) Allow the use of the wine cave for public wine tasting, dinners, and events; and allow the vineyard tours.

62. Agricultural Promotional Events include the following:

- a. A maximum of 2 annual Wine Club Member Appreciation Events. A Wine Club Appreciation Event is a wine club appreciation day that could include wine release days, barrel tasting, education and other marketing activities to support, build, and retain the Wine Club list. Wine Club Appreciation Events will not occur during the peak summer months of July, August and September.
- b. A maximum of 4 additional Open House Events that may coincide with National Holidays.

Note: Weddings, wedding receptions, concerts, and dances are not approved under the Use Permit.

63. Industry-Wide Events include the following:

Participation in 3 to 5 County-wide Industry events of 2 consecutive days each for a maximum of 10 industry-wide event days (i.e. Food & Wine Affair, Winter Wine Land, Passport, etc.). Note: Participation in the 6-day Barrel Tasting Event is prohibited under this Use Permit.

64. Approved Hours of Operation:

- Winery: 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
- Tasting Room: 11 AM to 5 PM Monday through Sunday, year round.
- Lunch/dinner activities will be between the hours of 11 AM to 9:30 PM, Monday through Sunday, year round (limit 2 per month) and up to 12 dinners per year.
- Agricultural Promotional Events: 11 AM to 9:30 PM, with clean up to end by 10:00 P.M.
- Industry- Wide Events: 11 AM to 5 PM (same as tasting room hours).
- Outdoor amplified music shall end at 4:30 P.M. for all events.

65. Approved modifications to the existing winery building include eliminating one 80 SF office on the south side of the winery, eliminating the existing 165 SF caterer's prep kitchen by the fermentation tank room, and eliminating the existing 231 SF equipment storage area. The fermentation tank room will be decreased in size by approximately 80 SF. The elimination of the office, storage room, and caterers prep kitchen is to allow for the new 370 SF full equipped commercial kitchen and new 130 SF glass washing area. Minor changes to these plans shall go to the Project Planner for review and approval during the Building Permit stage. The overall footprint of the existing winery building will remain unchanged. The existing offices on the north side of the building, the existing tasting room and existing restrooms within the winery building will remain unchanged.

66. This Use Permit (UPE16-0046) shall supersede all prior Use Permits, including UPE99-0088, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.

PLANNING FEES:

67. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

68. Construction of new or expanded non-residential development shall be subject to Workforce

Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

PRIOR TO BUILDING/GRADING PERMIT PHASE

69. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:
“To avoid or minimize potential impacts to passerines and raptors that may potentially nest in the trees, the following requirements shall be implemented during all stages of project development and construction:
1. Grading should be conducted outside the nesting seasons, which occurs between approximately February 15 and August 15.
 2. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent “take” of individual birds that could begin nesting after the survey.
 3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance free buffer zone shall be established around the nest trees until the young have fledged, as determined by a qualified biologist.
 4. The radius of the required buffer zone can vary depending on species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
 5. To delineate the buffer zones around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
 6. After protective construction fencing is in place around the buffer zones, there will be no restrictions on grading or construction activities outside the prescribed buffer zones.”
- Mitigation Monitoring: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.
70. Any exterior lighting plan for the new case- good storage structure in the existing vineyard area shall be submitted and approved by the Project Planner prior to issuance of any Building permit. County standards require that exterior lighting be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions.
71. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ2 for rural) standards from Title 24 effective October 2005.
72. All grading and building permits plans involving ground disturbing activities shall include the following notes:

“If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator

must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

Mitigation Monitoring: PRMD staff shall ensure that the notes listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. The Permit Holder shall ensure the above protection measures are implemented during ground disturbing activities and project construction. If violations occur, PRMD shall seek voluntary compliance from the Permit Holder and thereafter may initiate an enforcement action and/or Use Permit revocation or modification proceedings, as appropriate. (Ongoing).

73. All protected trees to be removed shall be identified as to size and type on a site development plan. Prior to final occupancy or initiation of the use, trees shall be replaced in accordance with the standards set forth in the County of Sonoma Tree Ordinance.
74. All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.
75. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.

CONSTRUCTION PHASE:

76. The following dust control measures shall be included in the project:
 - a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
 - b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
 - c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits.

77. Local emergency service agencies shall be notified prior to construction to inform them that traffic delays may occur, and also of the proposed construction schedule.

The contractor shall provide for passage of emergency vehicles on this section of W. Dry Creek Road at all times.

The contractor shall maintain access to all parcels along this section of W. Dry Creek Road during project construction.

Mitigation Monitoring: Failure by the applicant to notify local emergency service agencies of the proposed road construction schedule or if the construction blocks emergency vehicle access or blocks access to other parcels on this section of W. Dry Creek Road shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

OPERATIONAL REQUIREMENTS:

78. The applicant shall implement the Event Safety Plan to manage event activities on the project site during agricultural promotional events, holiday weekends and industry-wide events as follows:

- a) 2-5 parking attendants
- b) 1 additional staff member designated as guest counter
- b) No buses/vehicles over 12 seats policy to keep bigger vehicles off the road
- c) Events will be “open house” format to spread out guests throughout the day
- d) No main event to avoid clustering at any one time
- e) Car turn around will occur in the parking lot only, not on the street
- f) No parking on the street
- g) Parking signs installed and maintained to clearly mark overflow parking and fire lanes
- h) Vineyard gate to overflow parking areas will remain open.

79. The applicant shall implement an Event Parking Safety Plan shall be implemented by the applicant. The applicant shall implement the following parking management standards for industry-wide and agricultural promotional events:

- a. Events shall limited to no more than 100 guests on the site at any one time.
- b. For any event having more than 50 attendees, a minimum of two parking attendants from a professional parking company will be stationed at the site to assist guests in finding appropriate parking.
- c. For events with 100 or more total daily guests anticipated, 3 to 5 professional parking attendants will be employed.
- d. For events with 100 or more total daily guests anticipated, a guest counter and traffic crossing guard will be employed.
- e. For industry-wide events, the applicant shall work with the event organizer(s) for each specific industry-wide event to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.
- f. Tickets and a guest counter will be used to ensure that the number of guests stay within the maximum daily limit and the 100 guest count at any one time.
- g. Vehicles shall be instructed not to turn around on the public road.
- h. An emergency plan will be employed at events with winery staff member designated as the Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.
- i. In addition to the two proposed turnarounds at Lot C and Lot E, traffic control measures to eliminate queuing on the road, the applicant shall station a parking attendant at the intersection of W. Dry Creek and Yoakim Bridge if the parking lots reach 95% capacity

the attendant shall have a minimum 3X4 foot sign to notify drivers that the winery lot is full.

Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that Parking Safety Plan is not being fully implemented, PRMD staff shall investigate the complaint and require the applicant to comply. Failure to implement such Plan shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

80. The six agricultural promotional events shall be managed as follows:
- a) The events shall occur only in non-peak months (September-May).
 - b) Guests shall be required to have an official reservation and/or ticket to ensure that there are not additional guests arriving over the 100 guest count.
 - c) The permit holder may charge a small fee to allow better control the RSVP list, or
 - d) The permit holder may have multiple reservation time slots available during the event day to ensure guests do not arrive all at the same time or in too large of numbers.
81. The Permit-Holder shall provide, at least 14 days in advance, a notice of the agricultural promotional events, industry wide events, and dinners to the neighbors. This notice shall be given in a written form (email, note, or US mail) to all neighbors north of Yoakim Bridge that have direct access off of W. Dry Creek Road. Permit Sonoma can assist the Permit Holder with acquiring this information. The event dates stated on the notices provided to neighbors shall be updated on an annual basis by the Permit Holder.
82. Prior to initiating Agricultural Promotional Events or Industry-wide Events, the applicant shall submit a Parking Safety Plan to the Project Planner for review and approval. The applicant shall implement the Parking Safety Plan during all agricultural promotional events and industry wide events.

Mitigation Monitoring: Failure by the applicant to implement the Parking Safety Plan during all agricultural promotional events and industry wide events shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

83. Parking of vehicles and/or trucks associated with this winery facility is not permitted along any public or private roadways, or shared vineyard roads.

Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that vehicles and/or trucks associated with this winery facility are being parked along public or private roadways, or shared vineyard roads, PRMD staff investigate the complaint. Failure to comply with the Use Permit conditions is considered a violation and may be subject to revocation or modification proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

84. The applicant shall maintain on-site parking to serve the existing winery operations, public tasting, and all event activity for the site a total of 100 on-site parking spaces consisting of: 28 regular spaces, 2 ADA accessible spaces, and 70 event overflow spaces as depicted on approved Use Permit Site Plan (Sheet UP 2).

USE PERMIT OPERATIONAL REQUIREMENTS85. Food Service Condition:

A restaurant, café, delicatessen or any other food service offering cooked-to-order food is prohibited. Table service, retail sales of cooked or prepared food or menu items are prohibited in the tasting room, except within the public tasting room for food and wine pairings as noted in Condition # 86 below. The following types of food service are allowed under this permit:

- a. Samples or tastes of pre-packaged food, such as crackers, nuts or other palette cleansers, featuring local foods and food products offered in conjunction with wine tasting.
- b. Prepared meals or appetizers featuring local foods and food products offered in conjunction with agricultural promotional events, such as wine club parties, and winemaker dinners, and with food and wine pairings as limited by Condition #88. Such meals/appetizers may be provided by a licensed caterer or prepared in the approved commercial kitchen located in the winery building as depicted on the approved project floor plan. The preparation area can include counter space, a double sink, microwave oven(s), warming oven(s), refrigeration, a stove or range, and an exhaust hood.
- c. Retail sales of pre-packaged food not associated with the activities described in a) and b) are allowed in conjunction with wine tasting subject to the following limitations:
 - i) Retail sales of pre-packaged food featuring local foods and food products shall be permitted only during tasting room hours as approved by this Use Permit.
 - ii) Retail sales of pre-packaged food available for on-site consumption only.
 - iii) No indoor seating area or table service is permitted in conjunction with retail sales of pre-packaged food. Outdoor seating areas are permitted for use as outdoor picnic areas.
 - iv) No off-site signs advertising retail sales of pre-packaged food is permitted. All project signage shall conform to the Zoning Code Sign Regulations.

86. Food and Wine Pairing:

The square footage of the tasting room area devoted to food and wine pairing shall be limited to no more than 15% of the floor area of the tasting rooms up to a maximum of 640 square feet.

Seating in the food and wine pairing tasting area shall be limited to 20 seats and no more than 20 persons.

Food and wine pairings shall be selected by the winery with no menu options allowed.

Such pairing shall be limited to small appetizer-like portions, are limited to no more than four days per week and no more than twice per day at specified times (11:00 a.m. and 2:00 p.m.) avoiding the lunch hour and shall not be open to drop in guests.

87. Agricultural promotional events shall not consist of weddings, wedding receptions, concerts, or dances.

Mitigation Monitoring: Under the Use Permit approval weddings, wedding receptions, concerts, or dances are prohibited and are not considered Agricultural Promotional Events. Failure to

comply with the Use Permit conditions is considered a violation and may be subject to revocation or modification proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

88. The days and hours for special events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County's direction.

The applicant shall submit to the County an annual request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program.

89. Annual Report. After commencement of event activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of agricultural promotional events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending each event, the purpose of each event, and any other information required by the director. The annual report shall also include the proposed events for the coming year.
90. Staff Training. Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.
91. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:
- a. Pomace shall be composted and land applied, or land applied and disced into the soil on vineyards or agricultural land owned or controlled by the applicant.
 - b. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.
 - c. Pomace shall be transported to the County's composting facility at the Central Disposal Site (or any future location) in a fashion that allows the pomace to be used by the County's composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities a) through c) above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

92. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

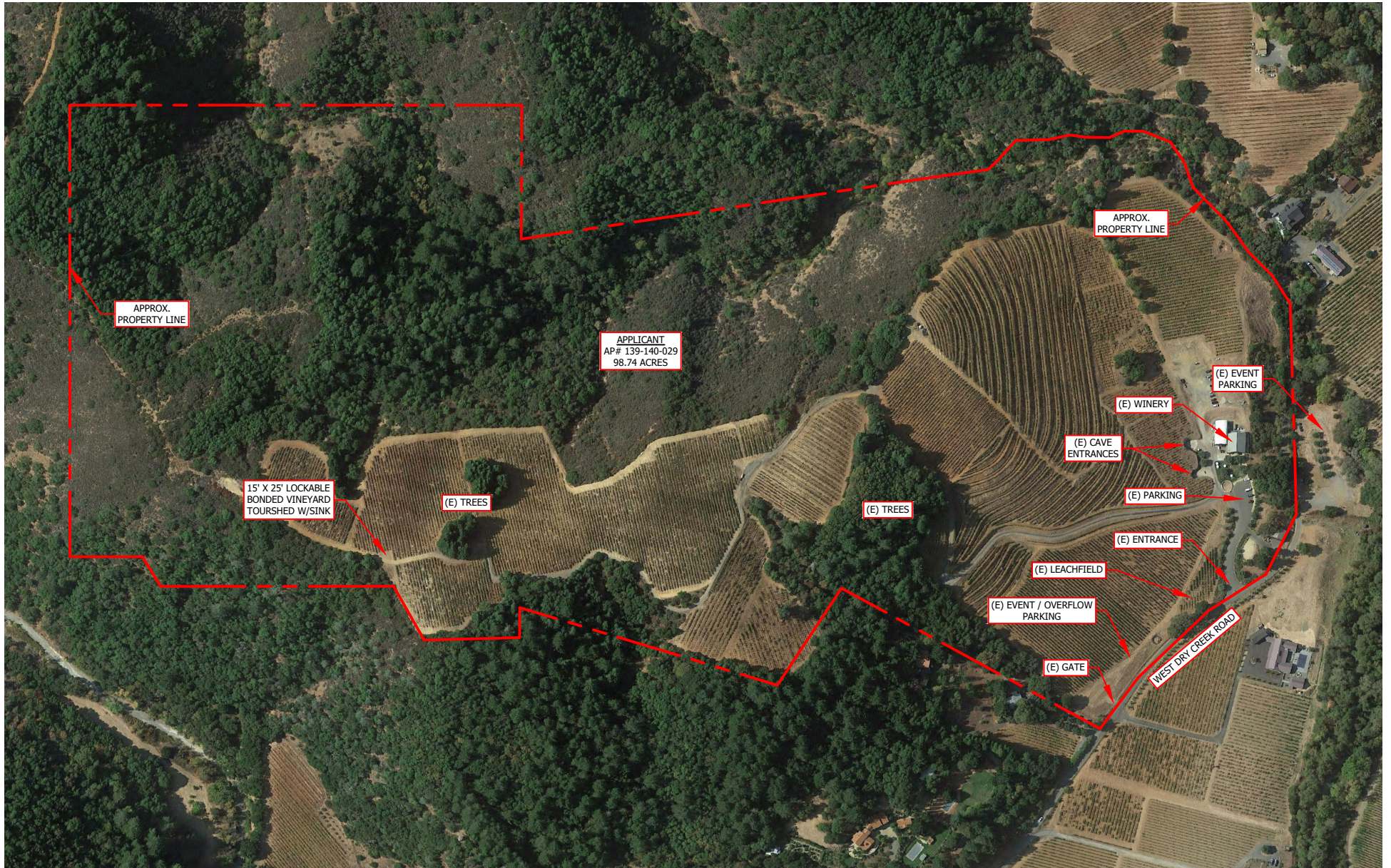
93. Two-Year Review. A review of event activities under this Use Permit shall be undertaken by the director two (2) years after commencement of the first event to determine compliance with the Conditions of Approval applicable to agricultural promotional events. The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to events or that event activities constitute a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit with regard to events. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

94. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

95. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code



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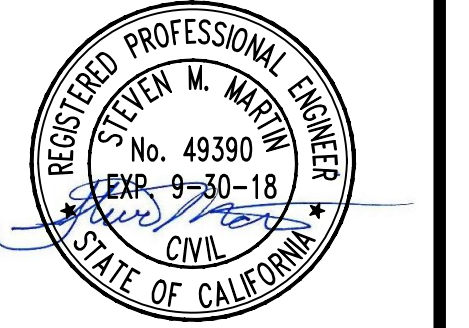
Steve Martin Associates, Inc.
130 South Main Street, Suite No. 201
Sebastopol, CA 95472
Office (707) 824-9730, Fax (707) 824-9707
www.SMAssociates.net

BELLA VINEYARDS
9711 WEST DRY CREEK ROAD
HEALDSBURG, CA 95448

AP# 139-140-029

2012-018

02.05.18



USE PERMIT MODIFICATION

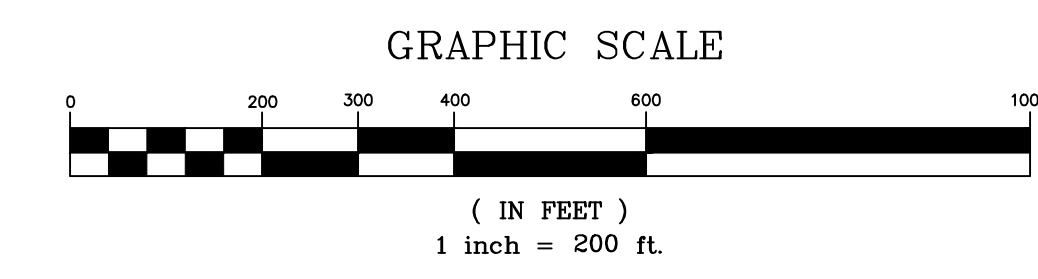
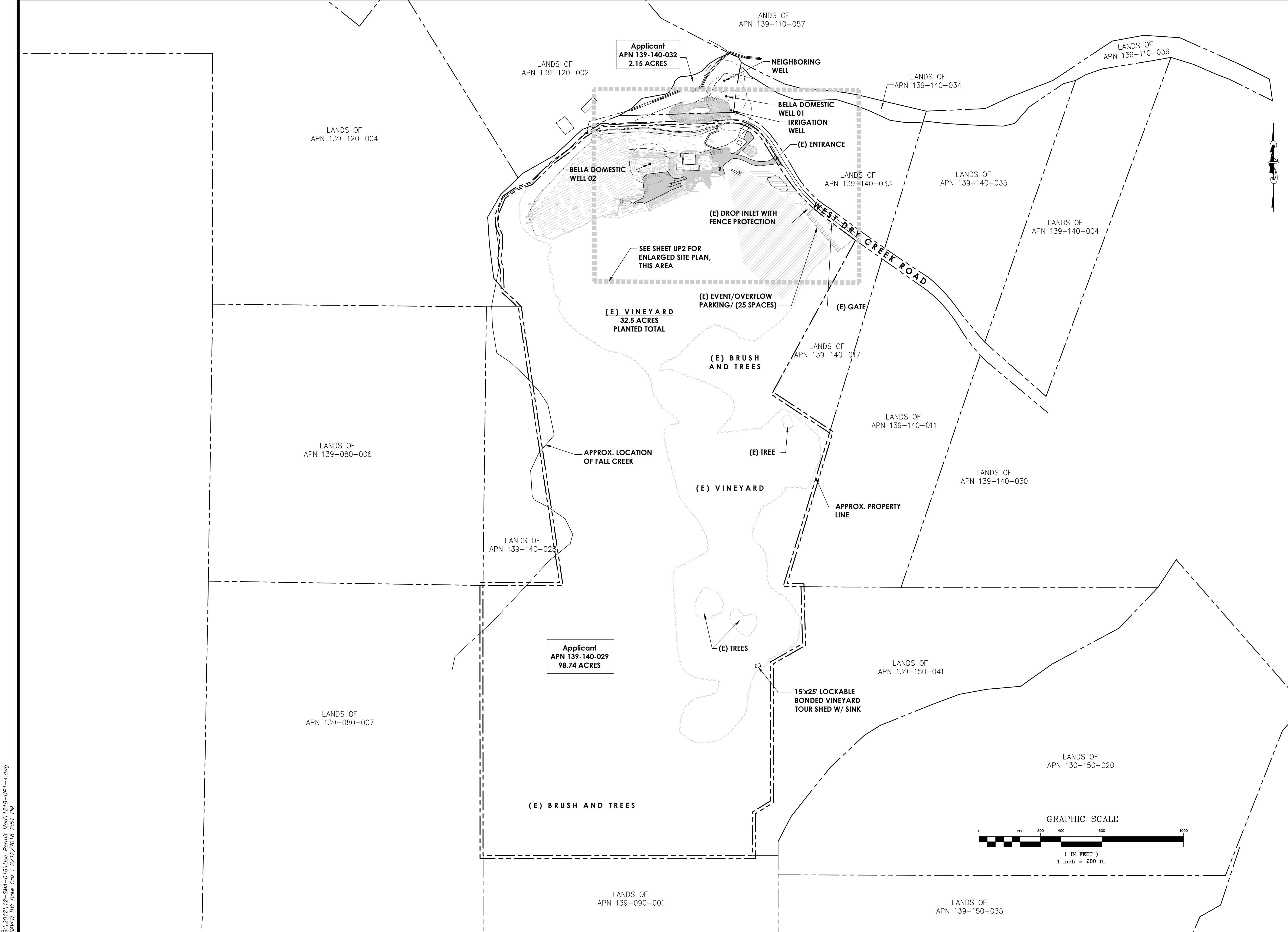
OVERALL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

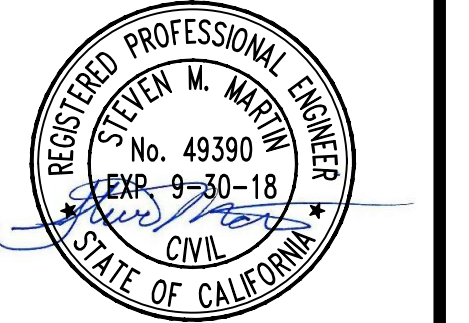
REVISIONS	
DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM, Bree CHKD SM
FILE NO. 1218-UP1-4
SHEET

UP1



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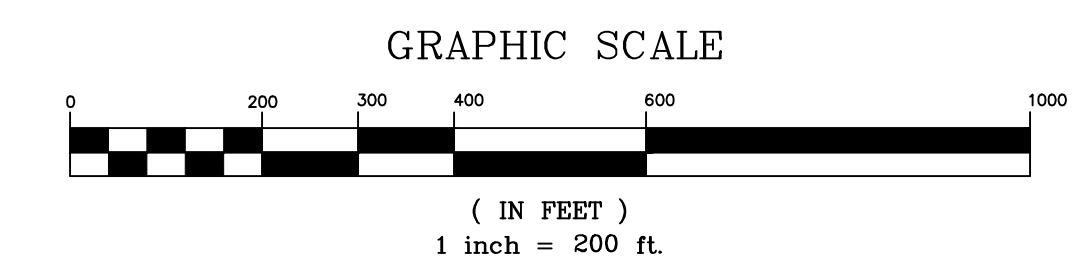
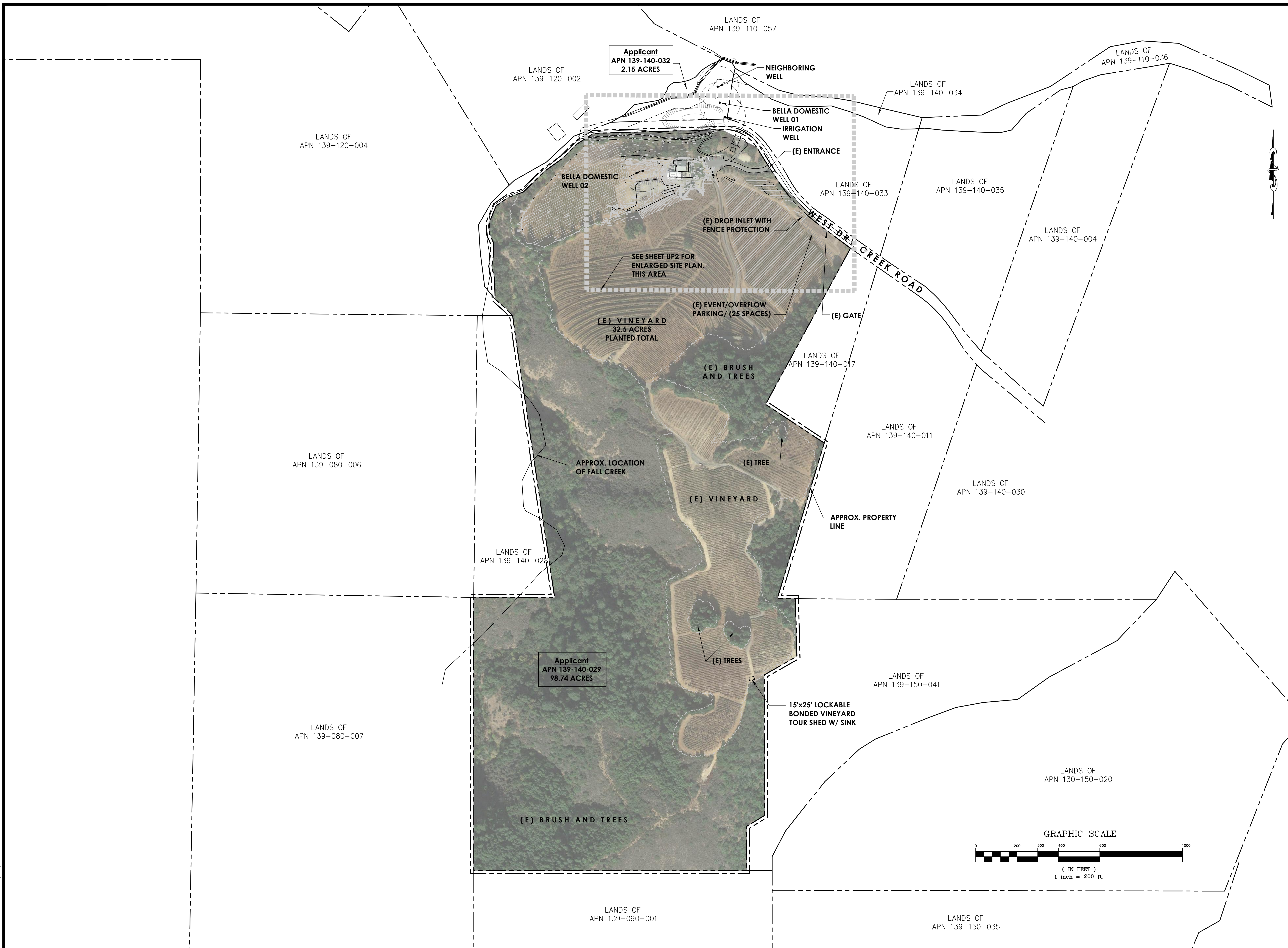
OVERALL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS	
DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM, Bree CHKD SM
FILE NO. 1218-UP1-4
SHEET

UP1-A



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USE PERMIT MODIFICATION

PARTIAL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018

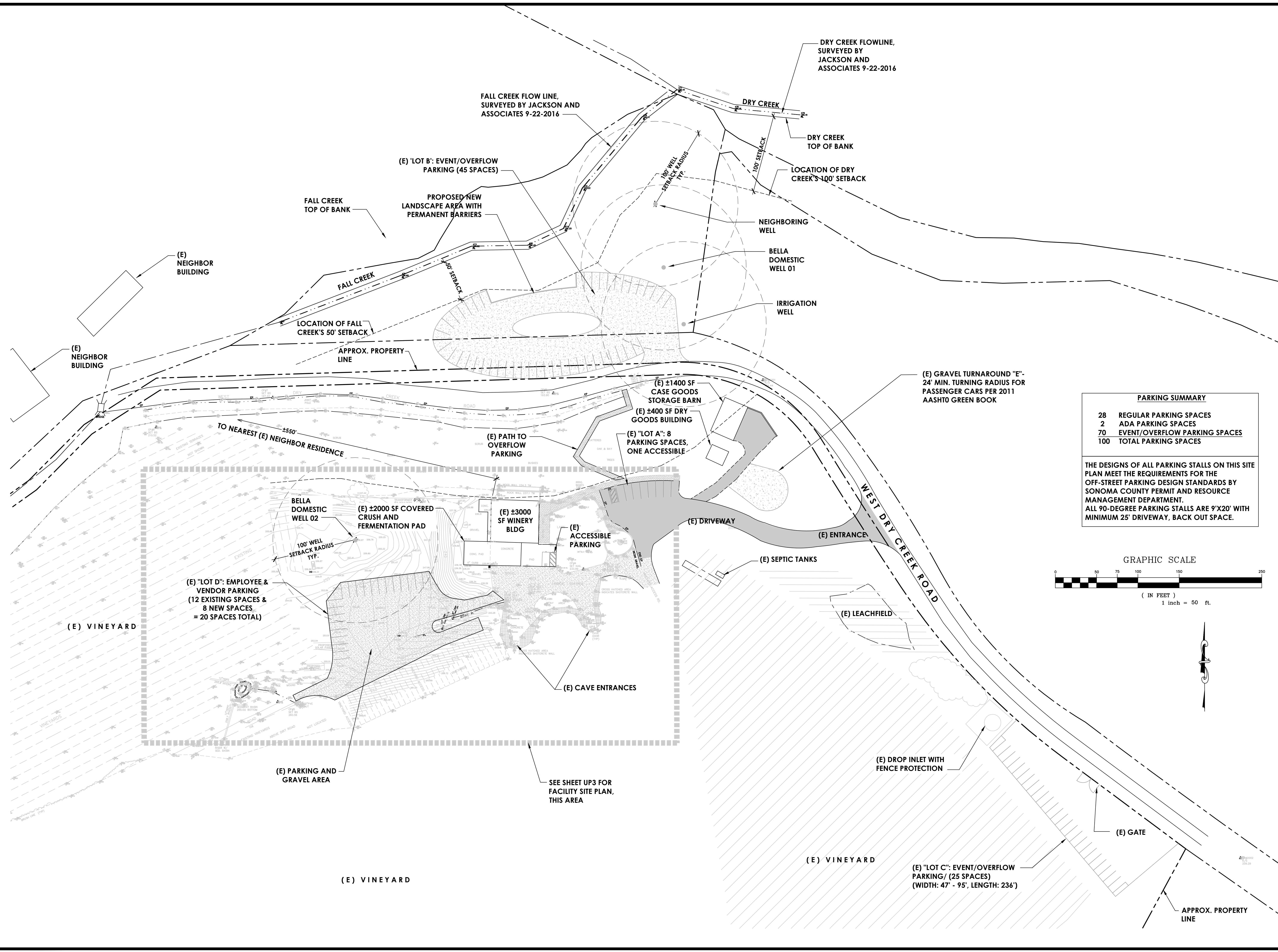
DATE May 3, 2016

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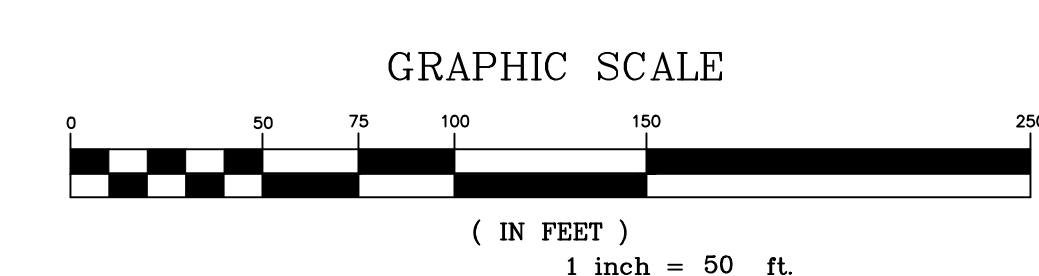
UP2



PARKING SUMMARY

28	REGULAR PARKING SPACES
2	ADA PARKING SPACES
70	EVENT/OVERFLOW PARKING SPACES
100	TOTAL PARKING SPACES

THE DESIGNS OF ALL PARKING STALLS ON THIS SITE PLAN MEET THE REQUIREMENTS FOR THE OFF-STREET PARKING DESIGN STANDARDS BY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. ALL 90-DEGREE PARKING STALLS ARE 9'X20' WITH MINIMUM 25' DRIVEWAY, BACK OUT SPACE.



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USE PERMIT MODIFICATION

FACILITY SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-Issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018

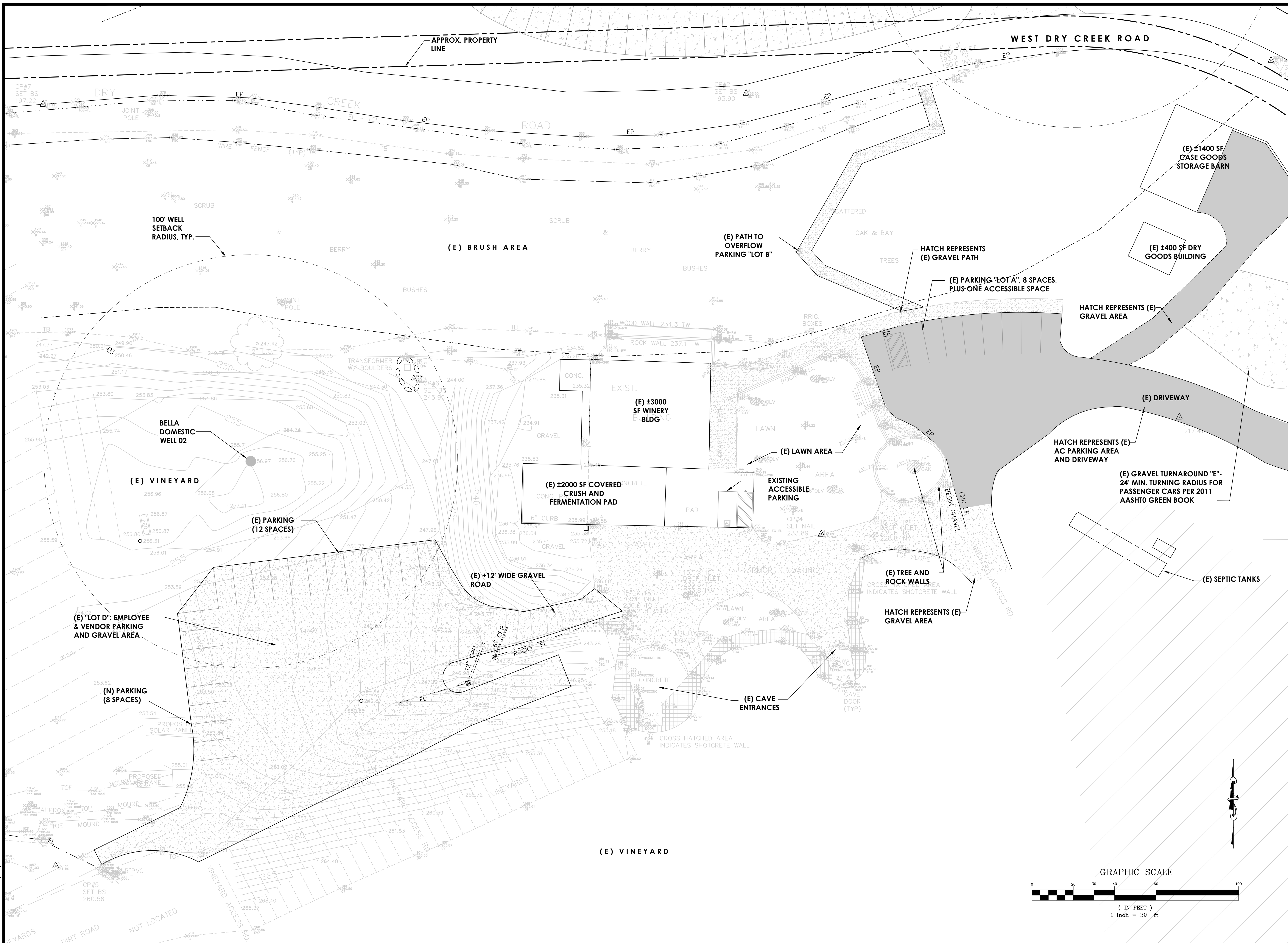
DATE May 3, 2016

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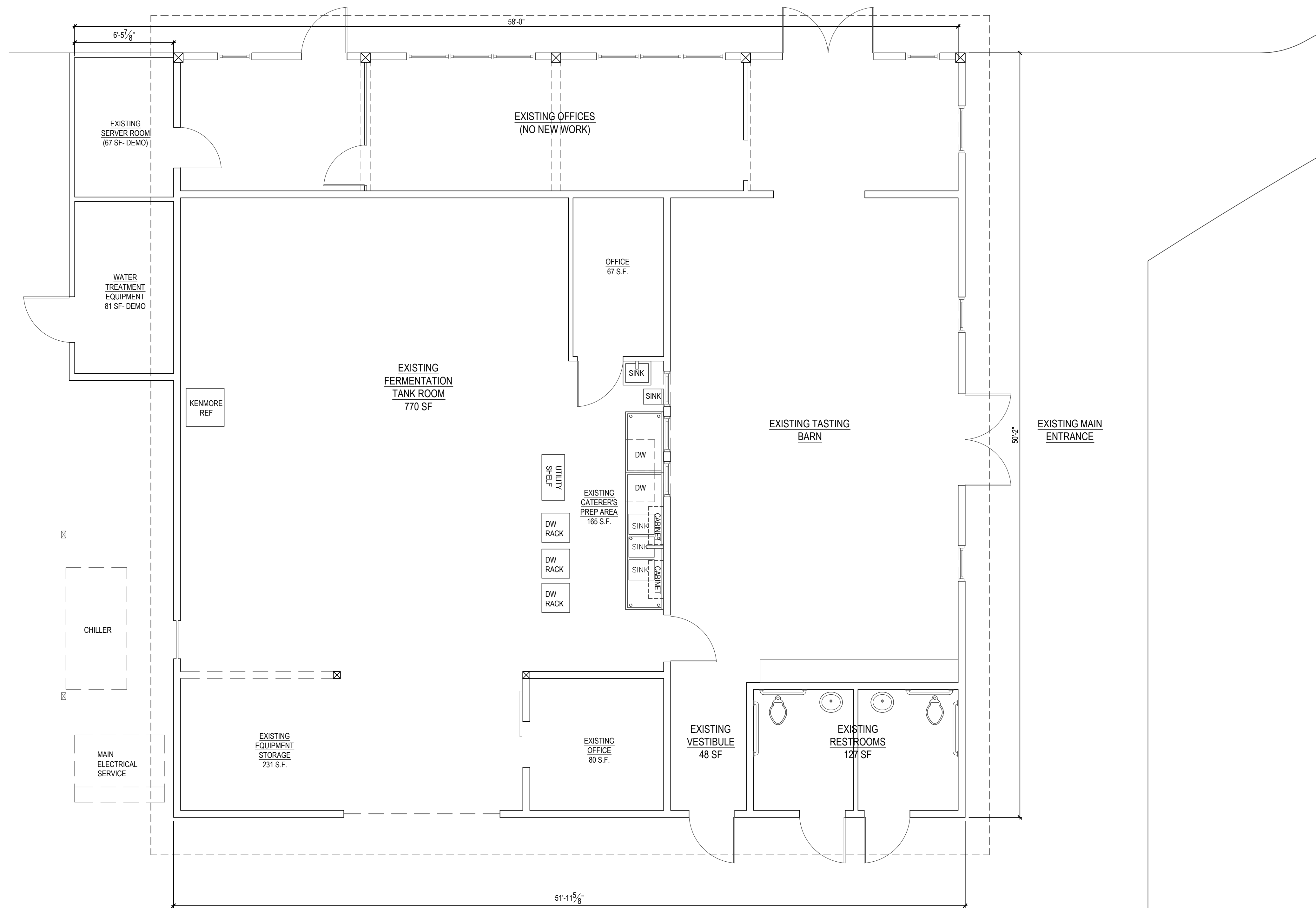
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UP3



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USE PERMIT MODIFICATION
EXISTING WINERY
FLOOR PLAN

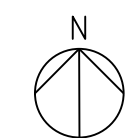
BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029

REVISIONS	
DATE	DESCRIPTION

JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM CHKD SM
FILE NO. 1218-ewfdupm
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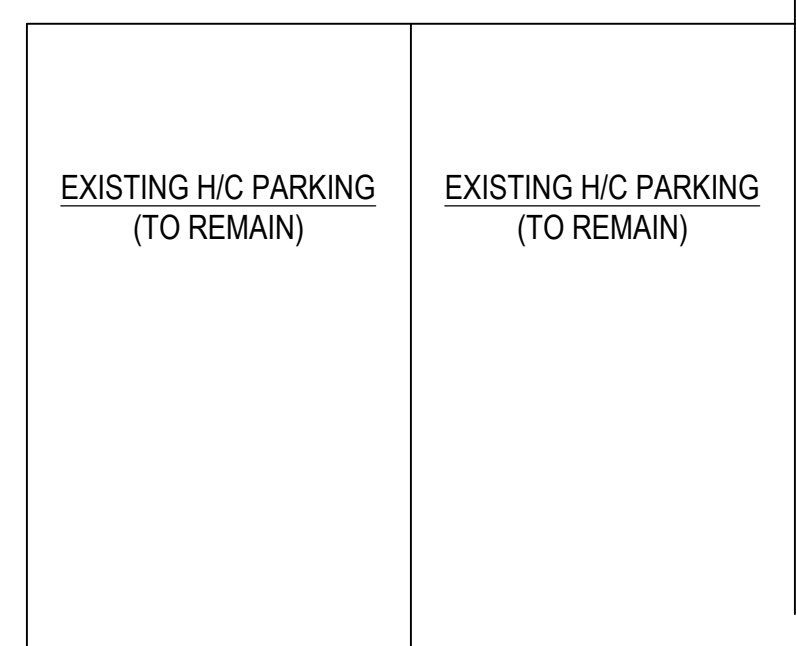
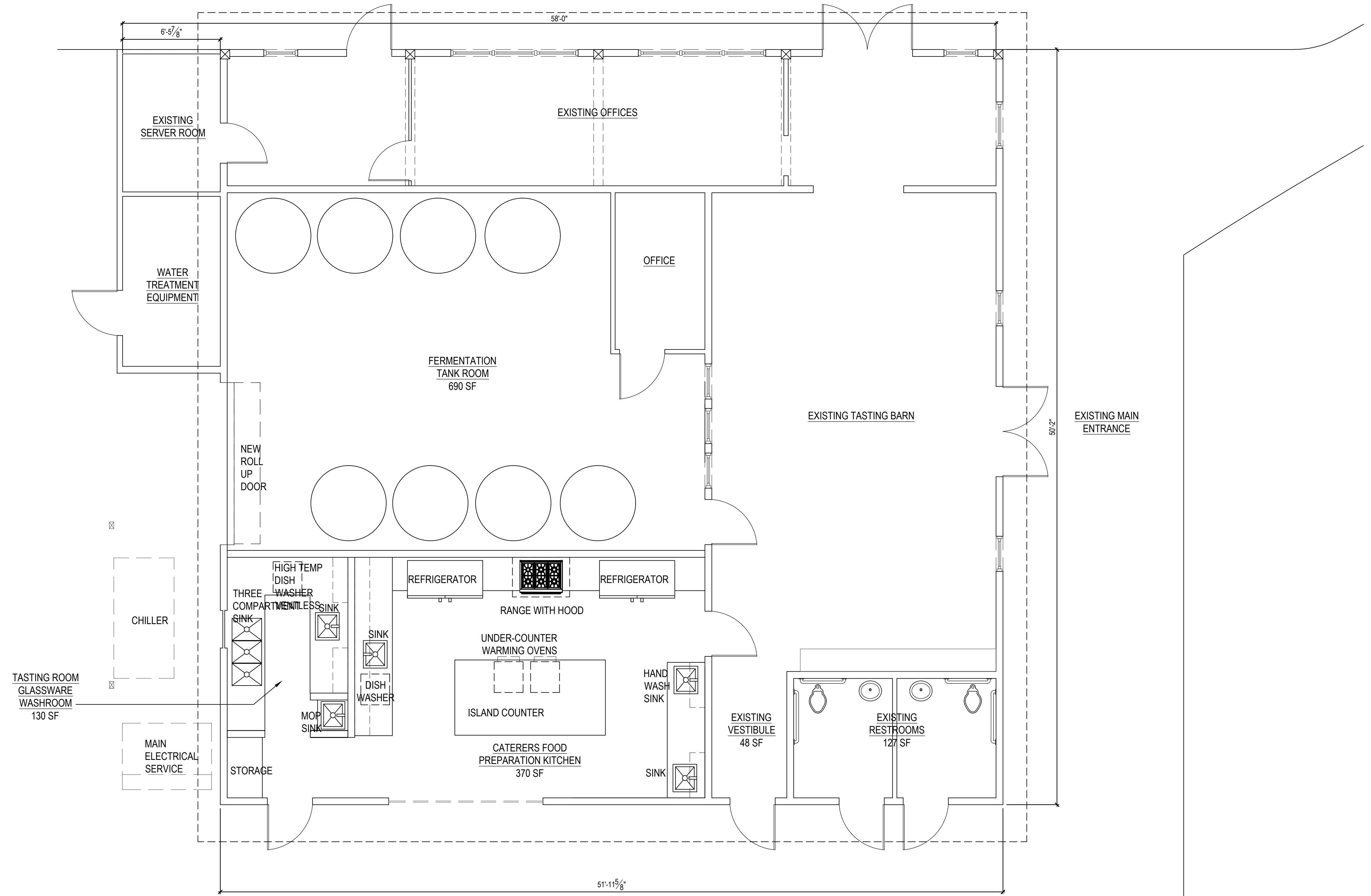
EXISTING H/C PARKING (TO REMAIN) EXISTING H/C PARKING (TO REMAIN)

1 FLOOR PLAN- EXISTING
1/4"=1'-0"
TOTAL SF- 2607 SF



USE PERMIT MODIFICATION
**PROPOSED WINERY
FLOOR PLAN**

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032



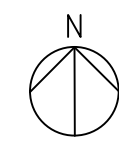
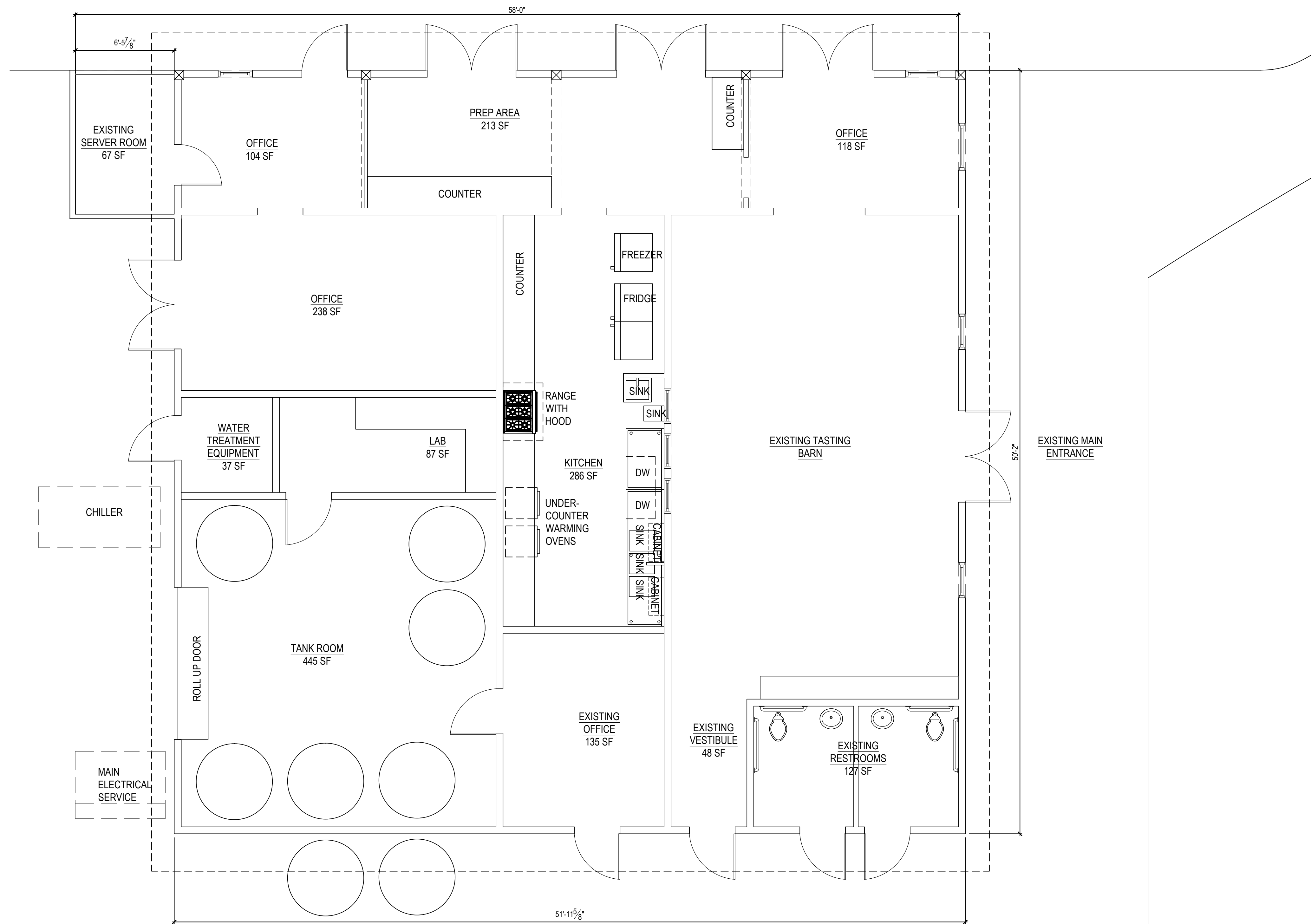
1 FLOOR PLAN- PROPOSED
1/4"=1'-0" N

REVISIONS	
DATE	DESCRIPTION
10.05.17	Re-Issue

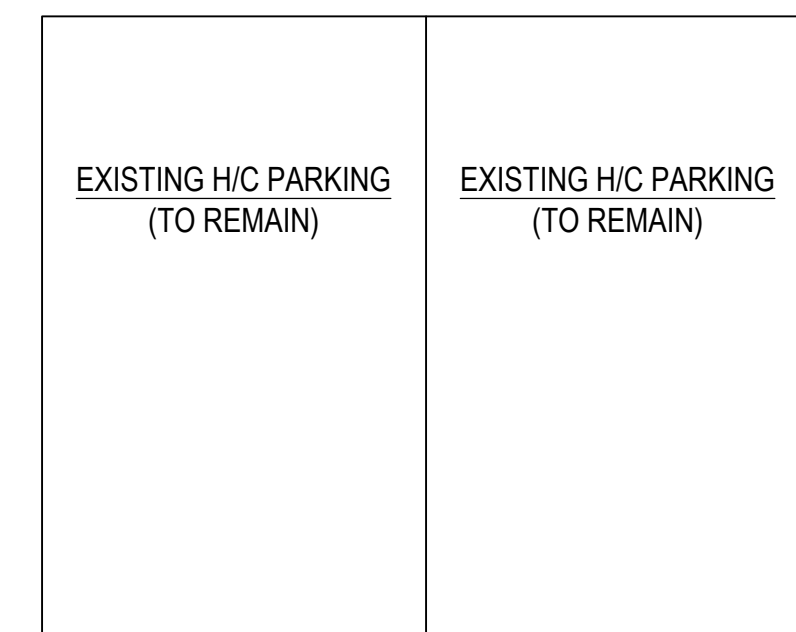
JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM CHKD SM
FILE NO. 1218-ewfdupm
SHEET

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1 FLOOR PLAN- PROPOSED ALTERNATE VERSION 'B'
 1/4"=1'-0"
 TOTAL SF- 2607 SF



SMA

Steve Martin Associates, Inc.

NORTHERN CALIFORNIA:

130 S. Main Street, Ste. 201
 Sebastopol, CA 95472
 (707) 824-9730
 Fax (707) 824-9707

CENTRAL COAST:

606 Alamo Pintada Rd.
 Suite 3-221
 Solvang, CA 93463
 (805) 541-9730

www.SMAAssociates.net

USE PERMIT MODIFICATION
 PROPOSED WINERY
 FLOOR PLAN
 ALTERNATE VERSION 'B'

BELLA VINEYARDS
 9711 West Dry Creek Road
 Healdsburg, CA 95448
 AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
10.05.17	Re-Issue

JOB NO. SMA 2012-018

DATE May 3, 2016

DRAWN Bree CHKD SM

FILE NO. 1218-ewfdupm

SHEET

A1.2

USE PERMIT MODIFICATION
EXISTING EAST AND
SOUTH EXTERIOR
ELEVATIONS

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

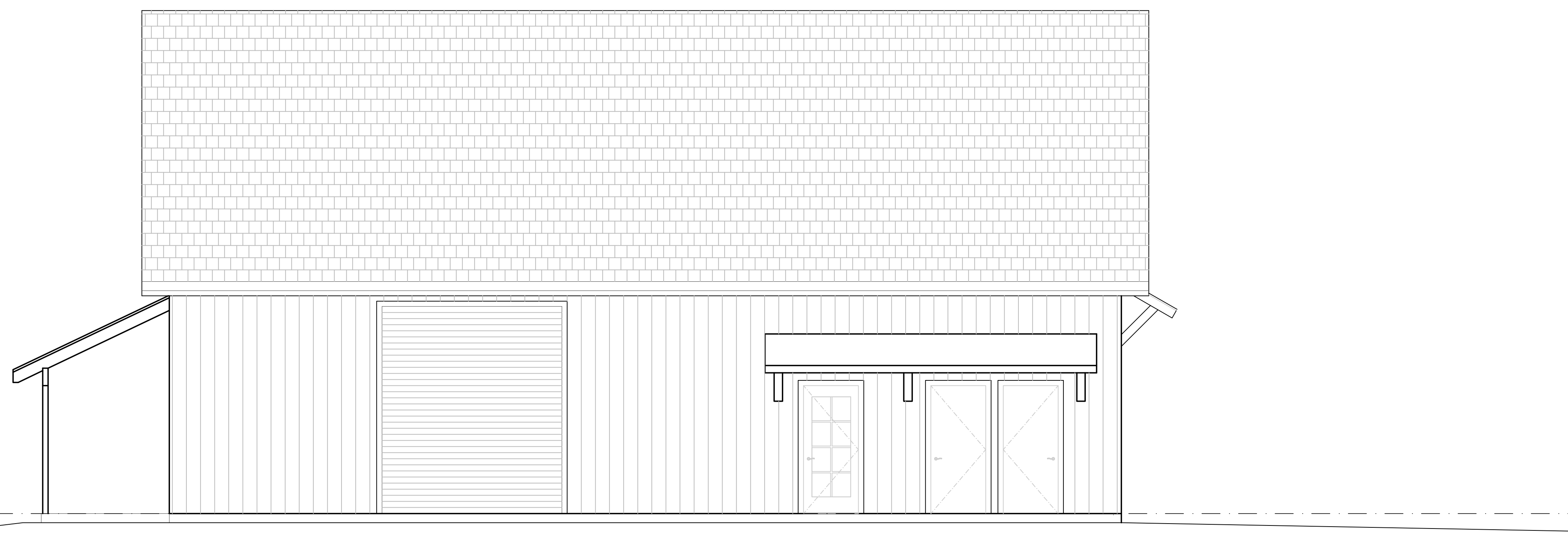
REVISIONS	
DATE	DESCRIPTION
09.19.16	Updated APN

JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM CHKD SM
FILE NO. 1218-ewfdupm
SHEET



T.O. FIRST FLOOR
ELEV +/- 0'-0"

1 EXISTING ELEVATION- EAST
1/4"=1'-0"



T.O. FIRST FLOOR
ELEV +/- 0'-0"

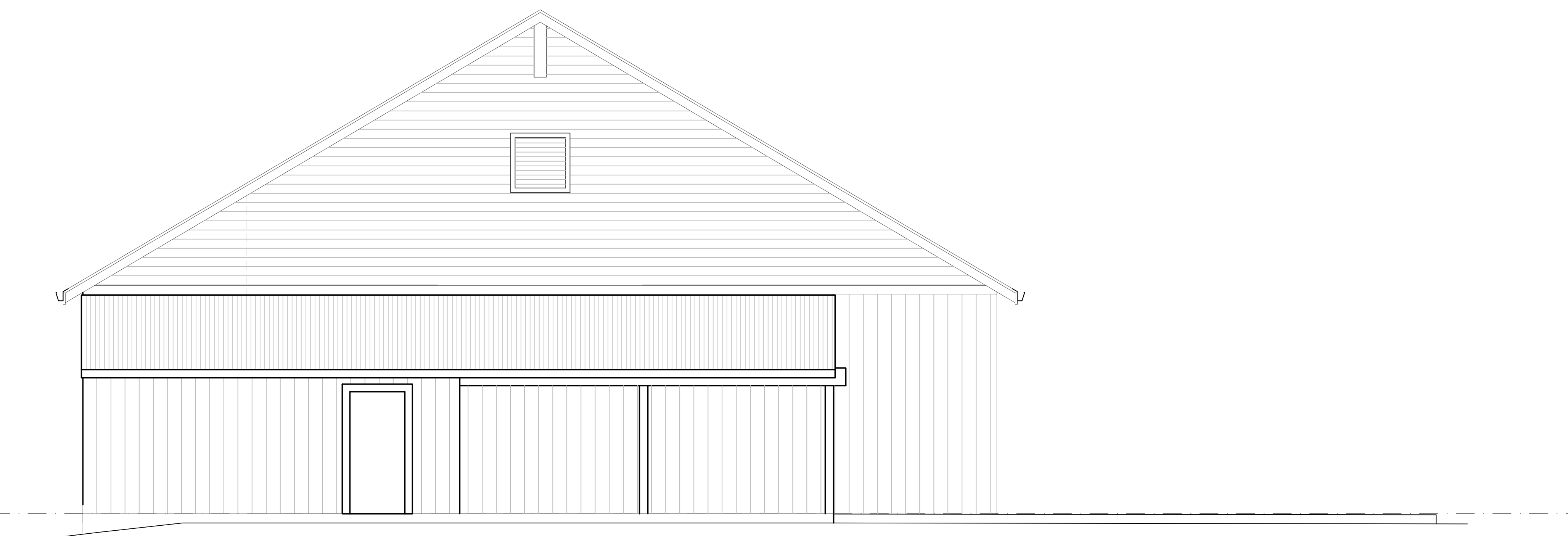
2 EXISTING ELEVATION- SOUTH
1/4"=1'-0"

USE PERMIT MODIFICATION
EXISTING WEST AND
NORTH EXTERIOR
ELEVATIONS

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

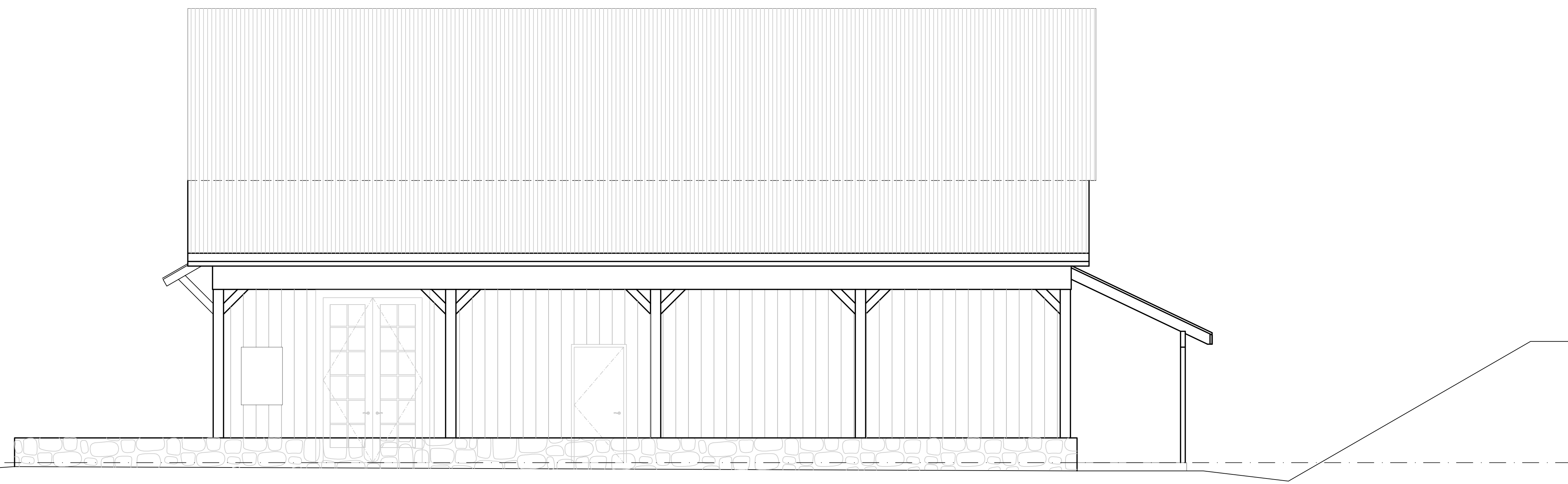
REVISIONS	
DATE	DESCRIPTION
08.19.16	Updated APN

JOB NO. SMA 2012-018
DATE May 3, 2016
DRAWN cM CHKD SM
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SHEET



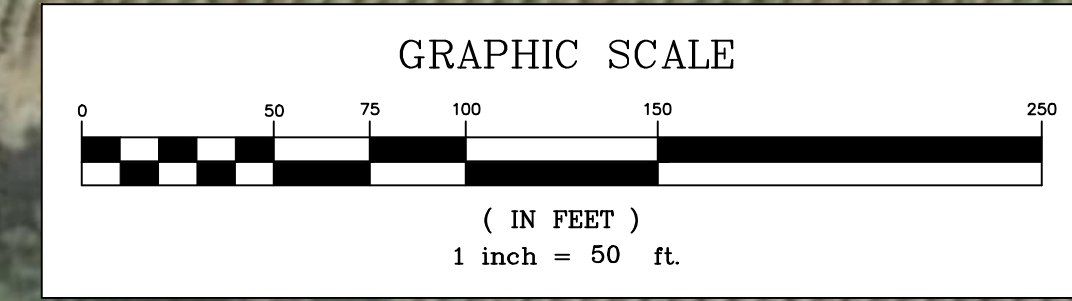
T.O. FIRST FLOOR
ELEV +/- 0'-0"

1 EXISTING ELEVATION- WEST
1/4"=1'-0"



T.O. FIRST FLOOR
ELEV +/- 0'-0"

2 EXISTING ELEVATION- NORTH
1/4"=1'-0"

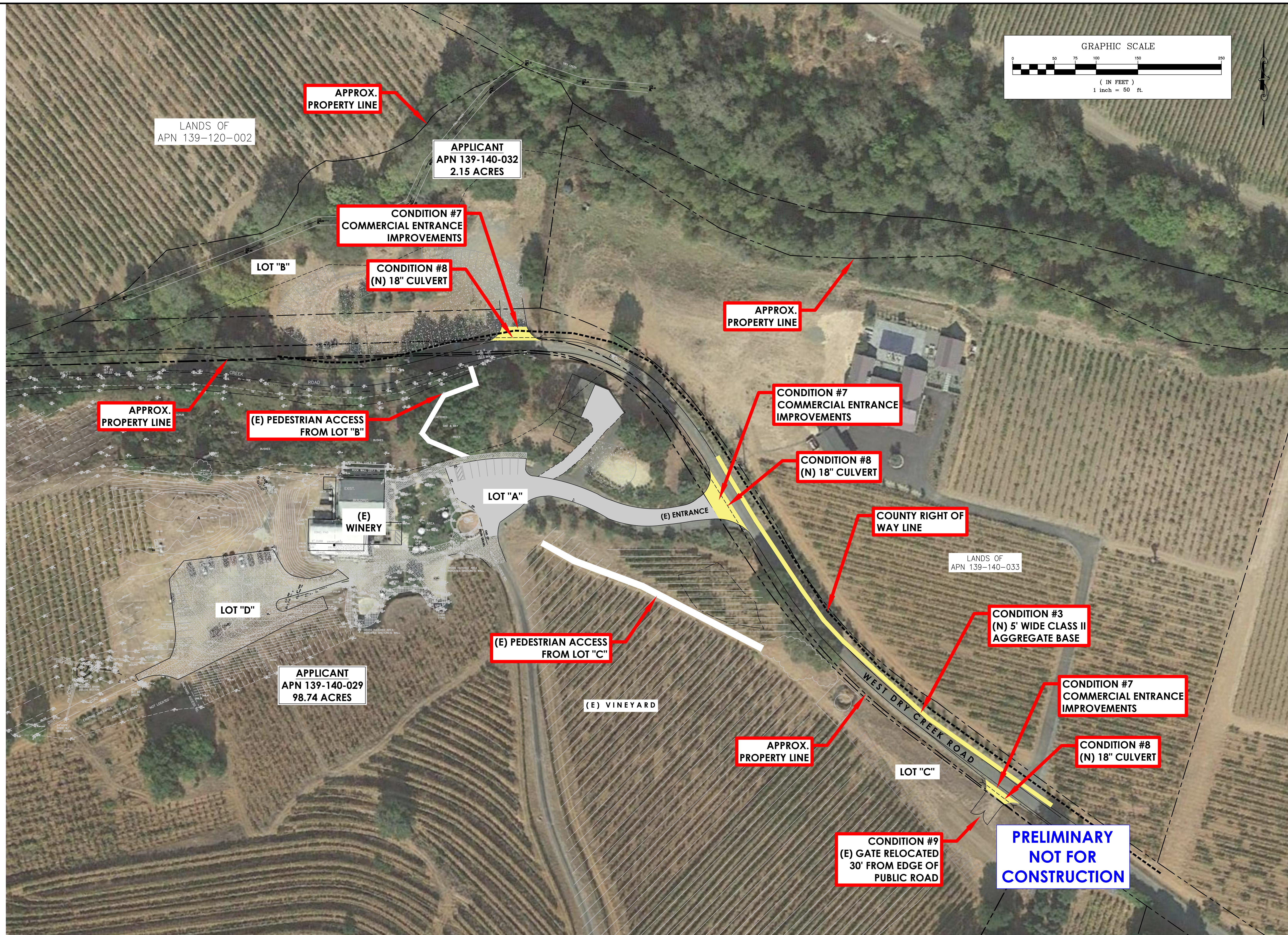


USE PERMIT MODIFICATION
RIGHT OF WAY
IMPROVEMENTS
EXHIBIT

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS	
DATE	DESCRIPTION

JOB NO. SMA 2012-018
DATE March 21, 2018
DRAWN JT CHKD SM
FILE NO. 1218-UP-T1
SHEET



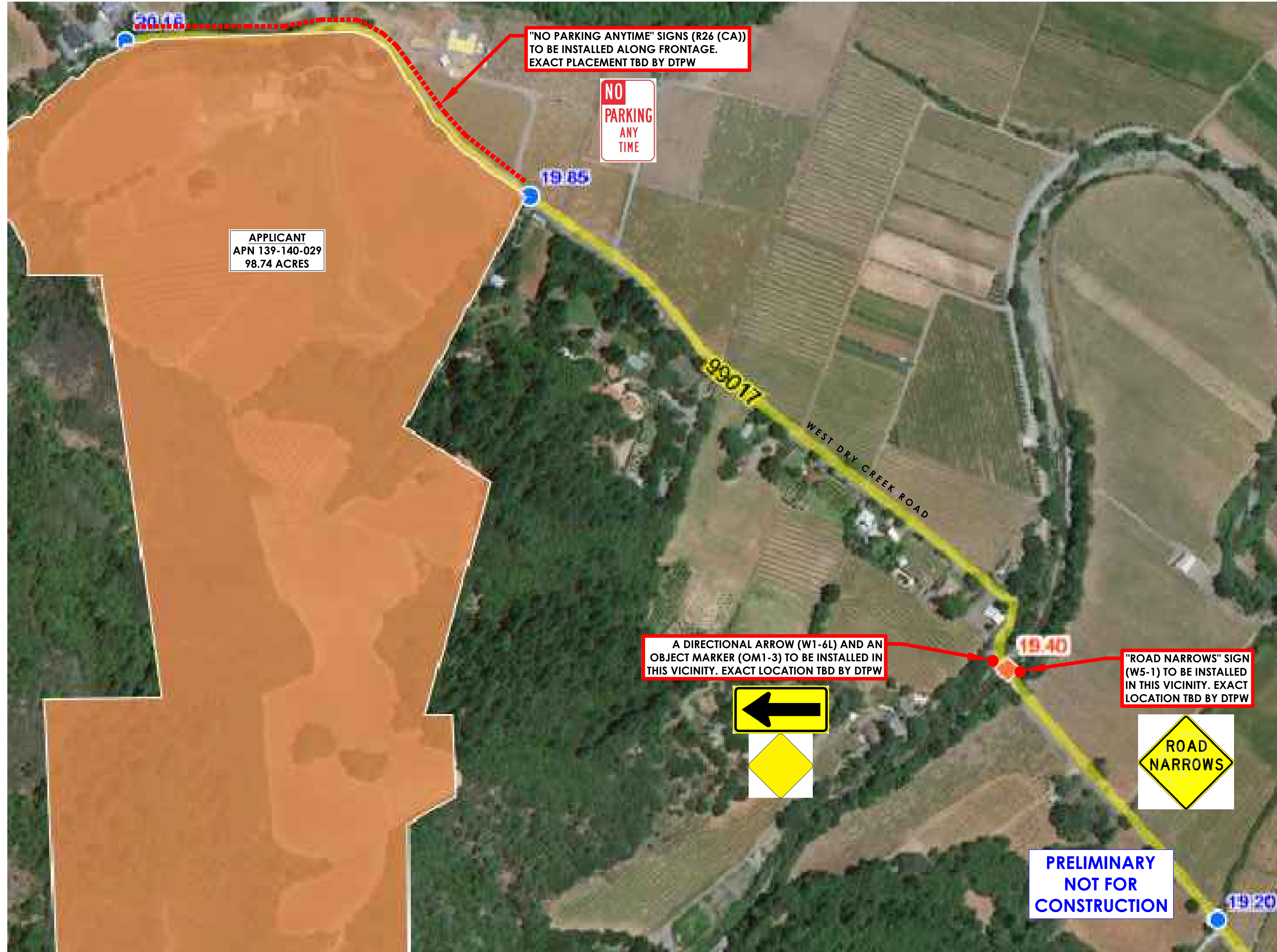
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USE PERMIT MODIFICATION
ROADSIDE
SIGNAGE
EXHIBIT

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS	
DATE	DESCRIPTION

JOB NO. SMA 2012-018
DATE March 21, 2018
DRAWN JT CHKD SM
FILE NO. 1218-UP-T1
SHEET



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Mitigated Negative Declaration

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

Publication Date:
Adoption Date:
State Clearinghouse:

Pursuant to Section 15071 of the State CEQA Guidelines, this summary of findings and the attached Initial Study and mitigations constitute the Mitigated Negative Declaration as proposed for or adopted by the County of Sonoma for the project described below:

Date: March 2018

Project Title: Bella Winery, Vineyards and Wine Caves

File Number: UPE16-0046 **APN:** 139-140-029 and -032
(100.89 acres)

Project Location Address: 9711 W. Dry Creek Road, Healdsburg

General Plan Designation: Land Intensive Agriculture, 100 acres per dwelling unit- APN 139-140-029 (south side of W. Dry Creek Rd)
/ LIA 20 acres per dwelling unit- APN 139-140-032 (north side of W. Dry Creek Rd)

Zoning District: LIA (Land Intensive Agriculture) B6 100 acre density, RC (Riparian Corridor) 50/50, SR (Scenic Resource), VOH (Valley Oak Habitat) / LIA (Land Intensive Agriculture) B6 20 acre density, Z (Second Unit Exclusion), F1 (Floodway), RC 50/25, RC 100/50, SR, VOH

Lead Agency: Permit Sonoma (aka Sonoma County Permit and Resource Management Department)

Decision Making Body: Board of Supervisors

Project Name: Bella Winery, Wine Caves, and Vineyards

Project Applicant: Lynn Adams/Bella Vineyards

Property Owner: Big River Vineyards, LLC

Project Engineer: SMA –Steve Martin & Associates

Project Description: Request for a Use Permit modification at an existing winery and public tasting facility to allow for:

- a) Six (6) agricultural promotional events per year with a maximum of 300 guests per event, but a limit of 100 guests to be on the site at one time.
- b) Participation in a total of 10 industry wide event days per year with a maximum of 500 guests per event, but a limit of 100 guests to be on the site at one time.
- c) 24 catered lunches or dinners per year with a maximum of 35 guests, with

- d) dinners not to exceed 12 per year and to cease by 9:30 p.m.
- d) Food and wine pairing during public tasting.
- e) Construction of a case-good storage structure (approximately 375 square feet in size) associated with the vineyard tours and tastings.
- f) An interior remodel of the existing winery building to add a new, fully equipped commercial kitchen, approximately 370 square feet in size and a glass washing station, approximately 130 square feet in size.
- g) Use of the wine cave for public wine tasting, dinners, and events; and vineyard tours.

An Event Safety Plan, incorporated into the project by the applicant, provides details on managing event activities on the project site, including the following measures for agricultural promotional events:

- a) Agricultural promotional events shall limited to no more than 100 guests on the site at any one time.
- b) Agricultural promotional events shall occur only in non-peak months (September-May).
- c) Guests shall be required to have an official reservation and/or ticket to insure that there are not additional guests arriving over the 100 guest count. The permit holder may charge a small fee to better control the RSVP list, or
- d) The permit holder may have multiple reservation time slots available during the event day to insure guests do not arrive all at the same time or in too large of numbers.

The project site is 100.89 acres with 41 acres of existing vineyard (old vine Zinfandel). No weddings, no wedding receptions, or concerts are proposed. The parcel is not under a Land Conservation Act contract (aka Williamson Act contract). The project site is one legal parcel of record bisected by W. Dry Creek Road (APN 139-140-029 and -032 OR#2016-006091). The Use Permit site plans shows the surveyed location of the Fall Creek and Dry Creek setbacks and all overflow parking is located outside of both the required Riparian Corridor (RC) setbacks. Survey work was conducted by Jackson & Associates in 2016 (Refer to UP2 Site Plan). On February 21, 2017, the Board of Supervisors took original jurisdiction for the decision on the Use Permit request.



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BELLA VINEYARDS
9711 WEST DRY CREEK ROAD
HEALDSBURG, CA 95448
AP# 139-140-029, 032
2012-018 02.12.18

UPE16-0046 Event Table:

<u>Event Description</u>	<u>Quantity Per Year</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>	<u>Event Location</u>	<u>Amplified Music?</u>
Industry wide Two-Day Events	3-5 events per year / 10 total event days max (Includes Passport, Winter Wine Land, Food & Wine Affair). The 6-day Barrel Tasting Event is not requested under the Use Permit.	January - December	Maximum of 500 guests per event	Outdoors in Lawn Area	Yes Music ends by 4:30 PM
Ag Promotional Events	6 total	January - December	Limit of 100 guests on site at one given time.	Outdoors in Lawn Area, And wine cave or tasting room	Yes
(Includes Wine Club Member Appreciation and Holiday Open	(Maximum of 2 Wine Club Member Appreciation events)	Except the two Wine Club Member events <u>will not</u>	Maximum of 300 guests per event		Music ends by 4:30 PM

House events)		occur in July, August, or September			
Winemaker Luncheons or Dinners	24 total (Dinners shall not exceed 12 per year)	January-December	35 guests per lunch or dinner	Luncheons held on Lawn Area or in the Upper Redwood Grove Area in Vineyard. Dinners held in the Wine Cave.	No



Figure 2
Event Area and Speaker Location
Bella Vineyards and Wine Caves - Sonoma County, California



Figure 3
Outdoor Use Areas

Project Details:

The applicant proposes the following.

1. Agricultural Promotional Events will include the following:
 - a. A maximum of 2 annual Wine Club Member Appreciation Events. A Wine Club Appreciation Event is a wine club appreciation day that could include wine release days, barrel tasting, education and other marketing activities to support, build, and retain the Wine Club list. Wine Club Appreciation Events will not occur during the peak summer months of July, August and September.
 - b. A maximum of 4 additional Open House Events that may coincide with National Holidays.

2. Participation in 3 to 5 County-wide Industry events of 2 days each for a maximum of 10 industry event days (i.e. Food & Wine Affair, Winter Wine Land, Passport, etc.).

Note: The 6 -day Barrel Tasting Event is not planned nor requested with this application. (See table above)

3. Operating hours/days shall be:
 - Winery: 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.

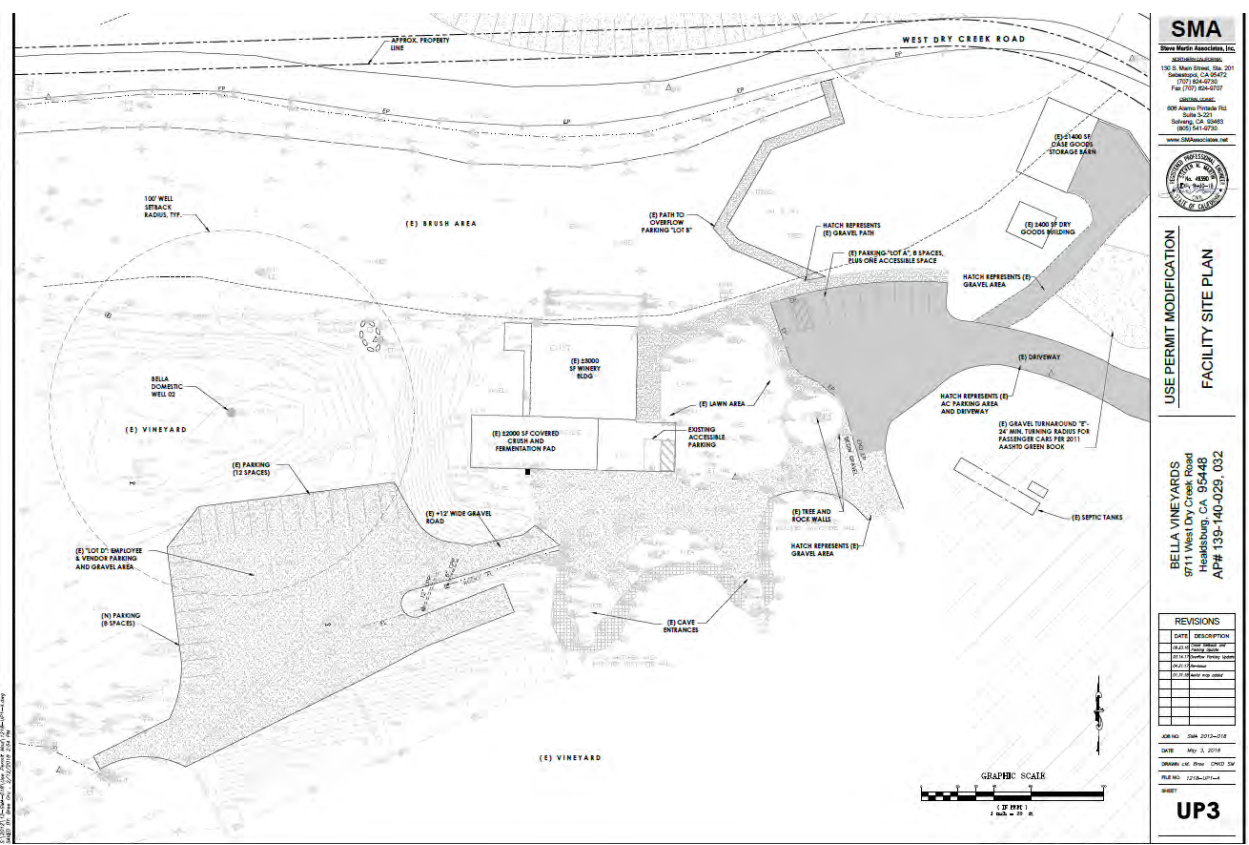
- Tasting Room: 11 AM to 5 PM Monday through Sunday, year round.
 - Lunch/dinner activities will be between the hours of 11 AM to 9:30 PM, Monday through Sunday, year round (limit 2 per month) and to not exceed 12 dinners per year.
 - Agricultural Promotional Events: 11 AM to 9:30 PM
 - Industry- Wide Events: 11 AM to 5 PM (same as Tasting Room hours)
 - Outdoor amplified music shall end at 4:30 P.M. for all events.
 - Acoustical music (non-amplified) during public tasting hours.
4. Proposed changes to the existing winery building include eliminating one 80 SF office on the south side of the winery, eliminating the existing 165 SF caterer's prep kitchen by the fermentation tank room, and eliminating the existing 231 SF equipment storage area. The fermentation tank room will be decreased in size by approximately 80 SF. The elimination of the office, storage room, and caterers prep kitchen is to allow for the new 370 SF full equipped commercial kitchen and new 130 SF glass washing area. The overall footprint of the existing winery building will remain unchanged. The existing offices on the north side of the building, the existing tasting room and existing restrooms within the winery building will remain unchanged.
 5. The Permit-Holder agrees to give, at least 14 days in advance, a notice of the agricultural promotional events, industry wide events, and dinners to the neighbors. This notice shall be given in a written form (email, note, or US mail) The Permit-Holder agrees to give, at least 14 days in advance, a notice of the agricultural promotional events, industry wide events, and dinners to the neighbors. This notice shall be given in a written form (email, note, or US mail) to all neighbors north of Yoakim Bridge that have direct access off of W. Dry Creek Road. Permit Sonoma can assist the Permit –Holder with acquiring this information.
 6. All events will utilize a professional parking company with a minimum of 2 parking attendants for any events over 25 persons.
 7. A designated employee will be the "official counter" limiting the number of guests to 100 during the Agricultural Promotional events. All events will be "Open House" style, but limited to 100 or fewer guests on site at any one time. =The winery reserves the right to ticket the (6) ag-promotional events as a method to control guest count as well.

EXISTING FACILITY

The project site contains an existing winery facility with public tasting, retail sales, wine caves, and on-site parking approved under UPE99-0088. There is a single winery building used for production, aging, offices, a caterer's kitchen, and storage. The existing wine caves are used for barrel storage, and tastings. The existing storage building is used for case good storage. The approved maximum annual case production is 15,000 cases, public tasting and retail sales. The current Use Permit modification filed under UPE16-0046 does not include a change to the production capacity or public tasting room operations. Current operations will remain as follows:

1. Wine produced from estate vineyards and Sonoma County vineyards.
2. Wine production to remain at a maximum of 15,000 cases/year in the existing structures as follows:
 - a. Existing 1,350 SF production space within the winery building
 - b. Existing 2,000 SF covered crush and fermentation pad
3. Wine storage to remain in the existing structures as follows:
 - a. Dry goods storage within the existing 400 SF garage building

- b. Case goods storage within the existing 1400 SF barn
 - c. Barrel storage within 5,500 SF of the existing 6,700 SF wine caves
4. Public tastings, tours and retail sales in the:
- a. Existing 630 SF space within the winery building
 - b. Existing 1,200 SF space within the wine caves
 - c. Vineyard tours within the existing vineyards
 - d. Winery tours of the existing winery facility including caves, barn and crush pad.
5. The winery currently operates under a Wine Tasting Exemption. Any food and wine pairings consisting of pre-prepared samples or tastes will continue to be prepared offsite by a caterer.
6. The proposed food and wine pairings to be selected by the winery with no menu options allowed or table service.
7. Food preparation will remain offsite until the requirements for a Food Facility Permit are met and approved by the County of Sonoma Department of Health Services. Sheet A1.1 depicts the proposed future Caterer's Kitchen that will be submitted to the County of Sonoma Department of Health Services for review and approval.
8. Staff to remain at the current level of 10 full time and 5 part-time employees during non-harvest and 13 full time and 5 part-time employees during harvest.
9. No additional visitors are requested. Visitation includes distributor tastings, sales meetings, VIP customers, wine club members, and the public at large.



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USE PERMIT MODIFICATION
FACILITY SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

DATE	DESCRIPTION

JOB NO. Sma 2016-018
DATE: May 3, 2016
DRAWN: LK, Shw, CHD, SW
PLOT NO. 1218-107-1-4
UP3

Environmental Finding:

Basis on the attached Initial Study, the project described above will not have a substantial adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included in the project.

Initial Study: See attached. For more, information call Traci Tesconi at (707) 565-1903.

Mitigation Measures: Included in attached Initial Study. The project applicant has agreed to implement all mitigation measures.

Introduction:

The Permit Sonoma, (Sonoma County Permit and Resource Management Department) has prepared an Expanded Initial Study for a Conditional Use Permit. The property is located at 9711 W. Dry Creek Road, Healdsburg, CA.

A referral letter was sent to the appropriate local, state and federal agencies and interest groups who wish to comment on the project or provide conditions for the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Traci Tesconi, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Lynn Adams and Steve Martin & Associates. Additional information was provided by various consultants as identified in this Initial Study. Technical studies referred to in this document are available for review at the Permit and Resource Management Department.

Please contact Traci Tesconi, Supervising Planner, at (707) 565-1903, for more information.

BACKGROUND

The current use permit (UPE99-0088) allows for a maximum annual wine production of 15,000 cases, public tasting and retail sales. Promotional events were not allowed by the 1999 use permit. In 2012, PRMD notified the permit holder that conducting events at the winery site was a violation of the use permit conditions of approval. The Board of Zoning Adjustments (BZA) held a public hearing on October 16, 2014 to consider revocation and/or modification of the existing winery use permit. The hearing was continued to November 20, 2014, at which time the Board of Zoning Adjustments modified conditions of approval to reconcile them with existing on-site structures and uses on the site and specifically limit activities related to only those allowed under the previously approved use permit.

The permit holder appealed the BZA decision and subsequently submitted a Use Permit (UPE16-0046) modification application requesting agricultural promotional events, catered lunches or dinners, participation in industry-wide events, an interior remodel of the existing winery building to add a fully equipped commercial kitchen, and add a case good storage structure up in the vineyard area. There are no changes proposed to the winery's annual 15,000 case production capacity, public tasting, and retail sales approved under UPE99-0088.

PROJECT SITE HISTORY

In 1979, the Board of Zoning Adjustments (BZA) granted a Use Permit for a winery on the property at 9711 West Dry Creek Road, Healdsburg ("project site") with a maximum annual production capacity of 1,500 cases and storage up to 5,400 gallons with no public tasting or retail sales. A winery building of approximately 1,600 square feet was subsequently constructed.

In 1988, the BZA approved a request by the previous owner to increase the maximum annual production capacity at the winery to 25,000 cases and construct a 7,500 square foot cave with no

public tasting. The Conditions of Approval for the Use Permit were not met, and the Use Permit approval expired. The property was subsequently sold to Adams Vineyard, LLC which would be in addition to normal tasting functions but outside the hours of normal tasting." , with a 3-year lease back to Meeker Vineyards.

On June 21, 1999, an application was submitted for an increase in production from 1,500 to 15,000 cases with a proposed expansion of a 1,716 square foot shed roof over exterior wine tanks and crush pad and conversion of the existing 1,412 square foot residence to a tasting room with six events per year between 20 to 100 people consisting of "...special tastings, possible catered meals, parties, and the like, which would be in addition to normal tasting functions but outside the hours of normal tasting." On October 14, 1999, the BZA adopted a Negative Declaration and approved a Use Permit to increase the maximum annual production capacity to 15,000 cases with tasting by appointment only, no special events, and no new construction other than to expand the existing winery with an extension of a shed roof over the wine tanks and crush pad and conversion of the existing 1,416 square foot residence to a tasting room.

On October 14, 1999, Scott and Lynn Adams filed an appeal of the BZA's decision with the Board of Supervisors, requesting public tasting without an appointment and special events. On February 8, 2000, the Board of Supervisors denied the appeal, adopted a Negative Declaration and Mitigation Monitoring Program, and granted a modified Use Permit for an increase in the maximum annual production capacity to 15,000 cases in the existing 1,600 square foot winery building with 1,716 square foot shed roof expansion for a total of a 3,316 square foot facility; wine storage within the existing 1,500 square foot barn, and public tasting and retail sales within existing 1,416 square foot residence. The Board-approved hours of operation for the winery are Monday through Sunday 9:00 a.m. to 6:00 p.m., with extended hours of operation during the crush. Approved tasting room hours are 11:00 a.m. to 5:00 p.m. Monday through Sunday. The Board's action specifically states that special events are "*disallowed*" and the conditions of approval specify "*no special events*". On November 14, 2002, the BZA approved a one-year extension of time.

In 2002, construction commenced on a 6,700 square foot wine cave. PRMD building permits are required for wine cave portals, electrification, and plumbing within caves but not excavation of the cave itself. The applicant applied for the required building permits in 2003 while the cave was under construction, Scott Adams contacted PRMD when he learned that the cave company did not have the Portal Permit. PRMD Code Enforcement verified construction work was underway at the time of permit application and imposed the minimum penalty on the permit since the applicant voluntarily disclosed the violation and diligently obtained the required permit.

In 2002, the applicant informed County Planning of the intent to put the 1,800 sq. ft. tasting room within the cave. Wine caves are not subject to design review, since they are underground, so that was not required. The building permits were the formal notification of intent. The County Planner made a site visit, saw the new tasting room location and noted that "the caves [were] keeping the permit in play".

With issuance of these of the portal, plumbing and electrical building permits, PRMD did not indicate a type classification of cave, since, in 2002, caves were not classified in the respective building codes with exception to Fire.

The 1997 Fire Code winery cave classifications were as follows:

TYPE 1 WINERY CAVES are natural or manmade caves used solely for storage and/or processing of wine at a winery facility. Type 1 winery caves are not accessible to the public.

TYPE 2 WINERY CAVES are natural or manmade caves used for the storage and/or processing of wine at a winery facility. Type 2 winery caves are accessible to the public on guided tours only.

TYPE 3 WINERY CAVES are natural or manmade caves used for the storage and/or processing of wine at a winery facility. Type 3 winery caves are accessible to the public on guided tours and contain assembly use areas.

With the of the Bella Vineyards wine cave, the required building permits for the complete construction of the cave were obtained:

- Electrical Permit: BLD03-0555 dated 2-11-03
- Plumbing Permit: BLD03-0553 dated 2-11-03
- Fire Alarm Permit: BLD03-1259 dated 3-24-03
- Cave Portal Building Permit (not subterranean): BLD03-1374 dated 3-28-03
- Final Fire for Public Occupancy: August 26, 2004
- ADA sign off: August 27, 2004

With the fire alarm related work (alarms, exit signage, strobes, etc.) as outlined by Jerry Faddis, Plans Examiner of the Department of Emergency Services, the cave was classified as a Type 3. Based on the above Type 3 definition above, the public is allowed in the cave on a guided tour or in an assembly area. The tasting room area of the cave falls under "assembly".

In 2003, the septic system was upgraded with permits and a Building Permit was issued to expand the existing winery by adding two 117 square-foot restrooms and a 189 square foot covered concrete pad for the fermentation tanks. On August 26, 2004, the Fire Marshall passed the final inspection for the cave for public tasting and tours and the fire department has been out every year for inspections. On August 27, 2004, the cave passed ADA inspection. In 2007, a second ADA inspection occurred and passed after an office remodel.

On May 2, 2013, the applicant submitted a request for a Use Permit and Design Review (PLP13-0022) for the following:

- expand the existing winery facility to construct a 4,730 square foot wine production building;
- remodel the existing 770 square foot fermentation tank room and 545 square foot equipment storage room;
- remodel the existing concrete crush area;
- increase the maximum annual production capacity from 15,000 to 25,000 cases;
- allow 17 agricultural promotional events, 10 industry-wide event days, and wine release events daily.

On October 3, 2014 the applicant withdrew the use permit application (PLP13-0022). On October 7, 2014 the applicant submitted a letter requesting modifications to the existing Use Permit 99-0088. The applicant was informed by PRMD staff that a Use Permit modification must be filed along with applicable filing fees.

In November of 2014, the applicant independently hired a firm that specializes in ADA to come out and assess the whole property to today's standards to make sure they were up to date to current requirements. On January 14, 2015, Steve Mosiurchak, Sonoma County Fire Chief, further confirmed by letter to PRMD: "At the time of construction the 2001 California Fire Coad (sic) was the county adopted Fire Code. The application for and inspection history given the time to code applied would have made this a Class 3 Cave." As per the California Building Code 2013 Chapter 4 – section 436, "Type 3 Winery Caves are accessible to the public on guided tours and contain assembly use areas."

In January 2015, Sonoma County Fire (S. Mosiurchak) confirmed that the existing wine cave was correctly permitted for tasting and public assembly (including ADA). The winery was given permission by the Director of PRMD to have public wine tasting in the wine cave.

On June 14, 2016, the request under UPE16-0046 was filed by the applicant.

SETTING

The project site is located on W. Dry Creek Road approximately one mile north of Yoakim Bridge Road. The area is a rural, agricultural area with large parcels developed with vineyards, wineries, tasting rooms, and single family residences. Dry Creek is located north and Fall Creek is located north-west of the project site.

ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was sent to the appropriate local, State, and Federal agencies, and public interest groups anticipated to take interest in the project. Also a notification was provided to property owners within 300-feet of the project site. The following issues were raised:

- Overconcentration of wineries, tasting rooms, and events in the Dry Creek Valley
- Potential traffic impacts
- Potential noise impacts

On August 18, 2016, after much discussion, the Dry Creek Valley Citizens Advisory Council unanimously approved the proposed project under UPE16-0046, on the condition of inclusion of mitigation for traffic and parking be in place for all events. On April 20, 2017, the Dry Creek Valley Citizens Advisory Council developed *Guidelines for Use Permits with Visitor Serving Uses*. The purpose of this document is to provide a set of definitions and preferred standards that will be used by the Dry Creek Valley Citizens Advisory Council (DCVCAC) as guidelines for investigating, discussing and considering applications for use permits that include visitor serving uses in agricultural zones in Dry Creek Valley (refer to attachments).

Refer to Item 16- Transportation and Traffic for the list of mitigation measures and mitigation monitoring incorporated into the project.

RESPONSIBLE AND TRUSTEE AGENCIES

The Regional Water Quality Control Board (RWQCB) will require either a Section 401 Water Quality Certification, Waiver of Waste Discharge Requirements or Waiver of Waste Discharge Requirements.

Building permits - Sonoma County Permit and Resource Management Department (PRMD) Sonoma County requires a building permit be obtained for remodel and new construction.

Sonoma County Department of Transportation and Public Works. Improvement plans required for roadway improvements.

Sonoma County Office of Fire and Emergency Services- Hazardous Materials Business Plan.

Sonoma County Environmental Health & Safety Section - Food Facility Permits.

Northern Sonoma County Air Pollution Control District

INITIAL STUDY CHECKLIST

This checklist is taken from Appendix G of the State CEQA Guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The checklist includes a discussion of the impacts and mitigation measures that have been identified. Sources used in this Initial Study are numbered and listed on page 80 and 81.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

Table of CEQA topics identified as having “Potentially Significant Impact” or “Less than Significant with Mitigation”

Table 1. Summary of Topic Areas

Topic Area	Abbreviation*	Yes	No
Aesthetics	VIS		No
Agricultural & Forest Resources	AG		No
Air Quality	AIR	Yes	
Biological Resources	BIO	Yes	
Cultural Resources	CUL	Yes	
Geology and Soils	GEO		No
Greenhouse Gas Emission	GHG		No
Hazards and Hazardous Materials	HAZ		No
Hydrology and Water Quality	HYDRO		No
Land Use and Planning	LU		No
Mineral Resources	MIN		No
Noise	NOISE	Yes	
Population and Housing	POP		No
Public Services	PS		No
Recreation	REC		No
Transportation and Traffic	TRAF	Yes	
Utility and Service Systems	UTL		No
Mandatory Findings of Significance		Yes	

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were prepared or referenced, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

Source Document	Yes	No
Project Application and Description	Yes	
Initial Data Sheet	Yes	
Sonoma County General Plan and Associated EIR	Yes	
Specific Plan or Area Plan		Not Applicable
Sonoma County Zoning Code	Yes	
Project Referrals from Responsible Agencies	Yes	
State and Local Environmental Quality Acts (CEQA)	Yes	
Full Record of previous hearings on project in File	Yes	
Correspondence received on project	Yes	
Other technical reports (refer to reference section at the end of this initial study)	Yes	

1. AESTHETICS:

Would the project:

a) Have a substantial adverse effect on a scenic vista?

Discussion:

The project site is located along West Dry Creek Road in the Dry Creek Valley. This project site is located within a SR (Scenic Resource) overlay zone because it is located within a Scenic Landscape Unit. However, W. Dry Creek Road is not a designated Scenic Corridor. The Scenic Landscape Unit designation is subject to the following criteria:

Policy OSRC-2d: *“Unless there are existing design guidelines that have been adopted for the affected area, require that new structures within Scenic Landscape Units meet the following criteria:*

- (1) *Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads.*
- (2) *Minimize cuts and fills on hills and ridges.*
- (3) *Minimize the removal of trees and other mature vegetation. Avoid removal of specimen trees, tree groupings, and windbreaks.*
- (4) *Where existing topography and vegetation would not screen structures from view from public roads, install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to substantially screen structures from view. Screening with native, fire retardant plants may be required.*
- (5) *Design structures to use building materials and color schemes that blend with the natural landscape and vegetation.*
- (6) *On hills and ridges, avoid structures that project above the silhouette of the hill or ridge against the sky as viewed from public roads and substantially screen driveways from view where practical.*
- (7) *To the extent feasible, cluster structures on each parcel within existing built areas and near existing natural features such as tree groupings.*

Exempt agricultural accessory structures proposed on parcels in the Diverse Agriculture, Land Extensive Agriculture, Land Intensive Agriculture, and Resources and Rural Development land use categories, and on parcels in the Rural Residential land use category with Agriculture and Residential (AR) Zoning, are exempt from this policy if their use does not require a use permit in the Development Code. If compliance with these standards would make a parcel unbuildable, site structures where minimum visual impacts would result.

Exempt telecommunication facilities if they meet the siting and design criteria of the Scenic Resources (SR) Zoning District."*

The project includes interior remodel of the existing winery building to add a full commercial kitchen area without the need for exterior changes, and construction of a small storage building in the vineyard area. The small storage building is required by ABC (Alcoholic Beverage Control) due to the vineyard tours which include wine tasting. The wine to be poured during the vineyard tour tastings must be stored and locked in this building and kept separate from the wine poured at the winery and wine caves. This new storage building will be 375 square feet and single story (approximately 17 feet in height). No vines would be removed to accommodate the building. As depicted on the Overall Site Plan dated April 21, 2017, the storage building would be located behind existing large trees and screened from the public roadway by existing trees, shrubs, and vineyards. The building will be required to be earth tone colors with downward exterior lighting, and non-reflective windows. Conditions of approval will require the applicant to submit plans to the Project Planner to review exterior colors, exterior lighting, and window and roof reflectivity prior to issuance of a Building permit for the small storage building.

Significance Level: Less than Significant Impact. The Overall Project, as designed, will not cause a substantial adverse effect on a scenic vista.

Mitigation Measure: None required.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion:

The parcel is not located on a site visible from a state scenic highway. The project does not include removal of historic trees or redwoods and would not involve removal of unique rock outcroppings and therefore is not expected to result in any significant impacts to scenic resources. The project site is not included in the Historic District (HD) overlay zone.

Significance Level: Less than Significant Impact.

Mitigation Measure: None required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion:

As discussed above, the project involves an interior remodel of the existing winery building and the construction of a small storage building, which is located far off the roadway and screened by existing trees and vegetation. The parking areas are all existing and have been used for several years for customer vehicles which is temporary and only used during events. The project will not degrade the existing visual character or quality of the site or its surroundings.

Significance Level:

Less than Significant Impact. The project, as designed, will not substantially damage scenic resources.

Mitigation Measure:

None required.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?

Discussion:

The only new structure that would introduce new exterior lighting to the project site is the small storage structure to be constructed up in the vineyards. Conditions for the project require that the exterior lighting plan for this new structure be submitted and approved by the Project Planner prior to issuance of any building permit. County standards require that exterior lighting be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Final occupancy shall not be granted until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions.

Significance Level:

Less than Significant.

Mitigation Measures:

None required.

2. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion:

According to the Sonoma County Important Farmlands Map, a portion of the project site is designated as Unique Farmland which mirrors the configuration of the existing vineyard. The open grass land areas on the project site are designated as Other land. The site currently contains 41 acres of existing vineyard, with a winery and wine cave, and related parking areas and site infrastructure. No vines will be removed. The primary use of the site would remain agricultural production. The project would not convert important farmland to a non-agricultural use and therefore potential impacts are less than significant.

Significance Level:

Less than Significant Impact. The project, as designed, will result in a no net loss of productive agricultural use on site.

Mitigation:

None required.

b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?

Discussion:

The project site is not under a Land Conservation Act (Williamson Act contract). The project site is zoned and designated Land Intensive Agriculture, 100 -acre density (LIA-B6-100). The LIA land use designation is one of three land use designations in the General Plan that are granted special rights and protections under the plan's Agricultural Resources Element (ARE).

The purpose of the ARE is to establish policies to insure agricultural stability and productivity and to express policies, programs and measures that promote and protect the current and future needs of the agricultural industry.¹

In Section 2.1 of ARE, successful promotion and marketing of agricultural products grown in Sonoma County is seen as a principal means to enhance the County's image and reduce economic pressure on farmers and ranchers to subdivide or convert their land to nonagricultural uses. This adopted goal of assisting in the successful promotion and marketing of Sonoma County agricultural products is further expressed in Objectives AR-1.1 and AR-1.2:

- Objective AR-1.1: Create and facilitate opportunities to promote and market all agricultural products grown or processed 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.

These Objectives are further refined by Policy AR-1a:

- Policy AR-1a: Permit a wide variety of promotional and marketing activities of Sonoma County grown and processed products.

Wineries with visitor serving components are further supported by Policy AR-4a, which states:

- Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

Bella is an established winery production facility with a visitor serving component consisting of public tasting, limited food service, and industry wide events permitted by a previous Use Permit approval (PLP99-0088). In keeping with the goals and policies expressed above, the visitor serving uses promote not only the wine produced from the vineyards on site, but agricultural products grown and produced in Sonoma County. Visitor serving uses provide essential outlets for farm products from throughout Sonoma County. Furthermore, direct to consumer marketing is essential for the economic vitality of family owned and operated wineries.

The purpose of the agricultural promotional events is to educate and promote Sonoma County agriculture. The proposed Project will not result in the loss of productive agriculture.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

¹ Agricultural Resources Element, Sonoma County General Plan 2020, p. AR-1

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Discussion:

The Project is consistent with the site's Land Intensive Agriculture land use designation and LIA-B6-100 zoning district. The project is not within a Resource and Rural Development land use designation or Timberland Production District. The use would have no foreseeable impact on forest lands or Timberland Production zones.

Significance Level:

No Impact.

Mitigation:

None required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion:

See discussion above.

Significance Level:

No Impact.

Mitigation:

None required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

The project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

Significance Level:

No Impact.

Mitigation:

None required.

3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

The project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD does not have an adopted air quality plan because it is in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM10.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

State and Federal standards have been established for the "criteria pollutants": ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and particulates (PM₁₀ and PM_{2.5}). The pollutants NO_x (nitrogen oxides) and reactive organic gases (ROG) form ozone in the atmosphere in the presence of sunlight. The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines are also considered a source.

Its 2017 update to the CEQA Air Quality Guidelines, BAAQMD identified the threshold sizes for various types of land uses. Although the project is not within the jurisdiction of the BAAQMD, the adopted thresholds are used as a guide to determine levels of significance for air quality impacts. In Section 3: Screening Criteria; Table 3-1, the operational criteria pollutant screening size for manufacturing is 992,000 sq. ft.; general light industrial is 541,000 sq. ft., which includes associated parking. The overall project development's square footage is far below the screening threshold. The project site contains an existing winery facility with public tasting, retail sales, wine caves, and on-site parking approved under UPE99-0088. The approved maximum annual case production is 15,000 cases, public tasting and retail sales. The current Use Permit modification filed under UPE16-0046 does not include a change to the production capacity or public tasting room operations. Current operations will remain as follows:

1. Wine production to remain at a maximum of 15,000 cases/year in the existing structures as follows:
 - a. Existing 1,350 SF production space within the winery building
 - b. Existing 2,000 SF covered crush and fermentation pad
2. Wine storage to remain in the existing structures as follows:
 - a. Dry goods storage within the existing 400 SF garage building
 - b. Case goods storage within the existing 1400 SF barn
 - c. Barrel storage within 5,500 SF of the existing 6,700 SF wine caves
3. Public tastings, tours and retail sales in the:
 - a. Existing 630 SF space within the winery building
 - b. Existing 1,200 SF space within the wine caves
 - c. Vineyard tours within the existing vineyards
 - d. Winery tours of the existing winery facility including caves, barn and crush pad.

According to the Final Traffic Impact Report prepared by W-Trans, the proposed project would generate 21 average daily trips (ADT). The winery operations are existing and not part of this review because no changes are requested to the winery's annual production capacity of 15,000 cases, the number of employees, or hours of operation.

Winery Event Matrix

Winery: Bella Winery
Location: 9711 West Dry Creek Road
Condition: Proposed

Event	Number of Guests	Number of events annually	Estimated Month(s) during which events will occur	Day of Week when Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	Guest Trips per Event	No. of Employee Vehicles	Employee Trips per Event	Total Vehicles per Event	Total Vehicles Annually
Winter Wine Land Festival	500	2	January	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Passport	500	2	April	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Wine & Food Affair	500	2	November	Sat, Sun	10:00 AM-5:00 PM	22	200	400	22	44	222	444
County-wide Industry events	200	4	January - December	Sat, Sun	10:00 AM - 5:00 PM	14	80	160	14	28	94	376
Wine Club Holiday Events	300	4	May, July, Nov, Dec	Mon - Sun	11:00 AM - 5:00 PM	14	120	240	14	28	134	536
Wine Club Member Appreciation	300	2	October - June	Mon - Sun	11:00 AM - 5:00 PM	10	120	240	10	20	130	260
Winemaker Dinners	35	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	4	14	28	4	8	18	108
Winemaker Dinners	20	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	3	8	16	3	6	11	66

Total Vehicle Trips 5356
ADT (260 days/year) 21

Detailed NOx and hydrocarbon air quality analysis is generally not recommended for projects generating less than 2,000 vehicle average daily traffic (adt). Given the low traffic generation of the project (21 ADT) relative to the screening criteria, ozone precursor emissions would be less than significant.

Detailed air quality analysis for carbon monoxide is generally not recommended unless a project would generate 10,000 or more vehicle trips a day, or contribute more than 100 vehicles per hour to intersections operating at LOS D, E or F with project traffic. Given the low traffic generation of the project (21 ADT) relative to the screening criteria, carbon monoxide emissions would be less than significant.

Wood smoke from fireplaces and wood stoves are sources of fine particulate matter. Wood smoke is a major contributor to reduced visibility and reduced air quality on winter evenings in both urban and rural areas. Sonoma County building regulations restrict fireplaces to natural gas fireplaces, pellet stoves and EPA-Certified wood burning fireplaces or stoves. With the restriction on fireplace design, fine particulate emissions from this project be a less than significant impact.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Discussion:

The project is located in the NSCAPCD jurisdiction, a region that is in attainment for criteria pollutants under applicable state and federal ambient air quality standards, however, PM₁₀ is a criteria pollutant that is closely monitored in the NSCAPCD. Readings in the district have exceeded state standards on several occasions in the last few years. The high PM₁₀ readings occurred in the winter and are attributed to the seasonal use of wood burning stoves. The project will have no long-term effect on PM₁₀, because all surfaces will be paved, gravel, landscaped or otherwise treated to stabilize bare soils, and operational dust generation will be insignificant. The project includes the construction of a small structure up by the vineyards and an interior remodel within the existing winery building. There could be short-term emission of dust (which would include PM_{2.5} and PM₁₀) during construction and road improvements, therefore, to control dust, the following mitigation is required.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

This impact would be reduced to less than significant by including dust control measures as described in the following mitigation measure:

Mitigation Measure AIR-1:

The following dust control measures shall be included in the project:

- a. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
- b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Mitigation Monitoring:

Mitigation Monitoring AIR-1:

PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits.

d) Expose sensitive receptors to substantial pollutant concentrations?

Discussion:

Sensitive receptors include hospitals, schools, convalescent facilities, and residential areas. The project site is located on a large parcel with an agriculturally designated and rural development consisting of fairly large parcels ranging from five acres to that contain single family residences, wineries, vineyards, woodlands and open space lands. There are no sensitive receptors adjacent to the project site. The project would not expose the residence to substantial pollutant concentrations.

Although there will be no long-term significant increase in emissions, during construction and road improvements there could be significant short term dust emissions that would affect nearby residents. Dust emissions can be reduced to less than significant by the mitigation measure described in item 3c above.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

This impact would be reduced to less than significant by including dust control measures as described in **Mitigation Measure AIR-1**, above.

Mitigation Monitoring:

This impact would be monitored as described in **Mitigation Monitoring AIR-1**, above.

e) Create objectionable odors affecting a substantial number of people?

Discussion:

The proposed project would add agricultural promotional events and industry wide events with food service to an existing winery facility. The project does not propose an increase in the annual case production. The project is an agricultural use located in an area designated and zoned for such uses. Agricultural Resources Element Policy AR-4a states: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related

processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. Conditions require pomace management plan be submitted to the Permit and Resource Management Department (PRMD) aka Permit Sonoma for review and approval.

In addition, construction equipment may generate odors during project construction. The impact would be less than significant as it would be a short-term impact that ceases upon completion of the project.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

4. BIOLOGICAL RESOURCES:

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion:

The CNDB (California Natural Diversity Database) indicates there are no protected plants or animals on the property. The project does not include any tree removal. The project site consists of an existing winery facility with existing parking areas and infrastructure. The proposed project would not have a substantial adverse effect on any special status species.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion:

All the streams, whether perennial or intermittent, that are shown on the USGS quad sheets as solid or dashed blue lines are considered habitat for salmonids. Every "blue-line" stream, then, is considered habitat for at least one State or federally listed salmonid species. Other intermittent streams that are not blue line may also provide salmonid habitat.

Riparian habitats are protected by the Riparian Corridor Ordinance. Riparian habitats are more than the water, bed and bank that make up the stream; it is also the riparian vegetation that borders the bank. A project would have a significant impact on riparian habitat if it causes the removal of a substantial portion of the vegetation.

The project site is bisected by W. Dry Creek Road. The small northern portion of the project site (APN 139-140-032) borders along Fall Creek and portions of Dry Creek. Both Dry Creek and Fall Creek are blue-line creeks and designated riparian corridor in the Sonoma County General Plan with a Riparian Corridor (RC) combining zone. Dry Creek has a 100-foot streamside conservation

area and Fall Creek has a 50-foot streamside conservation area, commonly referred to as a setback. The RC combining zone has been applied to designated streams and include the stream bed and bank and an adjacent streamside conservation area on each side of the stream as measured from the top of the higher bank. The minimum streamside conservation areas are shown in the zoning database followed by the minimum setback for agricultural cultivation (e.g., for Dry Creek RC 100/50).

The only development on the north side of W. Dry Creek Road (APN 139-140-032) is the designated overflow graveled parking area. The designated parking area is located out of the 50-foot setback from the top of bank for Fall Creek and located out of the 100-foot setback from the top of bank for Dry Creek, as determined by a survey completed by Jackson & Associates in 2016, and depicted on Sheet UP 2. No development or structures are proposed in this area. Between the parking area and Fall Creek is existing trees, shrubs, and native grasses that will remain. Neither Public Works nor Permit Sonoma will require the overflow parking area to be surfaced or striped. The required road improvement by the Department of Transportation and Public Works is also located outside of the creek setbacks.

Fall Creek also borders on the southern portion of the project site. This area will remain as oak woodlands with no development or structures proposed. Based on the project proposal and design, the project will not impact or encroach into riparian areas and/or sensitive communities, therefore, potential impacts will be less than significant.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion:

The project site is developed with any existing winery facility with wine caves, parking areas, and related infrastructure. There are 41 acres planted in vineyard with the remainder of the uplands consisting of oak woodlands. The project does not include the removal, filling, or impacts to wetlands.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion:

In addition to regulations protecting special-status bird species (federal and state Endangered Species Acts), most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, it is unlawful to destroy active nests, eggs, and young. Furthermore, California Fish and Game Code Section 3503.5 makes it unlawful to take, possess or destroy birds in the Falconiformes (birds of prey, vultures, eagles, falcons) and Strigiformes (owls) families, which can include nest disturbance from construction and other activities.

A small storage structure is proposed within the existing vineyard at the upper ridge of the project site. No trees will be removed. This area also contains Douglas-fir and redwood mixed with oak, madrone, and poison oak. A few areas have scattered grass and a low cover of shrubs. A mix of redwood and oak woodlands potentially provides suitable habitat for ground-nesting bird species, and also potentially provides suitable foraging habitat for raptors. Even though the storage structure is small, approximately 375 square feet in size, if birds were to nest in or near the Project site during construction activities, even though construction activity would be short and temporary, mitigation is required to reduce potential impacts to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure BIO-2: NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:

"To avoid or minimize potential impacts to passerines and raptors that may potentially nest in the trees, the following requirements shall be implemented during all stages of project development and construction:

1. Grading should be conducted outside the nesting seasons, which occurs between approximately February 15 and August 15.
2. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance free buffer zone shall be established around the nest trees until the young have fledged, as determined by a qualified biologist.
4. The radius of the required buffer zone can vary depending on species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
5. To delineate the buffer zones around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
6. After protective construction fencing is in place around the buffer zones, there will be no restrictions on grading or construction activities outside the prescribed buffer zones."

Mitigation Monitoring

Mitigation Monitoring BIO-2:4.a.1: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**

Discussion:

Tree Protection Ordinance

Sec. 26-88-010 (m) of the Sonoma County Code is the County's tree protection ordinance. The ordinance designates "protected" trees and provides mitigation standards for impacts to protected trees.

The project does not propose any tree removal. Also the roadway improvements to supplement the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) to better accommodate vehicle access will not require the removal of any trees, but, shrubs.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

Standard Condition of Approval (COA):

All protected trees to be removed shall be identified as to size and type on a site development plan and replaced in accordance with the standards set forth in the County of Sonoma Tree Ordinance.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

Discussion:

Habitat Conservation Plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

Significance Level:

No Impact.

Mitigation:

None required.

5. CULTURAL RESOURCES:

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Discussion:

A Historical Resources Study was prepared for Bella Winery, Vineyards, and Wine Caves by Taylor Alshuth and Tom Origer of Tom Origer & Associates dated September 14, 2016. Three buildings and one structure are located within the study area. The buildings are a wine tasting room and processing plant, a barn, and a garage. The structure is a wine cave. The two houses are gone and two outbuildings (barn and garage) have been modified and are not eligible for inclusion on either the California or National register because they have been modified and lack integrity. Therefore; no historical resources were located within the study area and no resource specific recommendations are warranted. No historic resources were found on the property, therefore there will be no impact.

Significance Level:

Less than Significant.

Mitigation:

None required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Discussion:

An intensive field survey was completed on September 8, 2016. According to the report, ground visibility ranged from good to excellent. January 19, 2017. No archaeological specimens were discovered.

The State of California's Native American Heritage Commission, members of the Dry Creek Rancheria of Pomo Indians, and members of the Lytton Rancheria of California were contacted in writing by Tom Origer & Associates. No responses have been received as of the date of the Origer report.

There are no known archaeological resources on the site, but the project could uncover such materials during construction. Mitigation Measure CUL-1 has been added to address this potential impact, which will reduce the impact to a significance level of less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation

Mitigation Measure CUL-1

NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:

"If paleontological, prehistoric, historic, archaeological or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse."

Mitigation Monitoring

Mitigation Monitoring CUL-1

PRMD staff shall ensure that the notes listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. The Permit Holder shall ensure the above protection measures are implemented during ground disturbing activities and project construction. If violations occur, PRMD shall seek voluntary compliance from the Permit Holder and thereafter may initiate an enforcement action and/or Use Permit revocation or modification proceedings, as appropriate. (Ongoing).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

A Historical Resources Study was prepared for the project by Taylor Alshuth and Tom Origer of Tom Origer & Associates, dated September 14, 2016. No historically significant resources were

identified. The proposed project will not destroy unique geologic features. However, the project could potentially uncover previously undiscovered paleontological resources during project construction. The following mitigation measure will reduce the impact to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation

Refer to **Mitigation Measure CUL-1** above in this initial study.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past construction. In the event that human remains are unearthed during construction, state law requires that the County Coroner be notified to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the Coroner permitted work to proceed. If the remains were determined to be prehistoric, the find would be treated as an archaeological site and the mitigation measure described in item 5(b) above would apply. (1, 6)

Significance Level:

Less than Significant.

Mitigation

None required.

6. GEOLOGY AND SOILS:

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion:

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps or depicted in a fault zone on the General Plan Public Safety Element Figure PS-1b: Fault Zone.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- ii. Strong seismic ground shaking?**

Discussion:

All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rogers Creek, and other faults. By applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity can be diminished, thereby exposing fewer people and less property to the effects of a

major damaging earthquake. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking.

Significance Level:

Less than Significant.

Mitigation:

None required.

Standard Condition of Approval (COA):

All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

iii. Seismic-related ground failure, including liquefaction?

Comment:

The project site is not located within a liquefaction area on the on the General Plan Public Safety Element Figure PS-1c: Liquefaction Hazard Areas. Fault Zone Report 120 map. The new storage structure will be required to obtain a Building permit and required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level:

No Impact.

Mitigation:

None required.

iv. Landslides?

Discussion:

The project site is in a landslide prone area as shown on General Plan Public Safety Element Figure PS-1d: Deep-seated Landslide Hazard Areas, but the project proposes minimal new construction, and all work would be subject to the California Building Code. The interior remodel will be done within the existing winery building. The new storage structure would be located up in the vineyard area, but will be small in size, approximately 375 square feet in size and located in an already disturbed area within an existing vineyard road.

The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

b) Result in substantial soil erosion or the loss of topsoil?

Discussion:

The project is located at an existing winery facility. New construction consists of an interior remodel of the existing winery facility and construction of a case good storage structure approximately 375 square feet located up in the vineyard area in disturbed area within a vineyard road.

In regard to water quality impacts, County grading ordinance design requirements, adopted County grading standards and best management practices (such as silt fencing, straw wattles, construction entrances to control soil discharges, primary and secondary containment areas for petroleum products, paints, lime and other materials of concern, etc.), mandated limitations on work in wet weather, and standard grading inspection requirements, are specifically designed to maintain potential water quality impacts at a less than significant level during project construction.

For post construction water quality impacts, adopted grading permit standards and best management practices require creation of areas that allow storm water to be detained, infiltrated, or retained for later use. Other adopted water quality best management practices include storm water treatment devices based on filtering, settling or removing pollutants. These construction standards are specifically designed to maintain potential water quality grading impacts at a less than significant level.

Mitigation

Less than Significant.

Mitigation Monitoring

None required.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Discussion:

The project site contains an existing winery facility. The proposed project includes an interior remodel of the existing winery building and construction of a small case good storage structure approximately 375 square feet in size up in the vineyards associated with the vineyard tours and tasting. The new storage structure will be located in an area already disturbed. Appropriate building permits will be required. With a small area of new construction in an area that is already disturbed, it's unlikely the project would create an unstable area.

Mitigation

No Impact.

Mitigation Monitoring

None required.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion:

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. The project proposal includes an interior remodel of the existing winery building and constructing a 375 square foot case good storage structure in a disturbed area up in the vineyard. No substantial risks to life or property would be created from soil expansion due to the proposed project even if expansive soils exist.

Significance Level:

No Impact.

Mitigation Monitoring

None required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion:

The project site is not in an area served by public sewer. A Wastewater Feasibility Study was prepared for the project by Steve Martin & Associates, dated May 18, 2016. The project site has two types of waste water disposal: 1) Sanitary Wastewater (SW) consists of wastewater generated from public and employee restrooms, break rooms and laboratory facilities, and 2) Process Wastewater (PW) consists of wastewater generated from typical winery processing activities including crushing, fermentation, barrel storage and bottling with tank, barrel, equipment and floor cleaning. Production includes approximately 248 tons of grapes crushed, produced and bottled onsite, corresponding to 15,000 cases of wine produced per year.

The current septic system collects the SW and PW into separate treatments systems, but then combines the SW and PW into a combined Sump Tank and disposes and treats wastewater in a combined on-site Standard leach field system (refer to Sheet UP2).

Per the Sonoma County PRMD Policy Number 9-2-31, wineries hosting 11 to 25 special events per year must increase the design capacity of the wastewater system by 50% of the fifth largest flow, and the remaining 50% may be accommodated by portable toilets. A referral was sent to the PRMD Environmental Health Specialist, who determined that the wastewater system will need to be expanded due to the increase in employees and events. Therefore, with the largest guest capacity of 500 guests at an event, the septic system capacity must be increased to be 100% of 250 guests.

The existing standard system was installed in 2003 and consists of 490 linear feet of 48" deep standard trench leach line with 18" of rock under the pipe, and a 200% reserve area consisting of 950 linear feet. A Registered Civil Engineer showed that the total amount of leachline installed (490 lf) actually supports a total flow of 1764 gallons per day, sized at 3.6 gallons per linear foot. In order to accommodate the calculated flows, the wastewater system will need to be expanded to support a total flow of 2682.5 gallons per day ($2682.5 \text{ gpd} / 3.6 \text{ gplf} = 745 \text{ linear feet}$). A total of 255 linear feet ($745-490$) will need to be added to the existing standard system in order to accommodate the projected increase in flows. The existing leachlines vary in length from 40 lineal feet to 100 lineal feet. By extending the lines into the vineyard, SMA determined that the additional 255 lineal feet of leach lines can be installed within the vicinity of the existing on-site septic system. The project site is developed and has demonstrated it has the soils capable of supporting its existing and expanded on-site septic system with potential impacts reduced to a level of less than significant by the standard permit process.

Significance Level:

Less than Significant.

Mitigation Monitoring

None required.

Standard Conditions of Approval (COA):

1. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel special events where the septic system lacks sufficient design capacity consistent with

PRMD Policy 9-2-31. The septic system capacity increase to accommodate special events shall be 100% of 250 guests. (Additional Well and Septic Review fees may apply).

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

2. When permitted agricultural promotional events exceed 300 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:
 - a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.
 - b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.
 - c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.
 - d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.
 - e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.
 - f. If complaints are received by PRMD regarding the number of available portable toilets that PRMD deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the agricultural promotional event and at future agricultural promotional events as directed by PRMD. The property owners and/or their agent(s) are expected to maintain portable toilets and hand washing units so that:
 - i) The holding tank does not leak or overflow.
 - ii) Toilet paper is promptly replaced when the dispenser runs out.
 - iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.
 - iv) The wait to use a portable toilet shall be minimal.
 - v) Reliance upon portable toilets shall not create a public nuisance.

7. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion:

The primary source of GHG emissions associated with the proposed project would be from traffic. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. Winemaking, occurring on-site, generates emissions of CO₂ through the fermentation process that are considered biogenic emissions. The winery component is already in existence and not part of this environmental review. Nonetheless, the winery produces 15,000 annual cases which is considered a small operation. The 15,000 case winery processes grapes grown on site from the existing 41 acre vineyard, which makes up the majority of the wine produced.

The proposed project is located in northern Sonoma County, which is in the Coast Air Basin. The Northern Sonoma County Air Pollution Control District has not established a climate protection program. The Northern Sonoma County Air Pollution Control District has jurisdiction over air quality in this area but uses the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines to evaluate GHG emissions.

The project proposes to add events to an existing winery facility. There would not be an increase in the winery's annual production capacity of 15,000 cases. For a similar comparison, a GHG Emissions Analysis completed by Illingworth and Rodkin for UPE14-0008 (Ramey Winery) determined that based on a reasonable worst-case scenario involving twenty-four 300-person events annually, each event would generate 2,006 pounds of CO₂e per day, or 48,114 pounds (22 metric tons) annually [2187 pounds/metric ton]. For the project site, the worst case scenario for the proposed sixteen event days (10 industry wide and 6 ag promotional) with 300 maximum person would generate 32,096 pounds annually or 14.67 metric tons. For industry wide events, guests visit a variety of wineries within Dry Creek Valley throughout the day of the event. As a worst case scenario, even if the guest numbers per an event doubled to 600 guests at the project site, it would calculate to 29.34 metric tons, which is far below the level of significance.

In June 2010, the BAAQMD adopted GHG thresholds (BAAQMD, 2010). The BAAQMD recommends using any of the following three CEQA significance thresholds for individual projects: 1,100 metric tons CO₂e per year, 4.6 metric tons of CO₂e per number of residents plus employees, or compliance with a qualified climate action plan (CAP). The BAAQMD has not adopted significance thresholds for construction-related GHGs. However, for the proposed project requesting an interior remodel of the winery building and construction of a 375 square foot case good storage structure, the construction emissions would be less than the BAAQMD's operational threshold of 1,100 metric tons CO₂e per year. In conclusion, the proposed project's construction and operational emissions would be substantially below BAAQMD's 1,100 metric tons CO₂e per year significance threshold.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion:

The County does not have an adopted Climate Action Plan but has established GHG reduction goals. The project, by implementing current county codes would be consistent with local or state

plans, policies, or regulations adopted for the purpose of reducing emissions of greenhouse gases.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

8. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Discussion:

The existing, permitted use of processing and fermentation of the grapes into wine includes the use and maintenance of machinery and equipment that require the transport, use, and disposal of hazardous materials (e.g., oils, diesel, solvents, lubricants, etc.). The existing, permitted vineyard operation requires the use and storage of pesticides and herbicides on the project site. The Sonoma County Department of Agriculture regulates the storage and use of herbicides and pesticides by requiring the annual issuance of a Pesticide I.D. and classes be taken by persons applying such hazardous materials for agricultural uses such as vineyard operations. The County Fire and Emergency Services Department regulates storage and use of flammable materials associated with wineries. The County Environmental Health Specialist requires that the project applicant submit copies of updated permits.

The project includes a condition that prior to any business operation, the applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the 2016 California Fire Code as adopted and amended by Sonoma County Code. Therefore, with the standard permitting requirements under the local Building and Fire Codes, and the Hazardous Materials Business Plan required for the winery operations, the project would have a less than significant level of with regard to the use or storage of hazardous materials.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

Standard Condition:

"Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the 2016 California Fire Code as adopted and amended by Sonoma County Code."

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion:

Refer to discussion above at item 8.a. The project itself would not generate or produce hazardous materials. Hazardous materials (diesel fuels, solvents, oils, etc.) are contained in products used on site for use and maintenance of equipment and machinery. The winery facility is existing and not

part of this review, but, the winery must condition to comply with Chapter 50 of the 2016 California Fire Code. Also the vineyard operation is not part of this review, but use of pesticides and herbicides are regulated by the Sonoma County Agricultural Commissioner's Office. The project would have a less-than-significant impact involving release of hazardous materials into the environment.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Discussion:

The project is not located within one-quarter mile of a school, nor would the proposed project include emission of hazardous materials or substances. See item 8.a, above, regarding regulation of hazardous materials at the planned winery.

Significance Level:

No Impact.

Mitigation:

None required.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion:

Historically the project site has been used for agricultural purposes. The project site was not identified as hazardous materials site under the State Water Resources Control Board Geotracker database as of January 31, 2018.

Significance Level:

No Impact.

Mitigation:

None required.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Discussion:

The project site is not located within two miles of a public airport or public use airport. The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan - ALUC.

Significance Level:

No Impact.

Mitigation:

None required.

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion:

There are no known private airstrips within the vicinity of the proposed project.

Significance Level:

No Impact.

Mitigation:

None required.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect on emergency response routes.

Significance Level:

No Impact.

Mitigation:

None required.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

The project site is located in an area prone to wildland fires. The project seeks events at the winery site. The only new construction would be a small storage structure and an interior remodel of the existing winery building. A referral response from Sonoma County Fire and Emergency Services has required conditions be placed on the project for compliance with the Sonoma County Fire Safety Ordinance (Sonoma County Code). Compliance with the Sonoma County Code will ensure that the exposure of people and property to fire hazards would be reduced to a degree that the risk of injury or damage is less than significant.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

Standard Conditions of Approval (COA):

1. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
2. Applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the 2013 California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads;

access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.

- a. **Premises Identification and Road Naming:** *Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.*
- b. **Gates:** *Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.*
- c. **Water Supply:** *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.*
- d. **Building features:** *Fire sprinklers are required and fire alarm system is required.*

3. Applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official when required.

4. Applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the 2016 California Fire Code) to Sonoma County Fire or the local Fire Protection District. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official. The plan shall address minimum fire and life safety requirements during events and shall identify a dedicated staff member responsible for training and education of staff on subjects including how to address emergencies, 911 early notification, medical response, and CPR first aid.

5. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access. A ratio of two persons per vehicle shall be used in making such calculations.

6. Applicant shall provide to Sonoma County Fire evidence of the type of winery cave that is on the facility – either Type-1, 2, or 3. Type 1 Winery Caves are not permitted for public access. Type 2 winery caves permit limited public access. Unless the winery cave is a Type 2 or 3 winery cave, it shall not be permitted to be used for any events.

- a. The existing wine cave is equipped with a fire alarm system and the system shall remain in service at all time. This system may be inspected annually by the fire code official or a report provided by the fire alarm company stating the system is in service.
- b. A sign shall be provided at the main entrance or area approved by the fire code official of the cave indicating cave type.
- c. Existing Type 3 Caves shall be equipped with a fire sprinkler system when the cave is altered or added onto. Appropriate permits shall be applied for prior to any addition or alteration.

7. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the 2013 California Fire Code as adopted and amended by Sonoma County Code.

9. HYDROLOGY AND WATER QUALITY:

Would the project:

- a) **Violate any water quality standards or waste discharge requirements?**

Discussion:

The project site is developed with an existing winery facility with related infrastructure such as parking lot, landscaping, and on-site sewage disposal system for industrial winery wastewater and domestic wastewater. The project site is not within the designated NPDES (National Pollutant

Discharge Elimination System) area. As authorized by the Clean Water Act (CWA), the NPDES Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The project site is not within a Flood Prone Area.

A referral response from the Environmental Health Specialist of Project Review has required the project to comply with wastewater discharge requirements of the North Coast Regional Water Quality Control Board. A copy of the Waste Discharge Permit is required prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit. For the sanitary sewage disposal, the existing on-site septic system shall be expanded to accommodate special events shall be 100% of 250 guests. The work is required to be completed by a Registered Civil Engineer or Registered Environmental Health Specialist.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Discussion:

The project site contains an existing winery facility that includes crushing, processing, fermenting, and bottling of wine grapes. The site contains a wine cave and public tasting and participation in industry-wide events. The existing winery complex and on site wells (aka project wells) serving the winery uses are located in a Class 1 Major Groundwater Basin. The upper ridge where the vineyards are located is in Class 4- Water Scarce Area. Because the project wells are in an Area 1, a hydrological study was not required under General Plan Policy WR-2e (formerly RC-3h) which reads:

***Policy WR-2e (formerly RC-3h):** Require proof of groundwater with a sufficient yield and quality to support proposed uses in Class 3 and 4 water areas. Require test wells or the establishment of community water systems in Class 4 water areas. Test wells may be required in Class 3 areas. Deny discretionary applications in Class 3 and 4 areas unless a hydrogeologic report establishes that groundwater quality and quantity are adequate and will not be adversely impacted by the cumulative amount of development and uses allowed in the area, so that the proposed use will not cause or exacerbate an overdraft condition in a groundwater basin or subbasin. Procedures for proving adequate groundwater should consider groundwater overdraft, land subsidence, saltwater intrusion, and the expense of such study in relation to the water needs of the project.**

Nonetheless, the applicants' engineer, SMA, provided a Maximum Daily & Annual Water Demand analysis, dated September 12, 2016.

Total Annual Water Use for Winery: 1.53 AF per year

Winery Water Use:

Water Use	Annual Total (Acre- feet)
Domestic Wastewater (water usage per employee and visitor)	0.48
Process Wastewater (winery production of 15,000 cases/year)	0.55

Landscape Irrigation	0.5
Total	1.53 AF

In comparison, a three bedroom residence uses, on average, 0.50 acre feet of water.

Although the vineyard is approved by right, the total water use for the entire project site is:

Total Projected Water Use:

Water Use	Annual Total (Acre- feet)
Domestic Wastewater (water usage per employee and visitor)	0.48
Process Wastewater (winery production of 15,000 cases/year)	0.55
Landscape Irrigation	0.5
Vineyard Irrigation	14.7
Total Water Use	16.23 AF

General Plan Policy WR-2d requires the Permit Holder to submit annual reports of water usage to PRMD.

Policy WR-2d: *Continue the existing program to require groundwater monitoring for new or expanded discretionary commercial and industrial uses using wells. Where justified by the monitoring program, establish additional monitoring requirements for other new wells.**

With the project well located in a Class 1 Major Groundwater Basin, the project's water use is not expected to cause an impact to groundwater recharge or have a negative effect on surrounding wells.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

Standard Conditions of Approval (COA):

1. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this large use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies.
2. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
3. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

Discussion:

The proposed project would not modify or alter an existing waterway, nor create runoff that would

result in off-site or on-site flooding. All of the project development, including the lower overflow parking area, is located outside of the Riparian Corridor setbacks of 50-feet for Fall Creek and 100-feet for Dry Creek as listed in the Zoning Code. Appropriate building permits are required for the interior remodel of the winery building and the new small case-good storage structure.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Discussion:

The project would not significantly alter drainage patterns on-site or in the general area, nor will it result in on- or off-site flooding. The project proposal does not include the alteration of a stream or river.

Significance Level:

No Impact.

Mitigation:

None required.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Discussion:

The proposed project would not create or contribute significant new runoff water, and building and septic permits would be required for any work on the project site. Through the standard permitting process, the proposed development would not substantially alter drainage patterns or capacities of the project site, or result in substantial additional sources of polluted runoff, reducing potential impacts to a level of less than significant.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- f) Otherwise substantially degrade water quality?**

Discussion:

The project does not involve other changes in the environment that could result in substantially degrading water quality.

Significance Level:

No Impact.

Mitigation:

None required.

- g) Place housing within a 100-year hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?**

Discussion:

The project does not involve the construction of new housing and the project site is not located within a 100-year flood hazard zone.

Significance Level:

No Impact.

Mitigation:

None required.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Discussion:

The site is outside the of the mapped 100-year flood hazard area. There is no 100-year flood hazard area on the site.

Significance Level:

No Impact.

Mitigation:

None required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion:

The small eastern portion of the project site is located in an area subject to flooding or inundation as a result of dam (Warm Springs Dam) failure (See General Plan Public Safety Element Figure PS1f). This affects the entire Dry Creek Valley and watershed due to Warm Springs Dam and Lake Mendocino to the north. The project site is located south of the Warm Springs Dam. Warm Springs Dam regulates the headwaters of Dry Creek. It was built in 1982 and forms Lake Sonoma Reservoir, which holds a water supply of 212,000 acre-feet and a flood pool of 130,000 acre-feet. It is owned by the US Army Corps of Engineers (USACE). Water supply releases from this dam are controlled by the Sonoma County Water Agency (SCWA), with the exception of water released for flood control, which is managed by the Corps. In September 2014, after the recent Napa earthquake (2014), engineers with the Army Corps of Engineers inspected the dam structure and determined the dam remains structurally sound with no damage from the recent earthquake. With the dam oversight and continued inspection by the Corps engineers, it is highly unlikely the project site would be significantly impacted by a failure of the Warm Springs Dam. Furthermore, as discussed above in item 9(h), no permanent structures will be placed within the floodway or floodplain areas.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

j) Inundation by seiche, tsunami, or mudflow?

Discussion:

The proposed project is not subject to seiche or tsunami. The project site is not located in an area subject to seiche or tsunami. Seiche is a wave in a lake triggered by an earthquake. Mudflow can be triggered by heavy rainfall, earthquakes or volcanic eruption. See discussion of landslide in 6.a.iv. above for areas with high potential for mudflow.

Significance Level:
No Impact.

Mitigation:
None required.

10. LAND USE AND PLANNING:

Would the project:

a) **Physically divide an established community?**

Discussion:

The project would not physically divide a community. It does not involve construction of a physical structure (such as a major transportation facility) or removal of a primary access route (such as a road or bridge) that would impair mobility within an established community or between a community and outlying areas.

Significance Level:
No Impact.

Mitigation:
None required.

b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion:

The parcel is bisected by W. Dry Creek Road and has split designations. The General Plan land use designation for the parcel is Land Intensive Agriculture with a 100 acres per dwelling unit (south side of W. Dry Creek Rd) and a 20 acres per dwelling unit (north side of W. Dry Creek Rd) designation. The Zoning designation is LIA (Land Intensive Agriculture) B6 100 acre density, RC (Riparian Corridor) 50/50, SR (Scenic Resource), VOH (Valley Oak Habitat) / LIA (Land Intensive Agriculture) B6 20 acre density, Z (Second Unit Exclusion), F1 (Floodway), RC 50/25, RC 100/50, SR, VOH.

The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. The 100/50, 50/50, and 50/25 under the RC designation references the 100-foot or 50-foot minimum streamside conservation area shown in the zoning database, and the 50-foot or 25-foot minimum setback for agricultural cultivation. The SR combining district is in reference to the Scenic Corridor setback along W. Dry Creek Road. The parcel also has a Valley Oak Habitat Combining District (VOH) designation, which addresses the protection and enhancement of valley oak woodlands. A portion of the parcel that lies on the north side of W. Dry Creek Road is within the F1 (Floodway), but, none of the project components (buildings, events, parking, well, or septic areas) are located in or near this setback area.

The Land Intensive Agriculture land use designation and zoning allow agricultural product processing, wineries, tasting rooms, and special events as conditional uses. The project site contains an existing winery with public tasting. The applicant is seeking approval of a Conditional Use Permit to allow agricultural promotional events, industry wide events, luncheons and dinners at the existing winery facility. The winery and public tasting are existing approved land uses. The

proposed project does not include any changes to the annual production capacity or public tasting hours, therefore, the existing approved land uses are not part of this environmental review. The project site is a total of 100.89 acres with 41 acres of existing vineyard. Approximately 40% of the project site is planted in vineyard and no vines will be removed to accommodate the proposed event activities. The vineyard is a permitted use in the LIA zoning district and also not part of this environmental review.

General Plan

The LIA land use designation is one of three land use designations in the General Plan that are granted special rights and protections related to agriculture under the plan's Agricultural Resources Element (ARE). The purpose of the ARE is to establish policies to insure agricultural stability and productivity and to express policies, programs and measures that promote and protect the current and future needs of the agricultural industry.

Section 2.1 of the ARE identifies successful promotion and marketing of agricultural products grown in Sonoma County as a principal means to enhance the County's image and reduce economic pressure on farmers and ranchers to subdivide or convert their land to nonagricultural uses. Several goals have been adopted to strengthen the local agricultural industry.

GOAL 2.1: *"Assist in the marketing and promotion of Sonoma County's agricultural products. It states, in part, "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 ranchers to subdivide or convert the land to nonagricultural uses. Economic sustainability is being encouraged through niche marketing, direct marketing and evolving practices improving farm business management and intergenerational transfer of farms and ranches... This element establishes policies that will assist in promoting and marketing agricultural products grown or processed in Sonoma County."*

GOAL 2.6: *"Regulate the location and intensity of visitor serving uses within agricultural areas." It states, in part, "The benefits and potential adverse impacts of visitor serving uses vary by agricultural industry. Agricultural tourism is critical in supporting the economic success and continued diversity of the agricultural industry in Sonoma County. It is important to recognize that agricultural tourism directly promotes the sale of agricultural products. Activities such as special events attract customers, build a customer base, market products, and build customer loyalty. However, the economic benefits of agricultural tourism must be balanced against associated impacts such as increased traffic, particularly in areas such as in Sonoma Valley or along routes where multiple visitor serving uses may be hosting events at the same time. In addition, visitor serving uses must supplement agricultural production, not replace it."*

The adopted goals of assisting in the successful promotion and marketing of Sonoma County agricultural products applies to the proposed project and further expressed in Objectives AR-1.1 and AR-1.2:

- **Objective AR-1.1:** *Create and facilitate opportunities to promote and market all agricultural products grown or processed 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.*

These Objectives are further refined by:

- **Policy AR-1a:** *Permit a wide variety of promotional and marketing activities of Sonoma County grown and processed products.*

The project site is an existing winery production facility with public tasting requesting to add additional visitor serving uses consisting of agricultural promotional events, participation in industry

wide events, wine marketing luncheons and dinners, limited food and wine pairings during public tasting, and to continue with vineyard tours and use of the wine cave for tasting and dinners. The visitor serving uses promote not only the wine produced from the vineyards on site, but agricultural products grown and produced in Sonoma County. Visitor serving uses provide essential outlets for farm products from throughout Sonoma County.

The Land Intensive Agricultural land use designation is one of the three agricultural designations that is subject to the Agricultural Resources Element of the General Plan. The following consistency analysis evaluates the proposed uses in the project.

Winery and Tasting Facility: The proposed project is consistent with the General Plan's Agricultural Resources Element Goals, Objectives and Policies because the proposed visitor serving uses are in conjunction with and incidental to the primary on-site uses of agricultural production and related agricultural processing, as further discussed below:

Wineries with visitor serving components are further supported by Policy AR-4a, which states:

- **Policy AR-4a:** *"The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals."*

Comment: The project site is within the LIA General Plan land use category, and the primary use would remain as agricultural production (on-site vineyard) and related agricultural processing (winery). The primary potential land use conflicts associated with the proposed visitor serving uses (events) are noise, traffic, and lighting. Conditions and mitigation measures have been added to the proposed project to address light (any new exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare). Noise generated by the proposed associated events must be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan. Traffic conditions are addressed in the Transportation section of this Initial Study. Traffic mitigations have been incorporated into the project requiring roadway improvements and signage to improve traffic safety along W. Dry Creek Road. Parking can be provided on site. Annual events will be limited in frequency.

- **Policy AR-5g:** *"Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, 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. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:"*
 1. *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.*

Comment:

Refer to discussion under Item 16 Transportation and Traffic and mitigation measures incorporated the project related to traffic and public road safety. A Traffic Impact Study prepared by W-Trans evaluated the level of service along this section of W. Dry Creek Road, concluding:

- The study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion event to Existing and Existing plus Approved volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours.

- Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.

Within one mile of the project site, there are three existing wineries located along W. Dry Creek Road and four along Dry Creek Road.

Existing Wineries within One Mile of Bella Winery

Winery Name	File No.	Location	Annual Case production	Tasting Room/Hours	Events yes/no Event Specifications
South of Project Site					
Preston Winery	UPE96-0016	9206 W. Dry Creek Road	30,000	8AM-5PM Allows a winery with retail sales and preparation of bread, cheese, vinegar, oils, fruit juices, processed fruits and vegetables, etc.	No
Zichichi Winery	PLP04-0042	8612 W. Dry Creek Road	7,500	11AM-4:30PM	Yes, Industry wide events only, no specific # of events or guests
Raymond Burr Winery	UPE12-0001	8339 W. Dry Creek Road	5,000	11AM-5PM	Yes, 11 ag promo events per year with 60 persons allowed, 6 industry wide events per year
Wineries on Dry Creek Rd					
Ferrari-Carano Winery	UPE99-0154	9761 Dry Creek Road	350,000	10AM-5PM	Yes, 8 ag promo events per year and 4 industry wide events with no specific # of guests
Dutcher Crossing Winery	UPE01-0102	8533 Dry Creek Road	25,000	10AM-5PM	Yes, 6 Industry wide events only with a maximum of 60 people per UPE01-0102 event schedule

Cast Winery (Seifrick)	PLP12-0020	8500 Dry Creek Road	10,000	10AM-5PM	Yes, 18 ag promo events per year with 60 persons allowed, 4 industry wide events allowed
Trattore Farms Winery (Bucher)	UPE11-0014	7850 Dry Creek Road	10,000	11AM-5PM	Yes, 10 ag promo events per year with 100 persons allowed, 4 industry wide events allowed

Lands surrounding the subject property are residential and agricultural with vineyards and a few wineries. A Traffic Impact Study was prepared for the project by W-Trans, which concluded that the proposed project is not expected to significantly contribute to roadway conflicts or result in traffic levels of service beyond County standards. (See Transportation section, below, for further discussion.)

2. Whether the above uses would draw water from the same *aquifer and be located within the zone of influence of area wells.*

Comment: The project site's well is located in a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin.

3. *Whether the above uses would be detrimental to the rural character of the area.*

Comment: The existing winery and tasting facility are located within an area primarily developed with single family residences, vineyard, wineries, tasting rooms, and small family farms. Under the Aesthetics section of this Initial Study, the impacts from the project are expected to be less than significant.

Based on the above information, the proposed project will not be detrimental to the community character or result in a detrimental concentration of wineries in the near vicinity. The only new structure added to the project site is a small case good storage structure up in the vineyard area related to the vineyard tours which occur during tasting room hours. The hours and frequency of agricultural events are limited to six per year and industry wide events are limited to 10 total event days per year, and the small luncheons and dinners limited to 24 per year, with dinner to not exceed 12 per year and to end by 9:30 PM. Any outdoor amplified music during events must end at 4:30 P.M. The size and number of events of the larger events are comparable to the events held by wineries in the area. Whereas, the luncheons and the dinners are small, only generating 14 guest vehicles. Luncheons would occur on the project site similar to the public tasting room activities. Dinners would be held indoors in the wine cave.

"Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas: The use promotes and markets only agricultural products grown or processed in the local area.

Comment: The proposed agricultural promotional and industry wide events, and small dinners and luncheons would promote the wine processed on site. There will be no weddings, wedding receptions, concerts held on the site and the site would not be rented out to a third party.

1. *The use is compatible with and secondary and incidental to agricultural production activities in the area.*

Comment: The primary agricultural production activity in the project area is vineyards for the processing of wine. The proposed events would facilitate the sale and promotion of wine processed on site from the on-site vineyard and local grapes. These visitor serving uses are considered incidental and secondary to the agricultural (vineyard) and agricultural processing (winery) uses on the site. No vines would be removed to accommodate the proposed events.

2. *The use will not require the extension of sewer and water.*

Comment: The use will be served by on-site septic system and water. Extension of sewer and water lines will not be required.

3. *The use is compatible with existing uses in the area.*

Comment: Annual agricultural promotional events and industry wide events would be limited and would not be concentrated in any one month. Loud events such as concerts and wedding receptions are not planned, nor requested, at the winery. The winery does plan to participate in three to five industry-wide events per year, for a maximum of ten event days. Although the project would utilize outdoor amplified music and speech, according to the Environmental Noise Assessment, the daytime noise standards of the General Plan will not be exceeded. To ensure daytime and nighttime noise standards would not be exceeded, mitigation measures have been incorporated into the project to require: (1) outdoor amplified music and speech at events may only occur during daytime hours, but will cease by 4:30 P.M., as proposed and agreed upon by the project applicant. In addition, with the mitigation measures incorporated into the project under Item 16 in this Mitigated Negative Declaration, the limit on the number of annual events held on the project site and hours, with all parking needs accommodated on site, and the implementation of the Parking Safety Plan, the proposed visitor serving uses are expected to be compatible with existing uses in the area.

4. *Hotels, motels, resorts, and similar lodging are not allowed.*

Comment: The proposed project does not include any overnight marketing accommodations or lodging of any kind.

5. *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*

Comment: The proposed project includes the request to have at the existing winery facility and existing public tasting room, agricultural promotional events, industry wide events, luncheons and dinners, food and wine pairings during public tasting, and the continued use of vineyard tours and continued use of the existing wine cave for tastings and dinners that promote the wine processed on site.

Zoning Ordinance:

The Zoning Ordinance allows for seasonal or year-round sales and promotion of agricultural products grown or processed in Sonoma County, subject to the issuance of a use permit and compliance with the criteria set forth in policies AR-6d and AR-6g of the Agricultural Resource Element as follows:

Under the LIA zoning district, tasting rooms require a Use Permit pursuant to Section 26-04-010(i): *Tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county subject to the minimum criteria of general plan Policies AR-6d and AR-6g. This subsection shall not be interpreted so as to require a use permit for uses allowed by Section 26-04-010(g);*

Staff analysis: The project site is within an agricultural land use category and is an existing vineyard operation and agricultural processing facility (winery). The primary use of the project site will remain agricultural production and processing. The purpose for having agricultural promotional events and industry wide events, small luncheons and dinners, and food and wine pairing is to promote and

market the wines produced on site. At each type of event being proposed, the wine produced on site would be served to guests. The wine club dinners are done to introduce a new vintage to existing members and to gain new wine club members, a direct marketing approach commonly used by many wineries. The primary potential land use conflicts associated with the proposed uses is exterior lighting, traffic, parking, and noise. Mitigations and conditions have been incorporated into the project to reduce these potential impacts to a less than significant level. No vines would be removed to accommodate the events.

Food and Wine Pairing

The request includes food and wine pairing during public wine tasting. This use has been approved at several wineries and is a common wine marketing trend. The long-standing policy question with food service at wineries and tasting rooms is how to differentiate this use from a restaurant use and what boundaries should be placed on this type of food service to avoid further intensifying the commercial land use? The applicants have made it clear to staff they have no intentions of being a restaurant. However, a Use Permit runs with the land and subsequent owners would only be bound by the use permit conditions. A standard condition has been placed on Use Permits at wineries where food and wine pairing is requested to limit the hours of when food and wine pairing can occur to avoid the normal lunch hour.

The agricultural promotional event and industry wide events are consistent with a majority of prior approvals for other wineries in Sonoma County. It has been well established that agricultural promotional events that can be found compatible with surrounding agricultural activities if they are limited in size, frequency, and hours. The project would not require the extension of sewer or water. No vineyards would be removed and the primary use of the project site would remain a winery and vineyards. No stand-alone buildings would be constructed to accommodate the proposed event uses. Currently, neither the General Plan nor Zoning Ordinance place a limit on the number of events at wineries.

The project as proposed is consistent with the General Plan and Zoning Ordinance policies related to visitor serving uses in conjunction with agricultural production (vineyard) and agricultural processing (winery). Mitigation measures and monitoring have been incorporated into this Initial Study to reduce potential environmental impacts; thus potential conflicts with land use and zoning policies are considered less than significant. The existing vineyard operation is a permitted use and is not a part of the project or subject to CEQA requirements. The project would not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including in the Sonoma County General Plan and zoning ordinance.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

Standard Condition of Approval

Food and Wine Pairing:

- a. Food and wine pairings shall be selected by the winery with no menu options allowed. There shall be no table-side waiter service.
- b. Such pairing shall be limited to small appetizer-like portions, are limited to no more than four days per week and no more than twice per day at specified times (11:00 a.m. and 2:00 p.m.) avoiding the lunch hour and shall not be open to drop in guests.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion:

The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. In Sonoma County Habitat Conservation Plans only affect certain land in timber production areas in the northwest county (for spotted owl) and in the lower Petaluma River/Sonoma Creek watershed (for saltmarsh harvest mouse/black rail/clapper rail).

Significance Level:

No Impact.

Mitigation:

None required.

11. MINERAL RESOURCES:

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion:

The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010). Sonoma County has adopted the Aggregate Resources Management Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist). The site is located in an agriculturally designated and developed area. Much of the soil on site is considered to be of Statewide significance.

Significance Level:

No Impact.

Mitigation:

None required.

- b) **Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion:

The project site is not located within an area of locally-important mineral resource recovery site and the site is not zoned MR (Mineral Resources) (Sonoma County Aggregate Resources Management Plan, as amended 2010 and Sonoma County Zoning Code). No locally-important mineral resources are known to occur at the site.

Significance Level:

No Impact.

Mitigation:

None required.

12. NOISE:

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion:

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.

The proposed project requests agricultural promotional events, industry-wide events, and luncheons and dinners at an existing winery facility. Event activities generate noise from music, conversation, vehicle and parking lot noise. The existing winery facilities already conducts vineyard tours and tastings.

The Sonoma County General Plan Noise Element identifies a goal to:

“Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.”

The following General Plan policies, which are applicable for use at the project, are intended to achieve this goal include:

NE-1c: *“Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use.”*

Below is the table from the Sonoma County General Plan Noise Element that is used to measure if a noise source exceeds standards under Table NE-2.

Table NE-2: Maximum Allowable Noise Exposures for Non-transportation Sources

Hourly Noise Metric ¹	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7 AM to 10 PM	Nighttime: 10 PM to 7 AM
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₂ is the sound level exceeded 1 minute in any hour.

The winery proposes to hold annually up to 6 agricultural promotional events, a total of 10- industry wide event days, and 24 total luncheons or dinners (dinner to not exceed 12 per year). The applicant is requesting outdoor amplified music during the 10 industry wide events and 6 ag-promotional events (16 total events). Music is typically a 4 or 5 piece bluegrass band, consisting of a guitar, bass, fiddle, banjo (possible) and vocals. Also requested during normal public tasting hours is acoustical music (aka non-amplified) by local musicians, consisting of guitar, violin, fiddle,

or similar instrument; and with an occasional vocalist.

Some of the proposed lunches may occur on an upper portion of the property at the location shown on Figure 3, whereas other lunches would occur within the lawn area identified in Figure 2. All dinners would occur within the wine cave.

Noise would be generated during the lunches by event patrons (voice), and by a vehicle (Pinzgauer) used to conduct winery/vineyard tours and to transport guests to the upper redwood grove area.

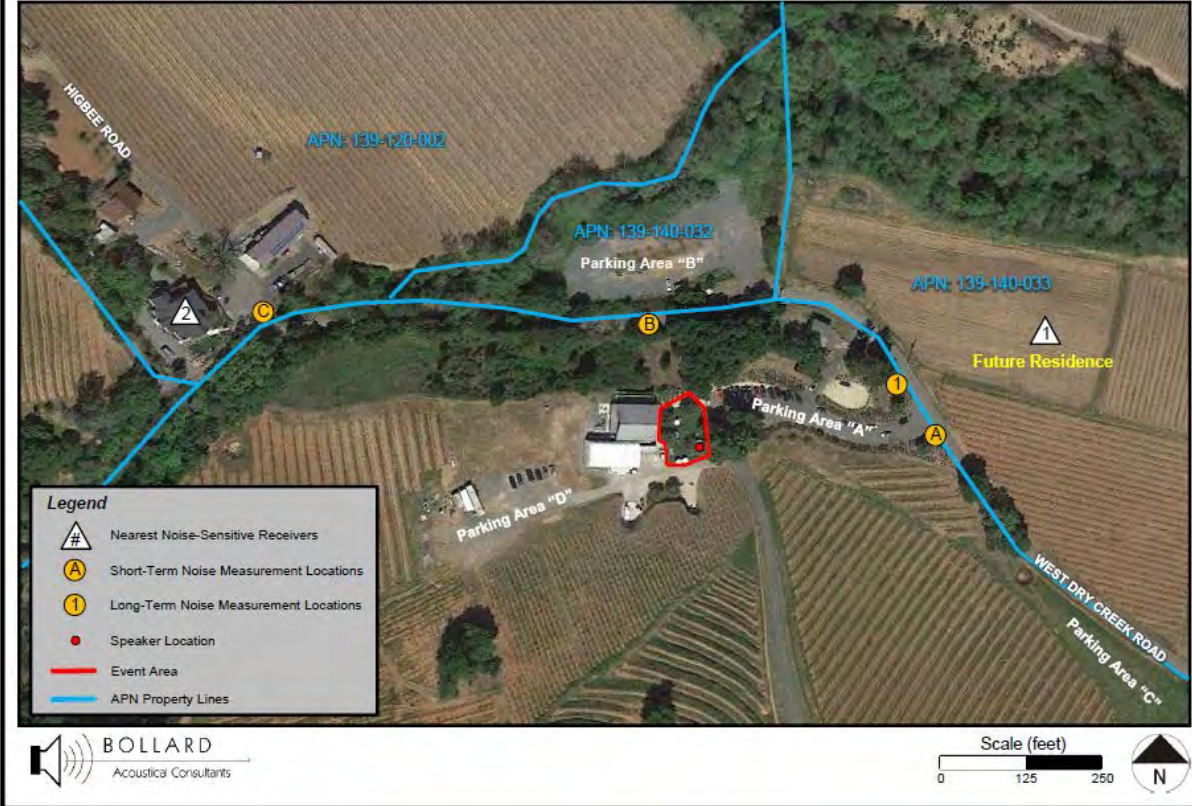
PRMD required a noise assessment to analyze the potential noise generation of the outdoor events relative to nearby noise-sensitive uses. The applicant retained Bollard Acoustical Consultants, Inc. (BAC) to prepare a noise analysis for this project. The analysis predicted event-related noise levels at the noise-sensitive property lines, and to compare those levels against the applicable County of Sonoma noise standards. BAC completed several versions of the Environmental Noise Assessment, including on September 16 and September 20, 2016. After incorporating revisions required by PRMD staff, BAC submitted a final version dated March 19, 2018. In addition, BAC prepared an addendum to address the Overflow Parking Area, dated March 22, 2017 and an Addendum to address the Vineyard Tour Vehicles, dated February 22, 2017.

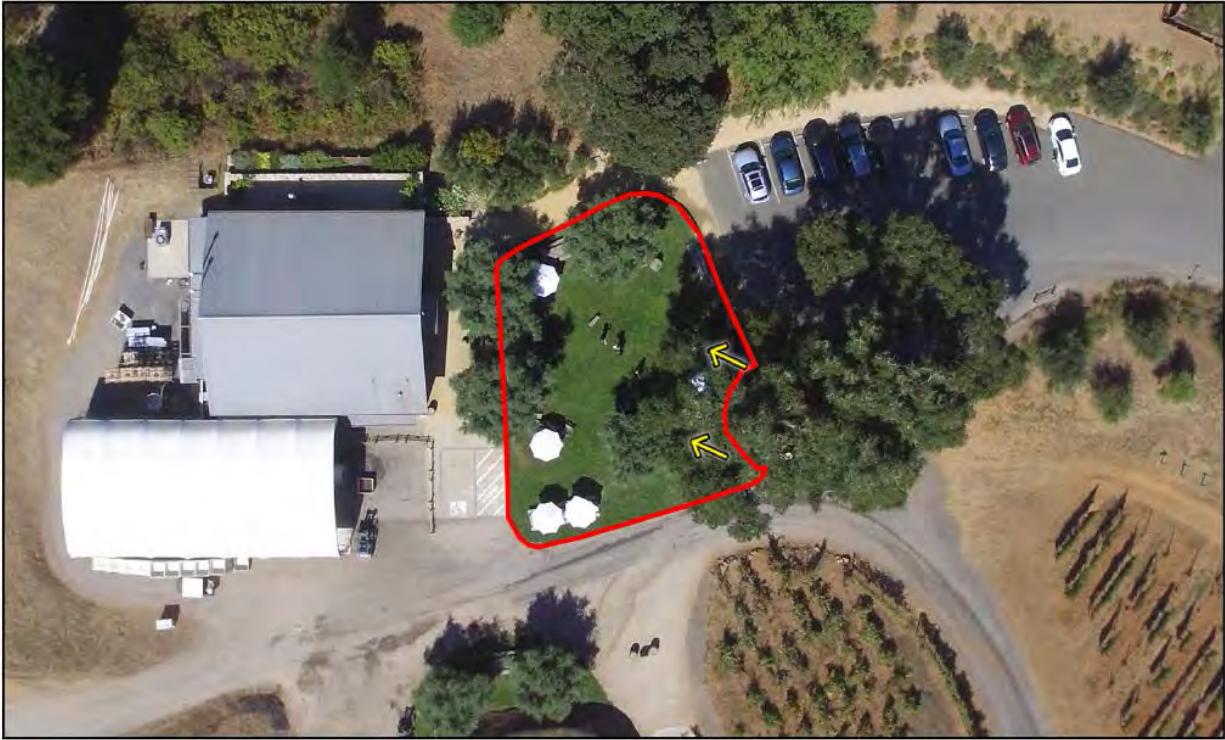
Figure 1 below shows the winery's designated outdoor event area.

Figure 2 below shows the lawn area where amplified music would occur during the industry-wide events.

Amplified music is not requested during the 24 lunches/dinners.

Figure 1
Noise Measurement Locations & Nearest Residences
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California





Legend

- Approximate Event Area
- Speaker Location and Direction



Figure 2
Event Area and Speaker Location
Bella Vineyards and Wine Caves - Sonoma County, California



The hours of the proposed agricultural promotional events are during mid-morning to ending by 9:30 PM which is consistent with the daytime hours listed in the General Plan (7 AM to 10 AM). Industry wide events would be held during tasting room hours. The Sonoma County General Plan states that the noise standards identified in Table NE-2 shall be reduced by five dBA for noises consisting of primarily speech or music (NE-1c(2)). Because the events would exceed 30 minutes in duration during a given hour, would be limited to daytime hours, and events would consist of primarily amplified speech and/or music (5 dB reduction); BAC has applied the corresponding noise level standard of 45 dB L50 to the project.

As noted above, in cases where an aspect of the proposed events would cause noise levels to

exceed ambient noise levels by more than 10 dB, an additional 5 dB reduction in the noise standards is applied.

Existing Ambient Noise Environment

The existing ambient noise environment in the immediate project vicinity is primarily defined by agricultural-related activities, and to a lesser extent by traffic noise from West Dry Creek Road. To generally quantify noise levels in the project vicinity, BAC conducted long-term (24-hour) noise level measurements on the project site from Wednesday, September 14th, to Thursday, September 15, 2016.

BAC used a Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter to take the noise level measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The noise monitoring results are summarized in Table 2 of the BAC report. The complete noise monitoring results are provided numerically and graphically in Appendices B and C, respectively, of the Noise Assessment.

Median noise levels at the project site ranged from 31 to 51 dB L₅₀ during daytime hours (7 a.m. to 10 p.m.). BAC explained that median noise levels were measured to range from 36-43 dB L₅₀ during the same time frame as when the proposed events would take place (11 a.m. to 5 p.m.), with the four (4) quietest hours of this period averaging 39 dB L₅₀. The average noise level for the four (4) quietest hours of the entire daytime period (7 am to 10 pm) was computed to be 35 dB L₅₀.

Evaluation of Event Noise:

Amplified Music Sound Levels:

Amplified music would only occur at the lawn area shown on Figure 2 above for a maximum of 16 events per year (Agricultural Promotional and Industry-Wide). Amplified music will be limited to the hours of 11:30 am to 4:30 pm.

To determine the noise levels generated from amplified music, BAC conducted short-term noise level measurements on Wednesday, September 14, 2016 during an event music simulation. BAC used precision integrating sound level meters (Larson Davis Laboratories Models 820 and 831). The meters were calibrated before use and placed on a tripod 5 feet above ground at three locations. Measurement locations, Sites A-C, were intended to quantify event music noise exposure at the nearest property lines, including the property lines of the two nearest residential land uses. Refer to Figure 1 above for the noise measurement locations, and nearest existing residences (identified as receivers 1 and 2).

BAC set the sound system to produce sound levels typical of what would be produced by amplified music playing at an event on the project site. The simulation consisted of playing digital recordings of typical music that might be played during an event using a pair of Yamaha MSR 400 portable speakers with built-in amplifiers and an MP3 player. The sound system speakers were positioned where the event music setup would typically be positioned at events (southeastern end of event area), and faced northwest towards the main building. The simulation utilized a reference music level of 70 dB at a distance of 50 feet from the speakers. While music was being played, short-term noise level measurements were taken at the referenced distance of 50 feet (reference site), and simultaneously at Sites A-C. BAC selected this reference based on feedback from the project applicant regarding the typical music sound levels during previous events. Appendix D shows photos of the sound system setup at the event music positioning area. Appendix E shows photos of the short-term noise level measurement locations.

Table 3 summarizes the noise level measurement results. BAC believes it is a conservative level

at which amplified music would likely occur at the event area.

Table 2				
Summary of Event Noise Measurement Results				
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California				
Site¹	Time	Distance to Property Line	Median Noise	
			Level, L₅₀ (dB)²	Field Notes
A	1:13 PM	330	37	Music inaudible, nearby construction noise
B	1:24 PM	200	39	Music barely audible, wind in trees
C	1:30 PM	700	35	Music inaudible
Applicable Noise Standard:			45	
Notes:				
¹ Site measurement locations are shown on Figure 1.				
² Event amplified music simulation was conducted at approximately 70 dBA at reference distance of 50 feet.				
Source: Bollard Acoustical Consultants, Inc. (2016)				

As indicated above in Table 2 music noise levels at the nearest property lines of parcels containing an existing residence (Sites A and C) were measured to range from 35 to 39 dB L50.

Site A, which measured an event music simulation noise level of 39 dB L50, was located at the property line of an adjacent parcel with a new residence under construction. The applicable Sonoma County General Plan daytime noise standard is 45 dB L50, after downward adjustment of 5 dB for noise sources consisting of speech and music.

Based on the measurement data, event music from the project site would satisfy the County’s daytime noise level criteria at the closest property lines with residential uses provided music levels are limited to 70 dB at the reference distance of 50 feet in front of the speakers.

BAC recommend the following Mitigation Measures:

1. A sound limiter should be procured to limit sound generated by amplified music to a level of 70 dB at a distance of 50 feet from the sound system speakers.
2. Bella Vineyards should procure a sound level meter meeting Type 2 specifications and conduct periodic monitoring of sound during all events which include amplified music. The monitoring should be conducted at the property lines of the nearest residential uses and records should be kept for submittal to the County as directed.

Evaluation of Crowd Noise Levels:

BAC was informed by the project applicant that events on the property typically generated approximately 100 people. BAC observed a fluctuation of people going in and out of the nearby wine cave, and reported approximately 30-35 patrons within either the lawn area or upper redwood grove area at one time.

To quantify event-generated crowd noise from the event area at the nearest noise-sensitive property lines, BAC utilized reference file data for persons speaking in normal and raised voices (normal voice = 57 dB per person at 3 feet & raised voice = 64 dB per person at 3 feet).

Based on typical speech sound in the event area and upper redwood grove area, the analysis

concluded that worst-case crowd noise exposure is predicted to be approximately 40 dB L50 at the nearest property lines, not including shielding by intervening topography, and considerably lower at the property lines of the two nearest existing residences. After considering shielding, actual crowd noise levels are predicted to be even lower by 5-10 dB, or approximately 30 to 35 dB L50.

Since noise from guests' conversations are not predicted to exceed ambient conditions by more than 10 dB, an additional 5 dB reduction in the applicable County noise standard is not warranted.

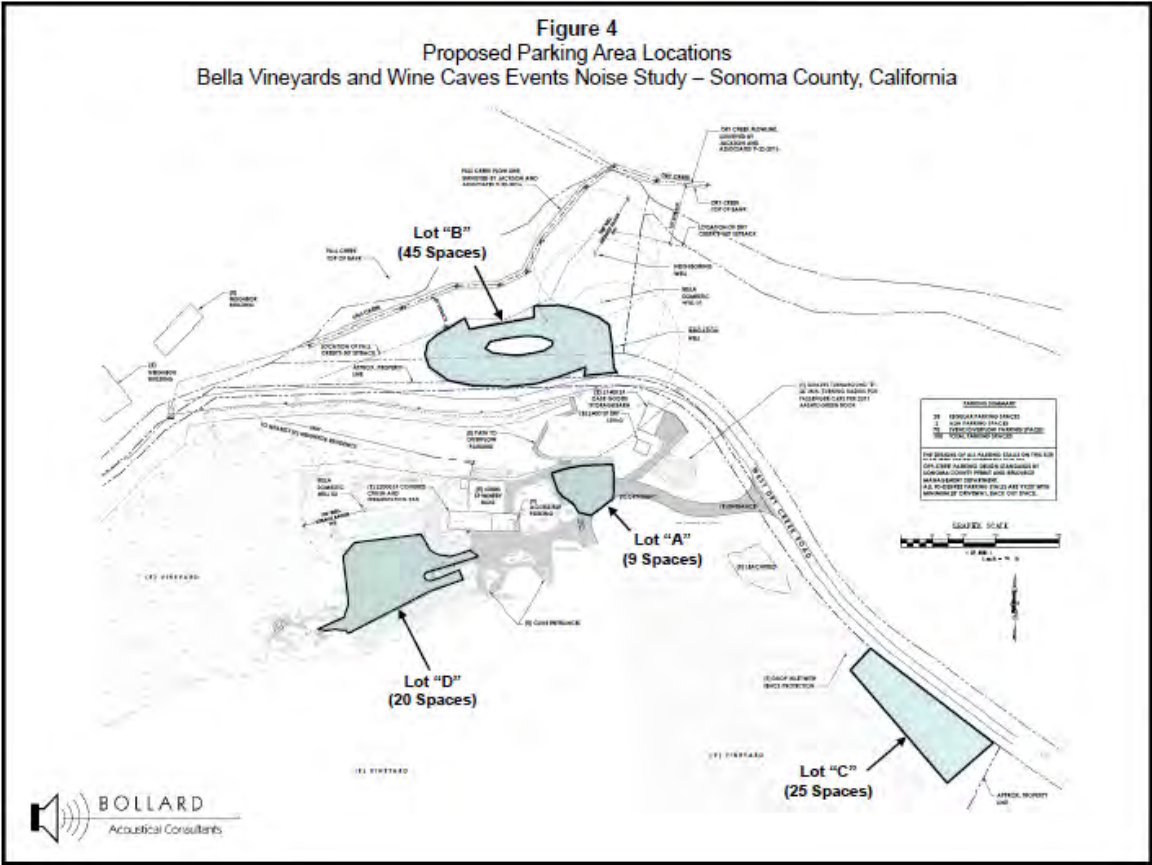
Because sound generated by guests' conversation in normal to raised voices is predicted to satisfy the County's daytime noise standard of 45 dB L50 at the nearest noise-sensitive property lines, even when added to the sound levels of amplified music, BAC determined that a mitigation measure for guests' conversation noise is not warranted.

Parking Lot Noise Generation:

The project site has four on-site parking areas to accommodate guest and employee parking.

- Parking Lot A: Located adjacent to lawn/event area, approximately 200+ feet from the nearest residential property line, can accommodate 9 vehicles and one handicap accessible vehicle.
- Parking Lot B: Located on the north side of W. Dry Creek Road, approximately 100 feet from the nearest residential property line, but, over 300 feet from the nearest residence, can accommodate 45 vehicles.
- Parking Lot C: Located southeast of the outdoor event area, approximately 80 feet from the nearest property line, but over 300 feet from the nearest residence, can accommodate 25 vehicles.
- Parking Lot D: Located west of the bottling area adjacent to the winery building, approximately 300 + feet from the nearest residential property line, can accommodate 20 vehicles.
- One handicap accessible parking space is located next to the winery building.

Figure 4 below shows the locations of the four on-site parking areas identified as Lot A thru Lot D.



As a means of determining potential noise exposure due to project parking lot activities, BAC conducted a parking lot simulation of 36 vehicles arriving or departing a parking lot during an hour. The simulation results were adjusted upwards or downwards depending on the number of cars that would be present in each of the four parking areas. Table 3 shows the results of the worst-case parking lot noise generation at each of the nearest property.

Table 3
Predicted Worst-Case Parking Lot Noise Generation at Nearest Property Lines
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California

Parking Area ¹	Distance to Property Line (feet)	Number of Parking Spaces	L ₀₂	L ₀₈	L ₂₅	L ₅₀
A	200	9	34	31	28	27
B	100	45	47	44	41	40
C	70	25	48	44	42	41
D	300	20	34	31	28	27
County Noise Standard:			65	60	55	50

Notes:
 1. Parking locations are identified on Figure 4.
 Source: Bollard Acoustical Consultants, Inc. (2018)

The 50 dB daytime noise standard is not adjusted downward because parking lot movements do not consist primarily of speech or music. Furthermore, because the predicted median noise levels of 40 dB L50 or less is not more than 10 dB above the measured average of the four quietest daytime hours (35 dB L50), no additional 5 dB downward adjustment of the noise standards is warranted. As a result, BAC determined that a mitigation measure for parking lot noise generation is not warranted for the project.

In a separate Addendum letter, Bollard evaluated the noise generated by parking in the overflow parking area across W. Dry Creek Road. Bollard utilized the noise measurement results of a parking lot simulation of 36 vehicles arriving or departing a parking lot during an hour. The simulation results were adjusted to a parking lot size of 25 vehicles and projected to the nearest property lines. Table 1 shows the results of the parking lot noise generation at the two nearest property lines.

Property Line	Distance to Property Line (feet)	Number of Cars	L ₀₂	L ₀₈	L ₂₅	L ₅₀
South	70	25	48	44	42	41
East	90	25	46	42	40	38
County Noise Standard:			65	60	55	50

Source: Bollard Acoustical Consultants, Inc. (2016)

Bollard determined the noise generated within the proposed 25-space overflow parking area would be well within compliance with Sonoma County noise standards at the nearest property lines and no further noise mitigation is required.

Vineyard Tours to the Upper Redwood Grove Noise Generation:

The project proposal includes occasional lunch/dinner events at the upper redwood grove area identified on Figure 3. Guests would be transported to that upper redwood grove area along the access road shown on Figure 3 using a “Pinzgauer” vehicle or other similar transportation. See Photo below of Pinzgauer vehicle.



Appendix F
Pinzgauer Machine
Bella Vineyards and Wine Caves - Sonoma County, California

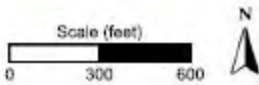


Figure 3
Outdoor Use Areas
Bella Vineyards and Wine Caves - Sonoma County, California

Using assessor's parcel maps, the distance from the nearest point of the access road to the nearest property line containing a residence is at least 130 feet. Figure 3 shows the locations of the nearest property lines to the Upper Redwood Grove access route.

On the afternoon of September 29, 2016, BAC conducted noise level measurements of the use of both Pinzgauer and passenger van to determine the noise generated by the passage of vehicles along the upper redwood grove area access road. The noise surveys were conducted from a location with an unobstructed view of the access road at a distance of 50 feet from the vehicles as they passed the microphone.

During the pass-by measurements, BAC staff noted the Pinzgauer was audible for 55 seconds and the van for 30 seconds as they passed the noise measurement site. Because only one (1) vehicle pass-by would occur along the Upper Redwood Grove access route in any given hour, and because the individual pass-bys lasted less than 1 minute, the County's L02 noise standard would be applicable to this noise source (sources present less than 1 minute per hour).

As noted in Table NE-2, the County's daytime L02 noise level standard is 65 dB. It should be noted that the 65 dB daytime noise standard is not adjusted downward because vehicle pass-bys do not consist primarily of speech or music. Due to the duration of time this noise source is present during the hour, the County's L08, L25 and L50 noise standards would not be applicable to this noise source. The pass-by noise level measurement results were extrapolated from the noise measurement distance (50 feet) to the distance to the nearest property line (130 feet), assuming 4.5 dB reduction in noise per doubling of distance from a moving point source. The results of the vehicle pass-by analysis are provided in Table 4.

Table 4	
Predicted Vehicle Passby Noise Levels at Nearest Property Line (130 feet)	
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California	
Vehicle	L02
Pinzgauer	54
Van	52
Noise Standard	65
Notes:	
Source: Bollard Acoustical Consultants, Inc. (2016)	

BAC notes that Table 4 data represent uphill pass-bys and that the downhill pass-bys generated even lower noise levels. As shown in Table 5, predicted L02 noise levels for both the Pinzgauer and passenger van are well below the County's 65 dB L02 noise level standard at the nearest property line. Because the predicted worst-case Pinzgauer pass-by level of 54 dB L02 is less than 10 dB above the average L02 of the four quietest daytime hours (50 dB L02), no additional downward adjustment of the County's noise standard is required for this source.

Although BAC determined that a mitigation measure for the use of vehicles to transport guests to the upper redwood grove area is not warranted for the project, PRMD has required a mitigation measure to restrict the frequency, idling, and distance to property lines of the transport vehicles.

Conclusion:

- Noise exposure generated from amplified event music during events at the project site is expected to satisfy the applicable Sonoma County General Plan noise exposure criteria at the closest noise-sensitive property lines.
- Noise exposure from guests' conversation, parking-lots, and driving guests to the upper redwood grove during event activities are all expected to satisfy the applicable Sonoma County General Plan noise exposure criteria at the closest noise-sensitive property lines.

However, after review of the BAC Assessments and addendums, and taking into consideration the distances to nearby residences; to ensure the proposed project will not result in excessive noise generation or expose persons to noise levels in excess of County standards, the following mitigation

measures have been incorporated into the project to further reduce potential noise impacts to a level of less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure - Noise 1: Prior to occupancy or initiation of any events, a sound limiter shall be obtained and consistently used to limit sound generated by amplified music to a level of 70 dBA at a distance of 50 feet from the sound system speakers.

Mitigation Monitoring - Noise 1: Prior to occupancy or initiation of any events, the Permit Holder shall submit an invoice to PRMD to demonstrate a sound limited has been purchased. The Permit Holder shall keep a permanent log book to record noise level readings when outdoor amplified music is used. PRMD shall not issue temporary or final occupancy on the winery building remodel until the Permit Holder has demonstrated a sound level meter, meeting specifications above, has been obtained.

Mitigation Measure - Noise 2: Prior to initiation of any events, the Permit Holder shall obtain a sound level meter meeting Type 2 specifications and conduct sound monitoring during all events with amplified sound (music and speech).

Mitigation Monitoring – Noise 2: Prior to occupancy or initiation of any events, the Permit Holder shall submit an invoice to PRMD to demonstrate a sound limited has been purchased. The Permit Holder shall keep a permanent log book to record noise level readings when outdoor amplified music is used. PRMD shall not issue temporary or final occupancy on the winery building remodel until the Permit Holder has demonstrated a sound level meter, meeting specifications above, has been obtained.

Mitigation Measure - Noise 3: Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

ADJUSTED TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime ² (7 a.m. to 10 p.m.)	Nighttime ² (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55

¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.

² Adjusted for speech and music. Reduction of Table NE-2 by 5 dBA

Mitigation Monitoring Noise-3: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the

permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing)

Mitigation Measure - Noise 4: The Pinzgauer and Transport Van used for vineyard tours and Upper Redwood Grove picnics shall be limited to:

- a) No more than one vehicle pass-by along the Upper Redwood Grove access route in any given hour;
- b) Less than one minute individual pass-bys, with continuous travel and no stopping or idling in areas near the property lines of sensitive uses; and
- c) Travel only on the vineyard road, maintaining a minimum of a 50 foot distance to the property lines of sensitive uses.

Mitigation Monitoring - Noise 4: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing).

Mitigation Measure - Noise 5: Amplified music and sound is permitted outdoors only if the required sound limiter installed on the sound system is maintained to allow no more than 70 dBA at 50 feet and the Permit Holder monitors sound at all events with amplified speech and/or music. Amplified music shall end at 4:30 P.M. for both Agricultural Promotional Events and Industry – wide events.

Mitigation Monitoring Noise 5: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing).

Mitigation Measure - Noise 6: The quieter, non-amplified musical instruments (such as piano, stringed instruments, flute, violin, guitar, fiddle, woodwinds, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General.

Mitigation Monitoring- Noise 6: Any noise complaints will be investigated by PRMD staff. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision. (Ongoing)

Mitigation Measure – Noise 7: Agricultural promotional events shall not consist of weddings, wedding receptions, concerts, dances or personal/business parties.

Mitigation Monitoring – Noise 7: Under the Use Permit approval weddings, wedding receptions, concerts, or dances are prohibited and are not considered Agricultural Promotional Events. Failure to comply with the Use Permit conditions is considered a violation and may be subject to revocation or modification proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

Standard Conditions of Approval (COA):

1. Special events shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 a.m. to 10:00 p.m.).

2. NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

“Construction activities for this project shall be restricted as follows:

- a. *All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.*
- b. *Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.*
- c. *There will be no start-up of machines nor equipment prior to 7:00 a.m. Monday through Friday or 9:00 a.m. on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m. nor past 7:00 p.m. Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m. Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer’s phone number for public contact.*
- d. *Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.*
- e. *Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.*
- f. *The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager’s phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.”*

- b) **Exposure of persona to or generation of excessive ground borne vibration or ground borne noise levels?**

Discussion:

The project includes temporary construction activities that may generate ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses

associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Significance Level:

Less than Significant.

Mitigation:

None required.

Standard Condition of Approval (COA):

Refer to conditions listed above in item 12.a.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

See discussion above in item 12.a.

Significance Level:

Less than Significant with Mitigation Incorporation.

Mitigation:

Refer to Mitigation Measures listed above in Item 12 .a.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

The County does not establish noise standards for construction in its General Plan or County Code. Construction of the project would generate noise and may temporarily increase noise levels at adjacent residential receivers. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment operating on site, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors. Construction of the project would involve roadway improvements, an interior remodel of the winery building, and construction of a small storage structure approximately 375 square feet in size. A standard condition requires construction activities hours be limited.

Significance Level:

Less than Significant.

Mitigation:

None required.

Standard Condition of Approval (COA):

Refer to conditions listed above in item 12.a.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

The project site is not within an airport land use plan as designated by Sonoma County and not within two miles of a public airport or public use airport. The project site is over 5 miles from the Healdsburg Municipal Airport and Cloverdale Municipal Airport. The project site is not located within the ALUC (Airport Land Use Commission) referral area.

Significance Level:

No Impact.

Mitigation:

None required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion:

There are no known private airstrips within the project area.

Significance Level:

No Impact.

Mitigation:

None required.

13. POPULATION AND HOUSING:

Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Discussion:

The project would not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not induce substantial population growth.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- b) **Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?**

Discussion:

No people will be displaced by the project and no replacement housing will be required.

Significance Level:

No Impact.

Mitigation:

None required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Discussion:

No people will be displaced by the project and no replacement housing will be required.

Significance Level:

No Impact.

Mitigation:
None required.

14. PUBLIC SERVICES:

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:**

Discussion:
Construction of the project would not involve substantial adverse physical impacts associated with provision of public facilities or services and the impact would be less than significant.

Significance Level:
Less than Significant Impact.

Mitigation:
None required.

i. Fire protection?

Discussion:
The project site is served by the Geyserville Fire Department. The Sonoma County Fire Marshal reviewed the project description and requires that the expansion comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases.

Significance Level:
Less than Significant Impact.

Mitigation:
None required.

ii. Police?

Discussion:
The Sonoma County Sheriff will continue to serve this area. There will be no increased need for police protection resulting from the project

Significance Level:
Less than Significant Impact.

Mitigation:
None required.

iii. Schools, parks, or other public facilities?

Discussion:
The project site's current land use is an existing winery facility and public tasting room. The project itself would not contribute to an increase in the need for expanded or additional schools, parks or other public facilities.

Significance Level:
No Impact.

Mitigation:
None required.

iv. Parks?

Discussion:
The project site's current land use is an existing winery facility and public tasting room. The existing land use would not contribute to an increase in the need for expanded or additional parks.

Significance Level:
No Impact.

Mitigation:
None required.

v. Other public facilities?

Discussion:
The project site's current land use is an existing winery facility and public tasting room. The existing land use would not contribute to an increase in the need for expanded or additional public facilities.

Significance Level:
No Impact.

Mitigation:
None required.

15. RECREATION:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion:
The proposed project would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities. The project will have no impact on the use of existing neighborhood and regional parks or other recreational facilities.

Significance Level:
No Impact.

Mitigation:
None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Discussion:
The proposed project does not involve construction of recreational facilities. See item 15.a. above.

Significance Level:

No Impact.

Mitigation:

None required.

16. TRANSPORTATION / TRAFFIC:

Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Discussion:

The project site is located off W. Dry Creek Road in the Dry Creek Valley. The project site is located about 4.2 miles west of the nearest US 101 interchange. W. Dry Creek Road generally runs east-west in the study area, averages approximately 16 feet wide between Yoakim Bridge Road and Pena Creek, has horizontal curves throughout the study segment, and has a posted advisory speed of 20 miles per hour (mph). It is noted that the section of West Dry Creek Road between Lambert Bridge Road and Yoakim Bridge Road has a posted advisory speed of 25 mph, except for at the curves north and south of Grape Creek where the posted advisory speed is 20 mph. Between Pena Creek and the winery the roadway is about 10 to 14 feet wide, and while there are no graded shoulders on West Dry Creek Road, throughout the area there are natural existing turnouts and driveways that can be used as turnouts. See Figure 1 below for project site location.

A referral was sent to the Department of Transportation and Public Works, who required a Traffic Impact Study be prepared by a traffic engineer for the proposed project. A Traffic Impact Study was prepared for the project by Dalene J. Whitlock, PE, PTOE of Whitlock and Weinberger Transportation, Inc. (W-Trans). Public Works provided a scope of work to W-Trans and reviewed several drafts of the Traffic Impact Study. The Final Traffic Impact Study prepared by W-Trans is dated July 26, 2017. The Final Traffic Impact Study was accepted by Public Works, which required roadway improvements and other conditions for the proposed project. W-Trans completed the Traffic Impact Study in compliance with the most recent Sonoma County Traffic Guidelines, dated May 2016.

TRANSPORTATION SETTING

Study Area and Periods

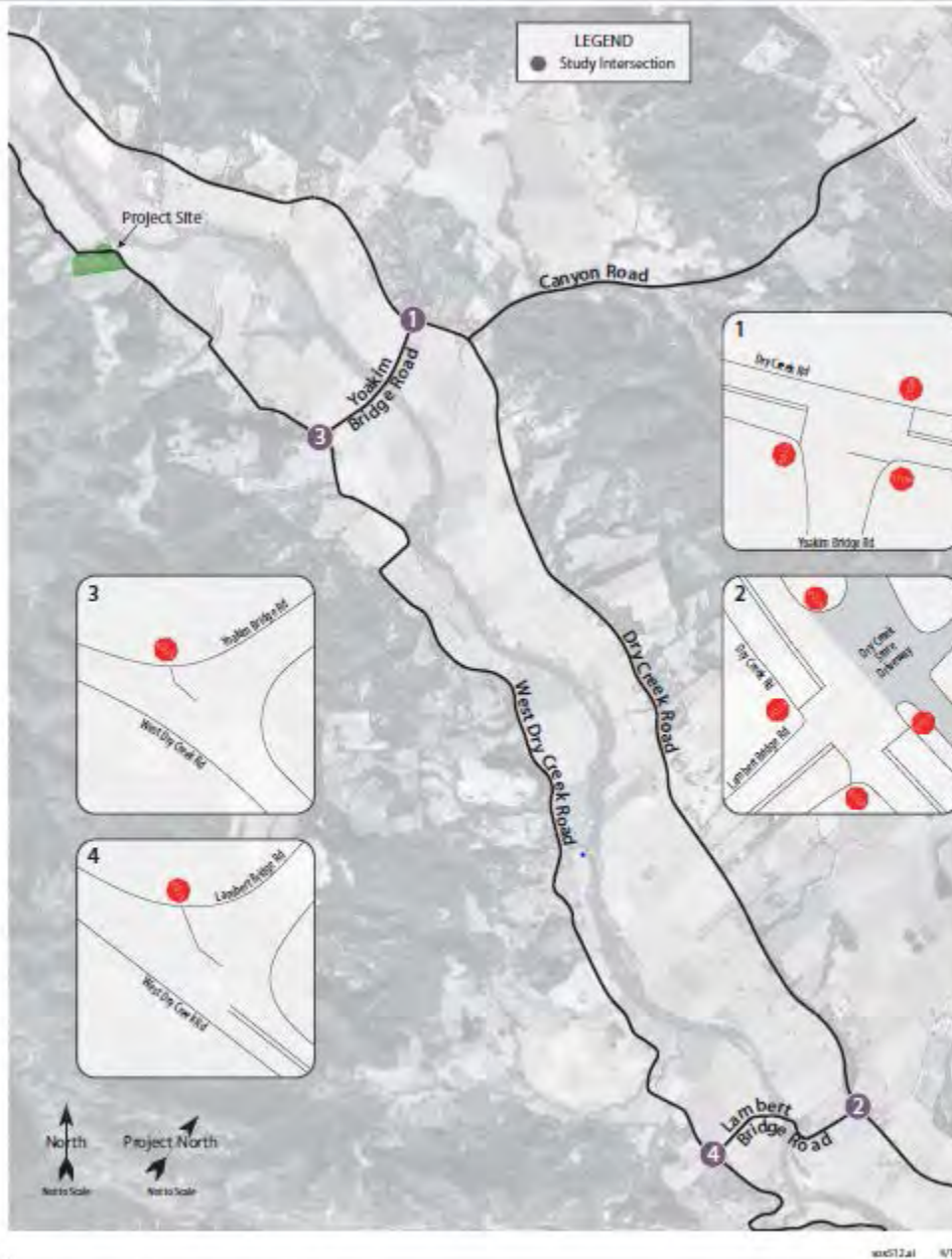
The study area consists of the following intersections:

1. Dry Creek Road/Yoakim Bridge Road
2. Dry Creek Road/Lambert Bridge Road
3. West Dry Creek Road/Yoakim Bridge Road
4. West Dry Creek Road/Lambert Bridge Road

W-Trans evaluated the operating conditions during the weekday p.m. and weekend peak periods because these time periods reflect the highest traffic volumes area wide and for the proposed project.

- The evening peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion of the day during the homeward bound commute at the study intersections.
- The weekend peak period evaluated was 3:00 to 5:00 p.m.

Additionally, W-Trans evaluated the section of West Dry Creek between Yoakim Bridge Road and the project site in terms of geometrics and access for alternative modes of transportation.



Traffic Impact Study for the Bella Winery
Figure 1 – Study Area and Existing Lane Configurations



Traffic Data Collection

W-Trans used a mechanical tube to collect counts in October 2016. The average daily volume of traffic on W. Dry Creek Road east of the project driveway was 157 vehicles per day on weekdays and 243 vehicles per day on weekend days. West of the project driveway, W. Dry Creek Road carried about 42 vehicles per day on weekdays and 54 vehicles per day on weekend days. W-Trans explained that counts collected in June 2014, January 2015, and December 2015 all indicated lower volumes than the counts collected in October 2016. W-Trans noted that Preston

Winery hosted an event at the time the counts were collected in October 2016, so the volumes may be inflated due to event traffic. Table 1 summarizes the volume data collected on West Dry Creek Road.

Table 1 – Summary of Count Data Collected on West Dry Creek Road				
Location Type	Average Daily Traffic (ADT)			
	June 2014	January 2015	December 2015	October 2016
East of Bella Winery Driveway	155	110	100	182
<i>Weekday</i>	<i>135</i>	<i>109</i>	<i>89</i>	<i>157</i>
<i>Weekend</i>	<i>204</i>	<i>113</i>	<i>126</i>	<i>243</i>
West of Bella Winery Driveway	39	34	26	45
<i>Weekday</i>	<i>39</i>	<i>37</i>	<i>27</i>	<i>42</i>
<i>Weekend</i>	<i>38</i>	<i>25</i>	<i>21</i>	<i>54</i>
Between Yoakim Bridge Rd and Zichichi Winery	N/C	353	314	N/C
<i>Weekday</i>	<i>N/C</i>	<i>366</i>	<i>314</i>	<i>N/C</i>
<i>Weekend</i>	<i>N/C</i>	<i>321</i>	<i>313</i>	<i>N/C</i>

Notes: Separated ADT (weekday or weekend) are indicated in *italics*; N/C=Not Collected

Copies of all the traffic counts collected on West Dry Creek Road over the last three years are included in Appendix A.

Collision History

W-Trans obtained collision data for the segment of West Dry Creek Road west of Yoakim Bridge Road. No collisions were reported during the 13 years of data made available from the California Highway Patrol as published in its Statewide Integrated Traffic Records System (SWITRS) reports. SWITRS data includes all collisions, whether the parties involved are one or two vehicles, a vehicle and a bicycle, a bicyclist only, or a vehicle and pedestrian.

Pedestrian Facilities

Pedestrian facilities include sidewalks, crosswalks, pedestrian signal phases, curb ramps, curb extensions, and various streetscape amenities such as lighting, benches, etc. The project site is located in a rural, agricultural region, whereas such pedestrian facilities are never common nor appropriate for the rural setting.

Bicycle Facilities

There are no bike lanes present on any roads in the project area. Bicyclists ride in the roadway along all streets within the project vicinity. In the 2010 Sonoma County Bicycle and Pedestrian Plan, there are no plans to construct bike lanes on W. Dry Creek Road at this time. The Class II bike lanes along Dry Creek Road between Healdsburg City Limits and Skaggs Springs Road is classified as a Priority 1 (High) Project.

The project site currently has bicycle parking adjacent to the caves, which are adequate given the anticipated demand.

Transit Facilities

There are no bus transit routes that serve the project site.

ROAD CAPACITY ANALYSIS

Existing Conditions- Level of Service Analysis

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions.

W-Trans analyzed the intersections within the project vicinity using methodologies published in the Highway Capacity Manual (HCM), Transportation Research Board, 2010.

W-Trans analyzed the Levels of Service for West Dry Creek Road/Yoakim Bridge Road and West Dry Creek Road/Lambert Bridge Road using the HCM "Two-Way Stop-Controlled" intersection capacity method. This methodology determines a level of service for each minor turning movement by estimating the level of average delay in seconds per vehicle. Results are presented for individual movements together with the weighted overall average delay for the intersection.

W-Trans analyzed the intersections of Dry Creek Road with Yoakim Bridge Road and Lambert Bridge Road using the HCM "All-Way Stop-Controlled" intersection methodology. This methodology evaluates delay for each approach based on turning movements, opposing and conflicting traffic volumes, and the number of lanes. Average vehicle delay is computed for the intersection as a whole, and is then related to a Level of Service.

EXISTING CONDITIONS

Intersection Level of Service

The *Existing Conditions* scenario provides an evaluation of current operation based on existing traffic volumes during the weekday p.m. and weekend midday peak periods. In this study, *Existing Conditions* included traffic associated with the typical daily operations of the existing winery, allowed under the current Use Permit (PLP09-0088), but does not include traffic associated with any promotional events because events are being evaluated under the current Use Permit. W-Trans collected volume data in October 2016, during harvest and while local schools were in session.

W-Trans determined that under *Existing Conditions*, the study intersections and all approaches are operating acceptably at LOS A during both peak periods. A summary of the existing intersection level of service calculations is contained in Table 3, existing traffic volumes are shown in Figure 2, and copies of the level of service calculations for all evaluated scenarios are provided in Appendix B.

Table 3 – Existing Peak Hour Intersection Levels of Service{ TC "Existing Peak Hour Intersection Levels of Service" \f C \l "1" }

Study Intersection Approach	Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS
1. Dry Creek Rd/ <u>Yoakim</u> Bridge Rd	7.9	A	8.5	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A
3. W Dry Creek Rd/ <u>Yoakim</u> Bridge Rd	5.7	A	5.2	A
SB (<u>Yoakim</u> Bridge Rd) Approach	8.7	A	9.0	A
4. W Dry Creek Rd/Lambert Bridge Rd	5.7	A	5.6	A
SB (<i>Lambert Bridge Rd</i>) Approach	8.8	A	9.0	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Existing plus Approved Conditions

The Existing plus Approved Conditions scenario provides an *evaluation of operation with traffic from approved projects in the vicinity of the study area* added to existing weekday p.m. and weekend peak hour traffic volumes. Public Works staff requested inclusion of the following projects in the Existing plus Approved Conditions analysis:

- Compass Winds and Saini Winery projects located on Dry Creek Road. These two project sites are located at the beginning of Dry Creek Road closer to the US 101 interchange. W-Trans does not expect these two winery sites would add trips to the study intersections.
- Seaton Vineyards is an approved winery located at 7412 West Dry Creek Road.
- Hale Vineyards is a planned 25,000 case winery to be located at 4304 Dry Creek Road approved by the Board of Zoning Adjustments, but currently awaiting an appeal hearing to the Board of Supervisors.
- Williamson Winery is an approved planned winery located at 6968 West Dry Creek Road approximately 0.5-miles south of the planned Seaton Vineyards Winery.
- Mounts Family Winery is an existing winery located at 3901 Wine Creek Road. As proposed, its Use Permit would be modified to include tasting by appointment only Friday through Monday from 11:00 a.m. to 5:00 p.m. with a maximum of 20 guests per day.
- Roy/Covert Winery is a planned winery located at 7171 West Dry Creek Road in place of the previously approved Standley project.

Under Existing plus Approved Conditions, W-Trans determined the four study intersections and all side street approaches are expected to operate acceptably at LOS A (Refer to Figure 3).

Future Conditions

Typically, W-Trans uses the Sonoma County Transportation Authority (SCTA) gravity demand model segment volumes to calculate projected turning movement volumes at study intersections for the horizon year 2040; however, the model does not include segment volumes for West Dry Creek Road, Lambert Bridge Road, or Yoakim Bridge Road. Instead, W-Trans applied a growth rate of 0.5 percent per year to the existing volumes at the study intersections based on knowledge of the area and surrounding region to obtain projected turning movement volumes for the year 2040. W-Trans noted that with the exception of a few possible wineries, the study area is mostly built out and does not provide many opportunities for growth, therefore, a growth rate of 0.5 percent per year is likely a conservative estimate.

Under the anticipated Future volumes, W-Trans explains the study intersections are expected to operate acceptably at LOS A overall and on all side-street approaches. Future operating conditions are summarized in Table 5, and future volumes are shown in Figure 4.

Project Trip Generation

The winery component is approved and existing, therefore, trip generation for winery traffic was not re-evaluated.

Using the County's standard of 2.5 persons per vehicle for occupancy, W-Trans calculated that the largest industry-wide event, or one with 500 attendees, would be expected to generate 400 trip ends for guests (200 inbound and 200 outbound spread over the course of the day) plus approximately 44 trips for staff arriving and departing. Other industry-wide event trips would similarly be spread out over a six-hour period, and not be concentrated into a single hour or two. Many of the guests also visit other wineries along West Dry Creek Road. As shown in Table 6, for both proposed and previous events, the number of events as well as the associated annual trips as proposed is almost half what was previously experienced.

The "proposed" and "previous" event matrices for the winery site are included in Appendix C shown below. The agricultural promotional events will take place throughout the year and be held either during the day or in the evening. A conceptual (representative but not fixed) schedule was developed to illustrate what an annual comprehensive schedule of events may look like.

Winery Event Matrix

Winery: Bella Winery
Location: 9711 West Dry Creek Road
Condition: Proposed

Event	Number of Guests	Number of events annually	Estimated Month(s) during which events will occur	Day of Week when Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	Guest Trips per Event	No. of Employee Vehicles	Employee Trips per Event	Total Vehicles per Event	Total Vehicles Annually
Winter Wine Land Festival	500	2	January	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Passport	500	2	April	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Wine & Food Affair	500	2	November	Sat, Sun	10:00 AM-5:00 PM	22	200	400	22	44	222	444
County-wide Industry events	200	4	January - December	Sat, Sun	10:00 AM - 5:00 PM	14	80	160	14	28	94	376
Wine Club Holiday Events	300	4	May, July, Nov, Dec	Mon - Sun	11:00 AM - 5:00 PM	14	120	240	14	28	134	536
Wine Club Member Appreciation	300	2	October - June	Mon - Sun	11:00 AM - 5:00 PM	10	120	240	10	20	130	260
Winemaker Dinners	35	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	4	14	28	4	8	18	108
Winemaker Dinners	20	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	3	8	16	3	6	11	66

Total Vehicle Trips 5356
ADT (260 days/year) 21

Winery Event Matrix

Winery: Bella Winery
Location: 9711 West Dry Creek Road
Condition: Previous

Event	Number of Guests	Number of events annually	Estimated Month(s) during which events will occur	Day of Week when Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	Guest Trips per Event	No. of Employee Vehicles	Employee Trips per Event	Total Vehicles per Event	Total Vehicles Annually
Barrel Tasting	800	6	March	Fri, Sat, Sun	10:00 AM - 5:00 PM	30	320	640	30	60	350	2100
Passport	500	2	April	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Winter Wine Land	500	2	January	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Wine & Food Affair	500	2	November	Sat, Sun	10:00 AM-5:00 PM	22	200	400	22	44	222	444
Wine Club Holiday Events	300	6	May, July, Nov, Dec	Mon - Sun	11:00 AM - 5:00 PM	14	120	240	14	28	134	804
Wine Club Member Appreciation	300	4	October - June	Mon - Sun	11:00 AM - 5:00 PM	10	120	240	10	20	130	520
Winemaker Dinners	35	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	4	14	28	4	8	18	108
Winemaker Dinners	20	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	3	8	16	3	6	11	66

Total Vehicle Trips 9860
ADT (260 days/year) 38

For Agricultural Promotional Events, the winery would not allow more than 100 guests on site at any one time. This results in 100 guests traveling to the site and 100 guests leaving the site during a single peak hour. This does not include employees, as they would not be expected to travel during the same peak hours as guests. Using the County's standard occupancy rate of 2.5 persons per vehicle, and assuming the worst case wherein 100 guests arrive and another 100 depart during a single hour, W-Trans concluded a 300-person agriculture promotion special event would be expected to generate 80 hourly trips (40 trips in and 40 trips out) during the weekday

p.m. or weekend peak hour. The worst-case trip generation potential for a 300-person agriculture promotion event is indicated in Table 7.

Trip Distribution

W-Trans expects a majority of traffic will originate from south of the project site (Healdsburg, Santa Rosa, etc.) and access the site via Dry Creek Road, Yoakim Bridge Road, and West Dry Creek Road, as this is the most direct route. W-Trans therefore assigned the majority of trips to this route, with fewer trips expected to use Lambert Bridge Road and travel further along West Dry Creek. The applied distribution assumptions and resulting trips are shown in Table 8.

Route	Percent	Daily Trips	Weekday PM Trips	Weekend Trips
Dry Creek Rd-Yoakim Bridge Rd (North)	15%	43	12	12
Dry Creek Rd-Lambert Bridge Rd (South)	10%	28	8	8
Dry Creek Rd-Yoakim Bridge Rd (South)	65%	185	52	52
Canyon Rd-Yoakim Bridge Rd (East)	10%	28	8	8
TOTAL	100%	284	80	80

Existing plus Project Conditions

With the added traffic related to an agricultural promotion event with a daily attendance of up to 300 persons (100 on-site at a time) to the Existing volumes, W-Trans expects the study intersections to continue operating acceptably at LOS A. Project traffic volumes are shown in Figure 6 and these results are summarized in Table 9.

Existing plus Approved plus Project Conditions

With the added project-related traffic to Existing plus Approved volumes, W-Trans expects the study intersections to continue operating acceptably at LOS A overall, at the same levels of service as without project-added traffic, and with minimal, if any, changes to average delay. The Existing plus Approved plus Project operating conditions are summarized in Table 10.

Future plus Project Conditions

With the added project-generated traffic to the anticipated Future volumes, W-Trans expects the study intersections to continue operating acceptably at LOS A overall and on all side street approaches. The Future plus Project operating conditions are summarized in Table 11.

CIRCULATION AND ACCESS

Narrow Streets

Under criteria published by the American Association of State Highway and Transportation Officials (AASHTO), roadways with volumes of 400 vehicles per day or less are considered “Very Low Volume Roadways”. With a daily volume averaging approximately 353 vehicles (January 2015) just west of Yoakim Bridge Road and approximately 182 vehicles (October 2016) just east of Bella Winery, W-Trans explained the entire segment of West Dry Creek Road northwest of Yoakim Bridge Road would be considered a “very low volume” roadway.

In the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads published in 2001, design criteria are presented that are less restrictive than those applied on higher volume roads. These standards do not compromise safety, but discourage widening of lanes and shoulders, changes in horizontal and vertical alignment, and other roadside improvements, except where such changes are likely to provide substantial safety benefits.

W-Trans explains that while the road is narrow there are numerous opportunities for vehicles to pass one another without compromising safety. There are existing natural turnouts and driveways that can be used by drivers to allow opposing traffic to pass in the section of West Dry Creek Road between Yoakim Bridge Road and the project driveway, shown in Figure 7 below.



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Traffic Impact Study for the Bella Winery
Figure 7 – West Dry Creek Road Turnout Areas



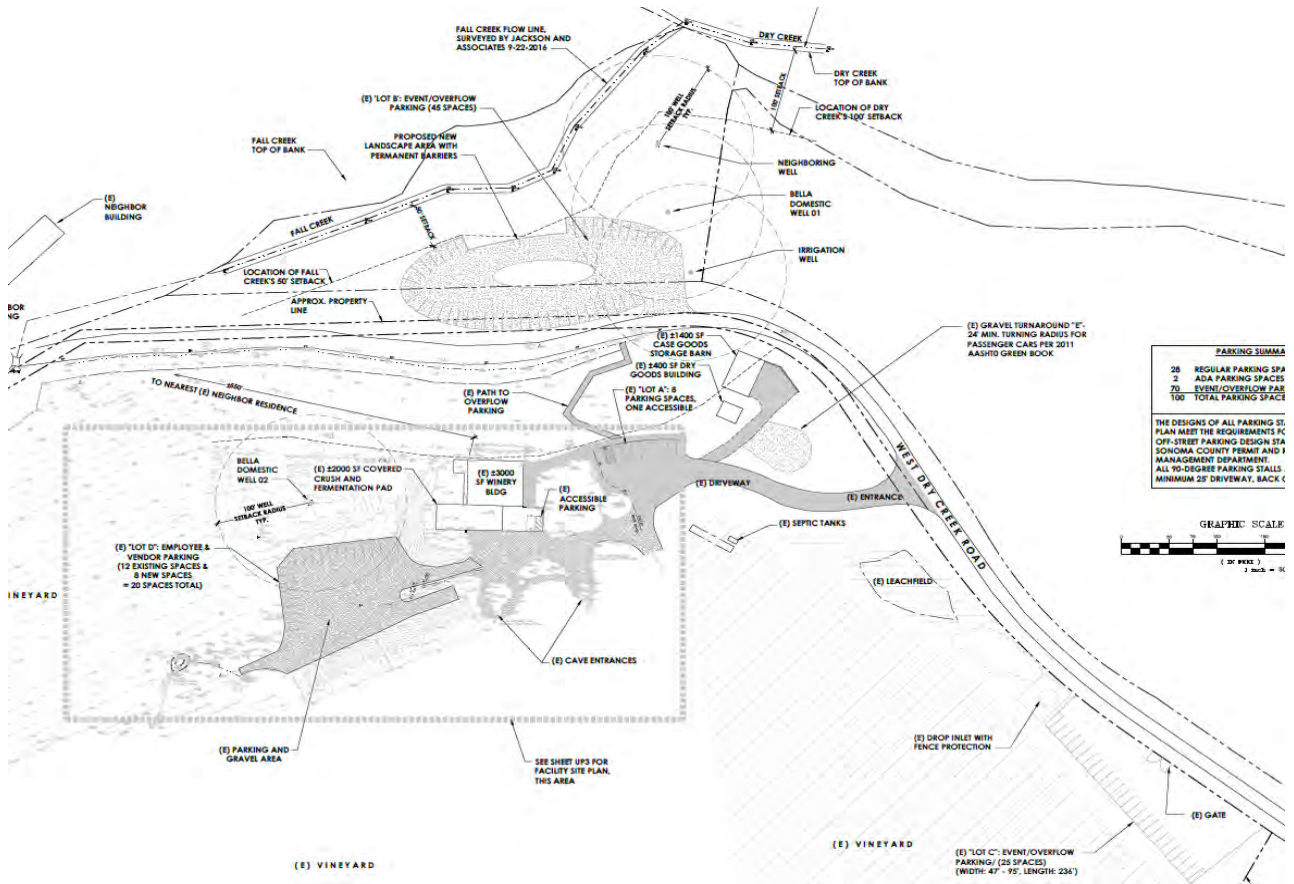
Under these guidelines, a roadway width greater than 16 feet would be desirable; however, lacking any specific safety concerns, W-Trans does not recommend any widening or other improvements, except for leading up to the main driveway where sufficient space should be provided for two-way traffic to occur simultaneously. The roadway is approximately 13 to 15 feet wide between the main driveway and the gate at Lot C so widening by five feet for this approximately 500-foot distance would result in a total width of 18 to 20 feet, which would be enough to allow two vehicles to pass each other without one vehicle needing to pull over. Although West Dry Creek Road is narrow, W-Trans explained there have been no reported collisions in the last 13 years and drivers appear to be navigating the road safely.

However, W-Trans recommends to warn motorists of the narrow width of West Dry Creek Road and, to ensure that the existing road width is available for travel, “narrow road” signs and “no parking anytime” signs be installed. Public Works concurred with the two sign types and conditioned the project on sign installation. Furthermore, W-Trans recommends the applicant widen the northeastern side West Dry Creek Road with a Class II base shoulder by up to five feet, or the maximum that can be achieved within the existing right-of-way, for the approximately 500-foot length along the project frontage between the proposed Lot C gate and the main driveway.

Site Access

The project site access would remain unchanged by the proposed project. The project site provides four on-site parking areas, referred to as A, B, C, and D. The existing access driveways and parking areas are shown below (UP3 sheet).

The main driveway on West Dry Creek Road provides access to a surface parking lot located east of the winery building (Parking Lot A) and another parking lot located west of the winery building (Parking Lot D). Additionally, there is an overflow parking area located on the north side off of West Dry Creek Road that has an oval configuration and facilitates vehicular access in a counterclockwise direction (Parking Lot B). Another overflow parking lot is located southeast of the winery site where winery staff can direct drivers to turn around in this area to avoid such movements in the roadway (Parking Lot C).



Parking Plan and On-site Parking Analysis

W-Trans estimated the maximum number of on-site parking spaces needed for the proposed project for employees and guests based on the County's standard vehicle ratio of: one employee equals one vehicle, and 2.5 guest equals one vehicle.

In addition, an Event Safety Plan and a Parking Plan prepared by the applicant, dated April 2017, addresses the winery's management of on-site parking and staffing for events. These documents are further discussed in item 16.g below.

The Use Permit Site Plan depicts 100 total on-site parking spaces, consisting of 28 regular spaces, 2 ADA accessible space, and 70 event overflow spaces. W-Trans concluded the existing on-site parking areas meet the parking demands anticipated for the agricultural promotional events and industry-wide events. For the site-specific agriculture promotional events, a total of 62 parking spaces would be needed: 40 guest parking spaces (parking ratio of 100 guests divided by 2.5) and

22 employee parking spaces. For an industry-wide event of 500 guests per day, W-Trans assumed that up to 25 percent of the daily visitors could be on-site at one time, therefore, the estimated 125 visitors would need 50 parking spaces (parking ratio of 125 guests divided by 2.5). The 22 total employees each in their own vehicle, the total parking spaces needed for an industry wide event is 72 spaces.

The "Bella Vineyards Parking Safety Plan" provides additional details regarding operation of the parking facilities, and is included in Appendix F of the Final Traffic Impact Study prepared by W-Trans.

As proposed by the applicant, for any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding on-site parking. For site-specific events with 100 or more anticipated guests, a parking attendant will be stationed at the entrance counting guests, and working with other parking attendants to ensure that no more than 100 guests are on-site at any time.

The maximum number of guests that would be allowed on-site during industry-wide events would be limited based on the availability of parking, with no more vehicles allowed than there is room to park. For agriculture promotional events having more than 250 attendees, any vehicles arriving when there are already 100 guests on-site will be turned around at the West Dry Creek Road/Yoakim Bridge Road intersection or in the gravel area next to the main parking lot; vehicles will not be instructed to turn around on West Dry Creek Road adjacent to the site.

Similarly, drivers would be turned away from industry-wide events if there is no on-site parking available. In addition to the maximum employee count of 18 persons during harvest (13 full-time and five part-time), W-Trans conservatively estimated that there would be four additional parking employees associated with industry-wide events.

Sight Distance

W-Trans explained that at private driveways a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross, turn left, or turn right, without requiring the through traffic drivers to radically alter their speed.

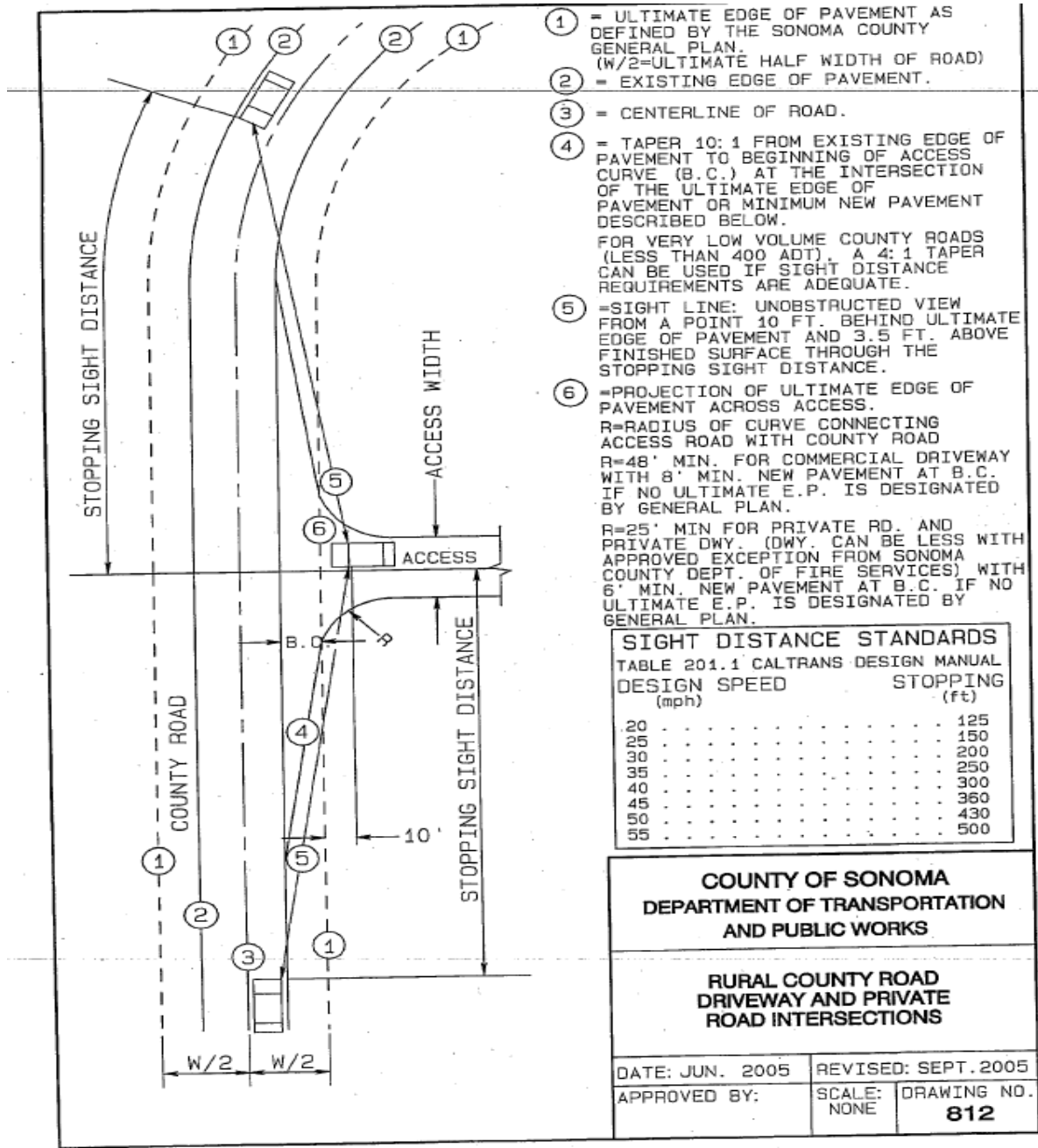
First, W-Trans conducted speed surveys on both sides of the project driveway for a period of four days and determined that the 85th percentile speed for vehicles approaching the main driveway was 29 mph from the east and 26 mph from the west. The basis for W-Trans using an 85th percentile speed is from the CA-MUTCD (California Manual on Uniform Traffic Control Devices). The speed survey data is contained in Appendix D of the Final Traffic Impact Study.

Based on a review of field conditions, W-Trans calculated sight distances at the main entrance extend approximately 300 feet to the east (the direction from which most traffic arrives), which is adequate for speeds of approximately 40 mph. The calculated sight distance to the west is 140 feet. The sight lines to the west could be improved to approximately 170 feet with the trimming of the vegetation on the bank between the main driveway and Lot B, which is acceptable for speeds of approximately 25 mph.

Secondly, W-Trans evaluated the sight distances along West Dry Creek Road at the three proposed access points (the main driveway, Lot B, and Lot C) based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines use "the approach travel speed" as the basis for determining the recommended stopping sight distance. This is also consistent with the Sonoma County Department of Transportation and Public Works's Sight Distance Standards table to determine the acceptable sight distance based on speed, as referenced below.

Sight distance should be measured from a 3.5-foot height at the location of the driver on the minor road to a 3.5-foot object height in the center of the approaching lane of the major road. Set-back for the driver on the crossroad is a minimum of 15 feet, measured from the edge of the traveled way.

At Lot B, W-Trans explained sight distance currently extends approximately 200 feet to both the east and west, which is adequate for speeds of 30 mph in both directions, but again sight lines to the east could be improved to 230 feet by trimming the vegetation on the bank between the parking lot and the main entrance. At Lot C, W-Trans explained sight distance currently extends approximately 280 feet to the east and 300 feet to the west, which is adequate for approach speeds of 35 mph in both directions. Measurements were compared to the sight distance standards provided by Public Works shown in the figure below:



W-Trans concluded: a) the 85th percentile speed on West Dry Creek Road near the project site was determined to be 29 mph in the westbound direction and 26 mph in the eastbound direction; and b) adequate sight distance is available in each direction on West Dry Creek Road at the proposed access points, except west of the main entrance, where adequate sight lines could be achieved by removing or trimming the vegetation on the bank between the main entrance and Lot B. Public Works has placed a condition on the project requiring the applicant to trim and remove frontage landscaping and vegetation, as necessary, in order clear sight obstructions and attain the required sight lines.

Queuing at Driveway

W-Trans determined the westbound left-turn queuing at the project driveway using a methodology contained in “Estimating Maximum Queue Length at Unsignalized Intersections,” John T. Gard, ITE Journal, November 2001. Assuming that all inbound traffic would enter this one driveway, W-Trans determined the maximum queue to be no more than two vehicles during any of the evaluated scenarios, as shown in Table 13 below. Copies of the queuing analysis spreadsheets for all evaluated scenarios are included in Appendix E of the Final Traffic Impact Study.

Table 13 – Maximum Queue Length on West Dry Creek Road at Bella Winery Driveway{ TC "Maximum Queue Length on West Dry Creek Road at Bella Winery Driveway" {f C \ "1" }

	95 th Percentile Queues											
	PM Peak Hour						Weekend Peak Hour					
	E	E+P	E+A	E+A+P	F	F+P	E	E+P	E+A	E+A+P	F	F+P
West Dry Creek Rd	0	2	0	2	0	2	2	2	2	2	2	2

Notes: All values represent number of vehicles in queue:

- E = Existing conditions;
- E+P = Existing plus Project conditions;
- E+A = Existing plus Approved conditions;
- E+A+P = Existing plus Approved plus Project conditions;
- F = Future conditions; and
- F+P = Future plus Project conditions

Guest traffic on West Dry Creek Road during agricultural promotional events and industry wide events would be directed to different parking lots by the winery’s parking attendants. With parking attendants on duty, inbound vehicles could be “captured” at Lot C, where sufficient room would be maintained to allow drivers to turn around or wait for an opening in that lot or one of the others. Drivers could also be directed to Lot B, where the circular layout would allow easy turn-arounds, if the driver did not wish to wait for parking. W-Trans concluded no queuing would be expected to occur, resulting in no impact on other users of the roadway. W-Trans based its opinion on the parking plan that includes the use of multiple access points and parking lots, with parking attendants on duty at all three driveway locations to guide guest traffic and parking.

W-Trans concluded that while queuing is theoretically projected to occur, past experience indicates that queuing does not, in fact, occur during events of the size evaluated. In addition, for events with 50 or more guests the winery would hire a professional parking crew to control guest traffic and direct guests to on-site parking areas to eliminate any queuing on West Dry Creek Road.

“Turnaround E” can accommodate up to six vehicles, allowing traffic control personnel to route all inbound traffic immediately off of West Dry Creek Road and onto the site, thereby avoiding any queuing on the roadway. Parking crew members at Lot C could redirect vehicles to turn around either in Lot B or Lot C if there is no parking available. During industry-wide events, parking attendants would be stationed at West Dry Creek Road/Yoakim Bridge Road. When the parking

lots reach 95 percent occupancy during any type of event, the parking attendant would display a large sign indicating that there is no parking available at the winery so that potential guests could be turned away, unless they have another destination on West Dry Creek Road.

Finally, the widening improvements required on the northeast side of West Dry Creek Road would provide additional space for drivers to pass on the right if a vehicle or vehicles were queued at the driveway. W-Trans concluded that although up to two vehicles are theoretically projected to queue on West Dry Creek Road at the winery driveway, the traffic control measures to be incorporated by the Permit Holder would eliminate any queuing and thereby any impact.

Emergency Access

The project site's main driveway is approximately 22 feet wide and provides adequate room for emergency vehicles to navigate the project site. The project site is approximately 1.2 miles from Yoakim Bridge Road. According to W-Trans, an emergency response vehicle traveling at 15 mph on average would need about five minutes to travel to the project site along West Dry Creek Road. W-Trans estimates that during peak conditions of an event, an average of one vehicle every 1.5 minutes would be expected to travel outbound from the project site, in opposition to an inbound emergency responder. W-Trans explains that drivers approaching another vehicle, including an emergency vehicle, would be able to pull off to allow the opposing vehicle to pass at regular intervals due to the numerous driveways or flat shoulder areas on this section of W Dry Creek Road that can be used as pull-outs, including at both sides of the bridge at Peña Creek.

In addition, the Permit Holder has incorporated into the proposed project the "Bella Vineyards Event Safety Plan", an event emergency plan that designates a winery staff member as the Emergency Coordinator". The Plan is included in Appendix F of the Final Traffic Impact Study. All parking attendants would be equipped with communication devices to halt any outgoing vehicles in case of an emergency. Event staff and parking attendants would be instructed to hold traffic on-site, if appropriate, to ensure that no eastbound trips would be generated in conflict with an arriving emergency responder. By preventing traffic from exiting the winery site onto W Dry Creek Road, an ambulance approaching the project site would be able to arrive more quickly without oncoming traffic. W-Trans concluded there would be minimal conflicts presented by outgoing traffic for emergency access and emergency access is adequate.

CONCLUSIONS

- The proposed project would result in no change to the winery's average daily trip generation and would therefore have no impact on typical daily traffic operation.
- The event schedule, as currently requested, would result in 17 fewer daily trips on average over the course of the year, as compared to past practice, due to a proposed reduction in the annual number of large events (the previous practice resulted in a total of 9,860 annual trip ends while the current proposal results in 5,356 trips).
- A site-specific agricultural promotional event is expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.
- The study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion event to Existing and Existing plus Approved volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours.
- Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.

- If all inbound traffic were routed to the main driveway, a maximum of two westbound vehicles would theoretically be expected to queue at the project driveway under Future plus Project Conditions. However, since parking crews would be deployed for all events having more than 50 attendees, all vehicles could be quickly directed off West Dry Creek into one of three parking lots without causing any queuing impacts.
- Pedestrian, bicycle, and transit facilities are lacking in the study area, but general use of the roadway by pedestrians and bicyclists and lack of transit are adequate given the location and character of the surrounding area.
- A pathway connecting the overflow parking lot to the driveway will direct pedestrians to a location where traffic control personnel are stationed who can stop traffic to allow them to cross West Dry Creek Road.
- On-site circulation and emergency access are expected to operate acceptably. There is sufficient space in flat shoulder areas and driveways to allow approaching vehicles to pull out and pass safely.
- Although West Dry Creek Road adjacent to the project site is substandard in terms of width, there have been no reported collisions in the last 13 years and drivers appear to be navigating the road safely.
- The parking supply available on-site is more than adequate to serve anticipated demand during site-specific and industry-wide events. In addition to the site's main parking lot (Lot A), guests would be directed to Lots B or C, located northwest of the site and southeast of the site respectively. There would be no anticipated access problems with vehicles pulling into or out of the proposed parking areas.
- Sight lines from Lots B and C are adequate for the 85th percentile speed in both directions; however sight lines to the west of the main driveway are adequate for speeds of 25 mph and the 85th percentile speed was determined to be 26 mph.

W-Trans Recommendations

- Signing should be installed near Yoakim Bridge Road indicating that parking is prohibited within ten feet of the center of the paved roadway and "narrow road" signage should be installed near the Pena Creek Bridge, or such other signing as indicated by County staff.
- The project applicant should construct shoulder widening on the northeast side of West Dry Creek Road along the project frontage by up to five feet, or the maximum that can occur within the existing right-of-way. The widening should extend approximately 500 feet between the gate at Lot C and the main entrance.
- To achieve adequate sight lines west of the main entrance, the vegetation on the embankment between the main driveway and Lot B should either be removed or trimmed and maintained such that it is less than three feet or more than seven feet in height as measured from the roadway surface.

Summary:

The Department of Transportation and Public Works reviewed and accepted the Final Traffic Impact Study prepared by W-Trans, dated July 26, 2017. The Final TIS was prepared in accordance with the Sonoma County Traffic Guidelines, dated May 2016. Public Works has required several improvements to the project site's access to ensure adequate on-site parking, traffic control, and road safety is implemented and developed in conformance with the Use Permit, which have been incorporated into the proposed project as the following mitigation measures:

Right of Way Requirements:

Mitigation Measure - TRAF 1:

The Applicant shall offer road right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width as necessary to create public right-of-way a total of 25 feet wide on the Applicant's side of the road, as measured from the existing pavement centerline, for the full length of the property's frontage on West Dry Creek Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.

Mitigation Monitoring - TRAF 1:

The Applicant shall offer the necessary road right of way to the County of Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 2:

The Applicant shall dedicate right-of-way as roadway easement. The Applicant shall have prepared an easement deed, together with the required descriptions and submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to holding any large agricultural promotional events of 100 guests or more at the project site.

Mitigation Monitoring - TRAF 2:

The Applicant shall dedicate the necessary road right of way to the County of Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Required Improvements:

Mitigation Measure - TRAF 3:

The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.

Mitigation Monitoring - TRAF 3:

Failure by the applicant to obtain an Encroachment Permit issued by Permit Sonoma either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 4:

The Applicant shall supplement the shoulder on the northeasterly side of West Dry Creek Road (i.e. the side opposite the entrance to the project) to better accommodate vehicle access. The shoulder improvement shall extend for the full length of the parcel frontage from the southeasterly property line to the project's main entry. The improvement shall consist of Class II aggregate base rock, compacted to a minimum relative compaction of 95%, and a 12 inch depth using a minimum of 2 lifts. The Class II aggregate base shall either be a width of 5 feet wide or the maximum width allowed by existing right-of-way limits.

Mitigation Monitoring - TRAF 4:

The Applicant shall complete construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 5:

The Applicant shall install a "Road Narrows" (W5-1) sign for northbound traffic along West Dry Creek Road before the bridge crossing Pena Creek located at Post Mile 19.40. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement location. The Applicant may alternatively choose to submit payment to the Department of

Transportation and Public Works for the total cost of the sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring - TRAF 5:

The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 6:

The Applicant shall install a directional arrow sign (W1-6L) sign and OM1-3 object marker for southbound traffic along West Dry Creek Road before the bridge crossing Pena Creek located at Post Mile 19.40. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement location. The Applicant may alternatively choose to submit payment to the Department of Transportation and Public Works for the total cost of the sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring - TRAF 6:

The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 7:

The Applicant shall install "No Parking Anytime" [R26 (CA)] signs on the easterly side of West Dry Creek Road along the length of the project's frontage to the satisfaction of the Department of Transportation and Public Works. The Department of Transportation and Public Works Traffic Engineering Section shall approve the sign placement locations. The signs are to remain covered until the Board of Supervisors passes a no parking ordinance for this location. Therefore, the Applicant may alternatively choose to submit payment to the Department of Transportation and Public Works for the total cost of the sign installation work. Submittal of payment shall be required prior to clearance of this condition and the payment amount is subject to Department approval.

Mitigation Monitoring - TRAF 7:

The Applicant shall complete the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Intersections of Roads and Driveways:

Mitigation Measure - TRAF 8:

The Applicant shall construct or improve all of the project's driveways providing access to West Dry Creek Road to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (the main entrance, entry to Lot B and entry to Lot C as shown on the W-Trans *Traffic Impact Study for the Bella Winery* dated July 26, 2017, Figure 5). More specifically, the constructed or improved driveways shall meet current AASHTO standards and the following criteria:

- a. A minimum throat width of 24 feet (measured 30 feet from the edge of pavement).
- b. Entrance curves having a minimum pavement radius of 25 feet. The entrance curves shall begin on a line that is 12 feet distant from, and parallel with, the physical centerline of West Dry Creek Road. A 1:10 pavement taper shall be constructed on both sides of the entrance. Entrance curve radii may be reduced with the approval of the Fire Services Division of the Sonoma County Department of Emergency Services.

- c. The minimum sight distance for vehicles entering and exiting the project driveways shall be in accordance with current AASHTO requirements for the speed traveled on West Dry Creek Road as determined by the W-Trans *Traffic Impact Study for the Bella Winery* dated July 26, 2017. The Applicant shall trim and remove frontage landscaping and vegetation, as necessary, in order clear sight obstructions and attain the required sight lines.
- d. The entries shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
- e. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
- f. All driveway entrance deficiencies shall be corrected prior to commencement of any approved use.
- g. This condition shall be void if the existing entrance(s) meets or exceeds these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, attesting to compliance with these requirements will be required for each driveway entry.

Mitigation Monitoring - TRAF 8:

The Applicant shall complete the construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Mitigation Measure - TRAF 9

The Applicant shall upgrade existing driveway cross-drains within the County right-of-way to a minimum 18 inch culvert and in accordance with Department of Transportation and Public Works Road Construction Standard 820.

Mitigation Monitoring - TRAF 9:

The Applicant shall complete the construction of all the required public improvements either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

Emergency Vehicle Access:

Mitigation Measure - TRAF 10:

The Applicant shall locate any driveway gates a minimum distance of 30-feet from the edge of the public road traveled way in accordance with Sonoma County Mandatory Fire Safe Standards, Section 13-38, unless otherwise approved in writing by the Sonoma County Fire Marshal.

Mitigation Monitoring -TRAF 10:

Any driveway gate shall meet the minimum distanced of 30-feet from the edge of the public road traveled way in accordance with Sonoma County Mandatory Fire Safe Standards or the applicant must provide a written approval from the Sonoma County Fire Marshal to the Sonoma County Transportation and Public Works Department.

Fees:

Mitigation Measure - TRAF 11:

The Applicant shall submit payment of Traffic Mitigation fees to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. The fee is computed

multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT. Evidence of payment shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to clearance of these conditions.

Mitigation Monitoring - TRAF 11:

The applicant shall pay the applicable Traffic Mitigation fees to the County of Sonoma, either prior to occupancy of any new or remodeled building intended for use under the approved Use Permit or before the Applicant hosts any event that exceeds 35-guests, or industry-wide events.

With the imposition of the above-identified mitigation measures, all project impacts would be less than significant.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion:

Sonoma County does not have a congestion management program but LOS standards are established by the Sonoma County General Plan Circulation and Transit Element. Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The Final Traffic Impact Study prepared by W-Trans, dated July 26, 2017, was accepted by Public Works who has required roadway improvements and other conditions for the proposed project. W-Trans completed the Traffic Impact Study in compliance with the most recent Sonoma County Traffic Guidelines, dated May 2016.

W-Trans analyzed the study intersections using methodologies published in the Highway Capacity Manual (HCM), Transportation Research Board, 2010. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle.

The Levels of Service for West Dry Creek Road/Yoakim Bridge Road and West Dry Creek Road/Lambert Bridge Road were analyzed using the "Two-Way Stop-Controlled" intersection capacity method from the HCM. This methodology determines a level of service for each minor turning movement by estimating the level of average delay in seconds per vehicle. Results are presented for individual movements together with the weighted overall average delay for the intersection.

The intersections of Dry Creek Road with Yoakim Bridge Road and Lambert Bridge Road were analyzed using the "All-Way Stop-Controlled" intersection methodology from the HCM. This methodology evaluates delay for each approach based on turning movements, opposing and conflicting traffic volumes, and the number of lanes. Average vehicle delay is computed for the intersection as a whole, and is then related to a Level of Service.

The ranges of delay associated with the various levels of service are indicated in Table 2 of the Final Traffic Study. Compared to previous conditions and events historically held at the site, the proposed modification to the Use Permit would result in 17 fewer daily trips on average over the course of the year as fewer events are proposed versus past practice. A site-specific agriculture promotion event would be expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.

The traffic study concludes the study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion event to Existing, Existing plus Approved and Future volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours. With proposed project traffic, all intersection/roadways would be expected to operate within County prescribed standards. Also refer to Mitigation Measures incorporated into the project under Item 16.a. above in this initial study checklist.

Significance Level:

Less than Significant Impact

Mitigation:

None required

c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion:

The project would have no effect on air traffic patterns.

Significance Level:

No Impact.

Mitigation:

None required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion:

Refer to the discussion and conclusions of the Final Traffic Impact Study listed above in item 16.a. The project site is located in a rural agricultural area. The project site's vineyard is only located on one side of the road, therefore, the applicant's farm equipment does not use or cross W. Dry Creek Road. Although West Dry Creek Road adjacent to the project site is substandard in terms of width, there have been no reported collisions of any kind (vehicle, bicycle, or pedestrian) in the last 13 years and drivers appear to be navigating the road safely.

W-Trans concludes a) the 85th percentile speed on West Dry Creek Road near the project site was determined to be 29 mph in the westbound direction and 26 mph in the eastbound direction, and b) adequate sight distance is available in each direction on West Dry Creek Road at the proposed access points, except west of the main entrance, where adequate sight lines could be achieved by removing or trimming the vegetation on the bank between the main entrance and Lot B. Public Works has placed a condition on the project requiring the applicant to trim and remove frontage landscaping and vegetation, as necessary, in order clear sight obstructions and attain the required sight lines.

Mitigation measures have been incorporated into the project to require landscaping and vegetation be trimmed or removed to improve sight lines. Also mitigation measures require signage and shoulder improvements to improve road safety.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

Refer to mitigation measures and monitoring listed above in item 16.a.

e) Result in inadequate emergency access?

Discussion:

Refer to discussion above in 16.a. Public Works has placed conditions of the project that require roadway improvements and construction. The roadway construction activities may result in traffic delays possibly slowing emergency response vehicles or restricting access to residences or nearby businesses. This is a short term construction related impact that will cease upon project completion. The following mitigation measures will reduce this impact to a level of less than significant.

Level of Significance:

Less than Significant with Mitigation Incorporation

Mitigation:

Refer to Mitigation Measure and Mitigation Monitoring - TRAF 10 listed in 16.a above in this initial study checklist.

Mitigation Measure - TRAF 12:

- a) Local emergency service agencies shall be notified prior to construction to inform them that traffic delays may occur, and also of the proposed construction schedule.
- b) The County will require the contractor to provide for passage of emergency vehicles on this section of W. Dry Creek Road at all times.
- c) The County will require the contractor to maintain access to all parcels along this section of W. Dry Creek Road during project construction.

Mitigation Monitoring - TRAF 12:

Failure by the applicant to notify local emergency service agencies of the proposed road construction schedule or if the construction blocks emergency vehicle access or blocks access to other parcels on this section of W. Dry Creek Road shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion:

The 2010 Sonoma County Bicycle and Pedestrian plan encourages new developments to incorporate bicycle friendly design. The Highway Design Manual, California Department of Transportation (Caltrans), 2012, classifies bikeways into three categories:

- Class I Multi-Use Path – a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized.
- Class II Bike Lane – a striped and signed lane for one-way bike travel on a street or highway.
- Class III Bike Route – signing only for shared use with motor vehicles within the same travel lane on a street or highway.

Guidance for Class IV Bikeways is provided in Design Information Bulletin Number 89: Class IV Bikeway Guidance (Separated Bikeways/Cycle Tracks), Caltrans, 2015.

- Class IV Bikeway – also known as a separated bikeway, a Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and the motor vehicle traffic lane. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

In the project area, there are no bike lanes present on any roads. Bicyclists ride in the roadway along all streets within the project vicinity. According to the 2010 Sonoma County Bicycle and Pedestrian Plan, there are no plans to construct bike lanes on West Dry Creek Road at this time; however, the provision of Class II bike lanes on Dry Creek Road between Healdsburg City Limits and Skaggs Springs Road is classified as a Priority 1 (High) Project.

Although the surrounding roads are frequently used by cyclists for recreational purposes, few patrons are expected to travel to the project site via bicycle. According to the Final Traffic Impact Study, a review of collision data for the segment of West Dry Creek Road west of Yoakim Bridge Road revealed that there were no collisions reported during the more than thirteen years for which data is available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. It is noted that SWITRS data includes all collisions, whether the parties involved are one or two vehicles, a vehicle and a bicycle, a bicyclist only, or a vehicle and pedestrian.

The project site contains existing on-site bicycle parking adjacent to the existing wine caves, which are expected to be adequate given the anticipated demand.

Level of Significance:

No Impact.

Mitigation:

No required.

g) Result in inadequate parking capacity?

Discussion:

Refer to the discussion and conclusions of the Final Traffic Impact Study, followed by the mitigation measures listed above in item 16.a.

W-Trans explained the maximum number of on-site parking spaces needed for the proposed project for employees and guests was estimated based on the County's standard vehicle ratio of: one employee equals one vehicle, and 2.5 guests equals one vehicle.

In addition, an Event Safety Plan and a Parking Plan prepared by the applicant, dated April 2017, addresses the winery's management of on-site parking for events.

As proposed by the applicant, for any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding on-site parking. For site-specific events with 100 or more anticipated guests, a parking attendant will be stationed at the entrance counting guests, and working with other parking attendants to ensure that no more than 100 guests are on-site at any time.

The maximum number of guests that would be allowed on-site during industry-wide events would be limited based on the availability of parking, with no more vehicles allowed than there is room to park. For agriculture promotional events having more than 250 attendees, any vehicles arriving when there are already 100 guests on-site will be turned around at the West Dry Creek Road/Yoakim Bridge Road intersection or in the gravel area next to the main parking lot; vehicles will not be instructed to turn around on West Dry Creek Road adjacent to the site.

Similarly, drivers would be turned away from industry-wide events if there is no on-site parking available. In addition to the maximum employee count of 18 persons during harvest (13 full-time and five part-time), W-Trans conservatively estimated that there would be four additional parking employees associated with industry-wide events.

The Use Permit Site Plan depicts 99 total on-site parking spaces, consisting of 28 regular spaces, 1 ADA accessible space, and 70 event overflow spaces. W-Trans concludes the existing on-site parking areas meet the parking demands, as follows:

- For the site-specific agriculture promotional events a total of 62 parking spaces would be needed: 40 guests parking spaces (parking ratio of 100 guests divided by 2.5) and 22 employee parking spaces.
- For an industry-wide event of 500 guests per day, W-Trans assumed that up to 25 percent of the daily visitors could be on-site at one time, therefore, the estimated 125 visitors would need 50 parking spaces (parking ratio of 125 guests divided by 2.5). The 22 total employees each in their own vehicle, the total parking spaces needed for an industry wide event is 72 spaces.

Appendix F of the Final Traffic Impact Study prepared by W-Trans is “*Bella Vineyards Parking Safety Plan*”, prepared by Lynn Adams, dated April 21, 2017, which provides the following operational conditions:

“To insure road safety, Bella will apply the following conditions regarding proposed onsite parking areas for their winery located at 9711 West Dry Creek Road:

The winery has 5 proposed parking areas to accommodate various size groups:

1) Main Lot A - 8 spots (1 accessible, with 1 additional accessible spot located directly next to the tasting room)

2) Overflow|Event Lot B - 45 spots

3) Overflow|Event Lot C - 25 spots

4) Employee|Vendor Lot D - 20 spots

5) Turnaround E - 6-car access

- 1) Main Lot A is an existing 8 spot parking area that is designated for daily tasting room traffic and was approved with the original use permit, UPE 99-0088.*
- 2) Overflow|Event Lot B has 45 spots and will be used as the main overflow lot for all events. This proposed overflow parking area is located across the street from the winery (APN 139-140-001) and the area will be managed by professional parking attendants and a traffic crossing guard. As noted on sheet UP2, all proposed parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. This lot provides adequate room for cars to enter, drive through, and exit. Riparian set back has been determined for this lot by a topo map prepared by Pete Jackson and the area is properly marked and roped off.*
- 3) Overflow|Event Lot C has 25 spots and will be used as the secondary overflow area located south of the main winery entrance contains 25 parking spaces. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this overflow parking ranges from 47' to 95' wide, and only 25' is required for backing up, and only 25' is required for backing up, there is adequate room for cars to enter and exit. This area is adjacent to West Dry Creek Road and located 437 feet before the main driveway and is easily accessed by doublewide vineyard gates that already exist as a truck loading area. Because it can be readily accessed, and is located approximately 17 car lengths (25' car length) before the main driveway, this area can also be used as a turnoff to eliminate any potential queuing.*

Additionally, with the large width of 47 to 95' noted, coupled with the overall 216' length of this overflow parking, approximately 8 extra cars could be accommodated in this vicinity, even if all parking spots were occupied. This would allow cars to turn off the public road and provide a second turn off to eliminate any public road queuing.

- 4) *Employee/Vendor Lot D has 20 spots above the winery designated for employees or vendors that arrive before guests and leave after guests depart. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this existing gravel parking lot are approximately 100' wide by 140' long, and only 25' is required for backing up, there is adequate room for cars to enter, exit, and turn around. These 20 spots are in a flat dirt/gravel area that is not within the vineyard. It is our truck turnaround /loading area so a large, flat radius exists.*
- 5) *Turnaround E is 52 feet by 65 feet in dimension and is located adjacent to both the main drive and West Dry Creek Road. This existing turnaround located in the front of the winery meets the minimum 24' turning radius for a passenger car. This allows for 6 cars to be stacked within this turnaround to eliminate potential queuing. The area is flat, graveled and is not located within the vineyards.*

Overflow Lot C and Turnaround E create two new "turnoffs" to address any queuing concerns. Please see sheets UP1 through UP3, for greater detail.

The maximum number of parking spaces that would be needed on-site to accommodate employees and visitors for the largest industry wide event is 72 spots. This was estimated based on the County's standard vehicle occupancies of one employee or 2.5 visitors per vehicle. The 105 parking spots planned is more than adequate for the largest event, as well as having enough room to prevent queuing or emergency vehicles.

Proposal includes:

- 1) *For any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding appropriate parking.*
- 2) *For larger events with 100 or more guests anticipated, 3 to 5 professional parking attendants will be employed.*
- 3) *For larger events with 100 or more guests anticipated, a guest counter and traffic crossing guard will be employed.*
- 4) *For larger industry wide events, the applicant shall work with the industry organization to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.*
- 5) *Tickets will be used to insure that guests stay within the 100 guest count.*
- 6) *Vehicles will not be instructed to turn around on the public road.*
- 7) *An emergency plan will be employed at events with a winery staff member designated as the Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency."*

Summary

The project site can accommodate the on-site parking needs for events provided events are limited in size and the Parking Safety Plan is implemented. The project has been conditioned to limit the event size and the following mitigation measures have been incorporated into the project:

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure – TRAF 13:

Prior to initiating Agricultural Promotional Events or Industry-wide Events, the applicant shall submit a Parking Safety Plan to the Project Planner for review and approval. The applicant shall implement the Parking Safety Plan during all agricultural promotional events and industry wide events.

Mitigation Monitoring – TRAF 13:

Failure by the applicant to implement the Parking Safety Plan during all agricultural promotional events and industry wide events shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

Mitigation Measure – TRAF 14:

Parking of vehicles and/or trucks associated with this winery facility is not permitted along any public or private roadways, or shared vineyard roads.

Mitigation Monitoring – TRAF 14: If the Permit and Resource Management Department receives complaints that vehicles and/or trucks associated with this winery facility are being parked along public or private roadways, or shared vineyard roads, PRMD staff investigate the complaint. Failure to comply with the Use Permit conditions is considered a violation and may be subject to revocation or modification proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

Mitigation Measure – TRAF 15: An Event Parking Plan shall be implemented by the applicant. The applicant shall implement the following parking management standards for industry-wide and agricultural promotional events:

- 1) For any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding appropriate parking.
- 2) For larger events with 100 or more guests anticipated, 3 to 5 professional parking attendants will be employed.
- 3) For larger events with 100 or more guests anticipated, a guest counter and traffic crossing guard will be employed.
- 4) For larger industry wide events, the applicant shall work with the industry-event organizer(s) for each specific industry wide event to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.
- 5) Tickets will be used to insure that guests stay within the 100 guest count.
- 6) Vehicles will not be instructed to turn around on the public road.
- 7) An emergency plan will be employed at events with winery staff member designated as the *Emergency Coordinator* and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.

Mitigation Monitoring – TRAF 15: If the Permit and Resource Management Department receives complaints that Parking Safety Plan is not being fully implemented, PRMD staff shall investigate the complaint and require the applicant to comply. Failure to implement such Plan shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. The PRMD Planner will determine when the item must go back to the Board of Supervisors for a decision.

17. UTILITIES AND SERVICE SYSTEMS:

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Discussion:

The project does not include any increase in the winery's maximum annual production capacity, therefore, the project would not have an impact upon a wastewater treatment system, or require action by the Regional Water Quality Control Board. Domestic wastewater disposal would continue to be disposed of via existing on-site septic systems.

Significance Level:

No impact.

Mitigation:

None required.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion:

The project site is served by private wells and would not contribute to the need for construction of new water facilities. The project would require the expansion of the existing standard septic system, but as discussed in Impact 6(e) above, the work can be performed within the vicinity of the existing system and would be subject to standard Conditions of Approval that would avoid any potentially significant effect.

Significance Level:

No Impact.

Mitigation:

None required.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion:

The proposed project includes the remodel of the existing winery building and the construction of a small storage structure, which are not expected to cause a significant environmental effect related to storm water drainage. The Department of Transportation and Public Works has required roadway improvements for the proposed project. Refer to the discussion and mitigation measure above in item 16 a, which requires the applicant to upgrade existing driveway cross-drains within the County right-of-way to a minimum 18 inch culvert and in accordance with Department of Transportation and Public Works Road Construction Standard 820.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation:

Refer to **Mitigation Measure - TRAF 9**

Mitigation Monitoring:

Refer to **Mitigation Monitoring - TRAF 9**

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Discussion:

The project site is served by a private on-site well and on-site septic system serving the winery, tasting room visitors, and employees. The PRMD Environmental Health Specialist reviewed the proposed project and did not require any further information on the existing on site well because it

is located in an a Class 1 Major Groundwater Basin. The upper ridge where the vineyards are located is in Area 4- Water Scarce Area. Because the project well is in a Class 1 Major Groundwater Basin, a hydrological study was not required under General Plan Policy WR-2e (formerly RC-3h).

With project wells being located in a Class 1 Major Groundwater Basin, the project's water use is not expected to cause an impact to groundwater recharge or have a negative effect surrounding wells. Nonetheless, the project site is included in a groundwater monitoring program. Conditions for the project require the location of the wells, and groundwater elevations and quantities of groundwater extracted be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Discussion:

The project site is not served by public sewer or a wastewater treatment provider. A referral response from the Environmental Health Specialist of Project Review has required the project to comply with wastewater discharge requirements of the North Coast Regional Water Quality Control Board. A copy of the Waste Discharge Permit is required prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit. For the sanitary sewage disposal, the existing on-site septic system shall be expanded to accommodate special events shall be 100% of 250 guests. The work is required to be completed by a Registered Civil Engineer or Registered Environmental Health Specialist.

Significance Level:

No Impact.

Mitigation:

None required.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Discussion:

Sonoma County has a solid waste management program that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that would result from the proposed project.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Discussion:

Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

Significance Level:

Less than Significant Impact.

Mitigation:

None required.

18. MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion:

As demonstrated by this environmental checklist, the project will not have any direct or indirect adverse effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed project will not result in degradation to the quality of the environment or otherwise create a significant impact upon wildlife habitat or species, including species of special concern. No special status plant species are known to be on or near the project site. No impacts to wetlands habitat would occur since there are no wetlands or riparian habitat areas on the project site or in the area of the proposed development. The proposed project includes minimal site grading, but as a standard requirement under the Grading or Building permit, the applicant shall implement the required Best Management Practices. The project site would not create an impact to cultural or archaeological resources, or tribal cultural resources, and no such resources were found in the project area, however, as a standard accidental discovery mitigation measure has been added as a precaution.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Discussion:

The project would develop a type of agricultural use on the property designated Land Intensive Agriculture that is consistent with the 2020 General Plan and was considered by the 2020 General Plan EIR. Cumulative projects include development of residential and agricultural uses in the project area. As noted in this Initial Study, this project will not result in significant adverse impacts related to air quality, noise, or transportation/traffic with mitigation measures incorporated into the project.

Noise impacts from the project would be mitigated through a wide range of actions, including limiting construction noise and activities, limiting noise generation levels for all outdoor amplified music, limiting the route of vineyard tours, limiting events to daytime hours of the General Plan, and limiting industry wide and agricultural promotional events per year and limiting guests.

The project would increase traffic volumes on W. Dry Creek Road, but not enough to change existing traffic flows or decrease the level of service. Mitigation measures incorporated into the project require roadway improvements and signage to improve traffic safety. All parking needs for the proposed project can be accommodated on the project site. Refer to item 16 above in this initial study.

The project site's existing well is located within a Class 1 Major Groundwater Basin identified in the Sonoma County General Plan. Under General Plan Policy WR-2d, the Use Permit, if approved, is subject to a condition that requires groundwater monitoring for new or expanded discretionary commercial and industrial uses using wells. Where justified by the monitoring program, additional monitoring requirements will be established for other new wells.

The existing winery and public tasting uses are considered agricultural related uses serving the large commercial vineyard. The project site would remain devoted to agricultural uses and the project will not result in conversion of farmland or cultivated area to any non-agricultural use.

Due to the limited size and nature of the project, the extent of impact in these issue areas when considered with the effects of past, current and probable future projects, will not result in any cumulative land use impacts with mitigations incorporated into the project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

The project has the potential to result in adverse impacts to humans due to air quality, noise, and transportation/traffic. With implementation of the mitigation measures set forth above, the project will have less than a significant environmental effect that would directly or indirectly impact human beings onsite or in the project vicinity. In addition to the mitigation measures set forth herein, the project will be conditioned to achieve County standards with respect to fire safety, building, and drainage. Building permits and improvement plans will be reviewed to ensure compliance with applicable building codes and standards. With implementation of mitigation measures, the project does not present potentially significant impacts that may have an adverse effect upon human beings, either directly or indirectly. Therefore, the project will have less than significant impacts with the incorporation of all recommended mitigations.

Sources

1. PRMD staff evaluation based on review of the project site and project description.
2. PRMD staff evaluation of impact based on past experience with construction projects.
3. Sonoma County Important Farmland Map 1996. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
4. Assessor's Parcel Maps
5. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) <http://www.arb.ca.gov/>
6. California Natural Diversity Database, California Department of Fish & Game.
7. Sonoma County General Plan 2020 (as amended), Sonoma County Board of Supervisors, September 23, 2008.
8. California Environmental Protection Agency - <http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm>; California Regional Water Quality Control Board - <http://geotracker.swrcb.ca.gov/>; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - <http://www.ciwmb.ca.gov/SWIS/Search.asp>
9. Alquist-Priolo Special Studies Zones; State of California; 1983.
10. Flood Insurance Rate Maps, Federal Emergency Management Agency.
11. Special Report 120, California Division of Mines and Geology; 1980.
12. General Plan Consistency Determination, (65402 Review), Sonoma County Permit & Resource Management Department.
13. Standard Specifications, State of California Department of Transportation, available online: http://www.dot.ca.gov/hq/esc/oe/specs_html
14. American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning (ANSI A300 (Part 1)-2008 Pruning), American National Standard Institute (ANSI) and National Arborist Association (NAA), 2008;
15. Best Management Practices: Tree Pruning, International Society of Arboriculture (ISA), 2008.
16. Tree Protection and Replacement Ordinance (Ordinance No. 4014); Sonoma County.
17. Valley Oak Protection Ordinance (Ordinance No. 4991); Sonoma County, December 1996.
18. Heritage or Landmark Tree Ordinance (Ordinance No. 3651); Sonoma County.
19. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments; May, 1995.
20. Soil Survey of Sonoma County, California, Sonoma County, U.S. Department of Agriculture; 1972.
21. Evaluation of Groundwater Resources, California Department of Water Resources; 1975.

22. Sonoma County Congestion Management Program, Sonoma County Transportation Authority; December 18, 1995.
23. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.
24. Sonoma County Bikeways Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.

Attachments:

- Revised Project Proposal Statement prepared by Steve Martin & Associates, dated 9-26-2016
- Project Plans prepared by Steve Martin & Associates, dated February 12, 2018, January 31, 2018, November 1, 2017, and October 5, 2017,
- Final Traffic Impact Study, prepared by W-Trans, dated July 26, 2017
- Letter Addressing Traffic and Parking Management for Bella Winery prepared by William Carle, Attorney for applicant; dated May 9, 2017
- Environmental Noise Assessment, prepared by Bollard Acoustical Consultants, Inc., dated March 19, 2018.
- Noise Assessment on Vineyard Tours, prepared by Bollard Acoustical Consultants, Inc., dated February 22, 2017.
- Noise Evaluation of Overflow Parking Area, prepared by Bollard Acoustical Consultants, Inc., dated March 22, 2017.
- Parking Safety Plan, prepared by Lynn Adams, dated April 2017
- Event Safety Plan, prepared by Lynn Adams, dated April 2017
- Water Demand Analysis, prepared by Steve Martin & Associates, dated February 22, 2018.
- Wastewater Feasibility Analysis, prepared by Steve Martin & Associates, dated May 18, 2016
- Dry Creek Valley Citizens Advisory Council's *Guidelines for Use Permits with Visitor Serving Uses*, dated April 20, 2017

**BELLA WINERY
USE PERMIT MODIFICATION**

**PROJECT DESCRIPTION
October 3, 2016**

The existing Bella Vineyards Winery is located at 9711 West Dry Creek Road in Healdsburg, California. The current Use Permit (UPE 99-0088) allows for a maximum annual wine production of 15,000 cases, public tasting and retail sales. This Use Permit Modification requests the clarification of the Agricultural Promotional events and County-wide Industry events. There is no request for a change in public visitation or wine production.

1. Wine produced from estate vineyards and Sonoma County vineyards
2. Wine production to remain at a maximum of 15,000 cases/year in the existing structures as follows:
 - a. Existing 1,350 SF production space within the winery building
 - b. Existing 2,000 SF covered crush and fermentation pad
3. Wine storage to remain in the existing structures as follows:
 - a. Dry goods storage within the existing 400 SF garage building
 - b. Case goods storage within the existing 1400 SF barn
 - c. Barrel storage within 5,500 SF of the existing 6,700 SF wine caves
4. Continued public tastings, tours and retail sales in the:
 - a. Existing 630 SF space within the winery building
 - b. Existing 1,200 SF space within the wine caves
 - c. Vineyard tours within the existing vineyards
 - d. Winery tours of the existing winery facility including caves, barn and crush pad
5. The winery currently operates under a Wine Tasting Exemption. Any food and wine pairings consisting of pre-prepared samples or tastes will continue to be prepared offsite by a caterer, in accordance with PRMD policy. The food and wine pairings are proposed to be selected by the winery with no menu options allowed. Food preparation will remain offsite until the requirements for a Food Facility Permit are met and approved by the County of Sonoma Department of Health Services. Sheet A1.1 depicts the proposed future Caterer's Kitchen that will be submitted to the County of Sonoma Department of Health Services for review and approval.
6. Proposed future changes to the existing winery floor plan will include the elimination of one 80 SF office on the south side of the winery, the elimination of the existing 165 SF caterer's prep area that is within the fermentation tank room, and the elimination of the existing 231 SF equipment storage area. The fermentation tank room will be decreased in size by approximately 80 SF, and the elimination of the other uses will allow for a new 370 SF caterer's kitchen and 130 SF glass washing area. The existing offices on the north side of the building, the existing tasting room and existing restrooms within the winery building will remain unchanged. The overall footprint of the existing winery building will also remain unchanged.
7. Staff to remain at the current level of 10 full time and 5 part-time employees during nonharvest and 13 full time and 5 part-time employees during harvest.

8. No additional visitors are requested. Visitation includes distributor tastings, sales meetings, VIP customers, wine club members, and the public at large.
9. The Use Permit site plans shows the surveyed location of the Fall Creek and Dry Creek setbacks and all overflow parking is located outside of both setbacks.
10. Operating hours shall be:
 - a. Winery: 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
 - b. Tasting Room: 11 AM to 5 PM Monday through Sunday, year round.
 - c. Promotional lunch/dinner activities will be between the hours of 11 AM to 9:30 PM, Monday through Sunday, year round (limit 2 per month)
11. Participation in 3 to 5 County-wide Industry events of 2 days each for a maximum of 10 industry event days. (i.e. Food & Wine Affair, Winter Wine Land, Passport, etc.). The 6day Barrel Tasting Event is not planned nor requested with this application. (See table below)
12. Agricultural Promotion Events per the table below:

<u>Description</u>	<u>Quantity</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>
Industry wide Two-Day Events	3-5 events / 10 days max	January - December	Event specific
Ag Promotional Events ⁴	6	January - December	No more than 100 at any given time ³

Notes

1. The Permit-Holder agrees to give, at least 14 days in advance, a notice of the agricultural promotional events, industry wide events, and dinners to the Neighbors. This notice shall be given in a written form (email, note, or US mail).
2. All events will utilize a professional parking company with a minimum of 2 parking attendants for any events over 25 persons.
3. All events will be “Open House” style and will have 100 or fewer guests on site at any one time, as determined by a designated employee “official counter”. Winery reserves the right to ticket the (6) ag-promotional events as a method to control guest count as well.
4. Ag Promotional Events will include the following:
 - a. A maximum of 2 Wine Club Member Appreciation Events annually. A Wine Club Appreciation Event is a wine club appreciation day which could include wine release days, barrel tasting, education and other marketing activities to support, build, and retain the Wine Club list. Wine Club Appreciation Events will not occur during the peak summer months of July, August and September.
 - b. A maximum of 4 additional Open House Events that may coincide with National Holidays.
5. Weddings are not proposed or allowed with this Use Permit Modification Application.

6. All noise, including any amplified or acoustic music, will meet the Sonoma County Noise Ordinance levels (Table NE-2, as measured from the property line).
 - a. Amplified music is only proposed on event days.
 - b. Acoustic music is allowed during operating hours Monday through Sunday and may be accompanied by lightly amplified vocals.
7. All events will be hosted by Bella Vineyards. The facility will not be rented out to third parties for events.
8. Winemaker catered lunches or dinners with a maximum of 24 per year with a maximum of 35 guests, with dinners not to exceed 12 per year and to cease by 9:30 p.m. Guests include VIP customers, wine club members, and distributors; or business meetings.



SMA

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BELLA VINEYARDS
 9711 WEST DRY CREEK ROAD
 HEALDSBURG, CA 95448
 AP# 139-140-029, 032

2012-018

02.12.18



USE PERMIT MODIFICATION

OVERALL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018

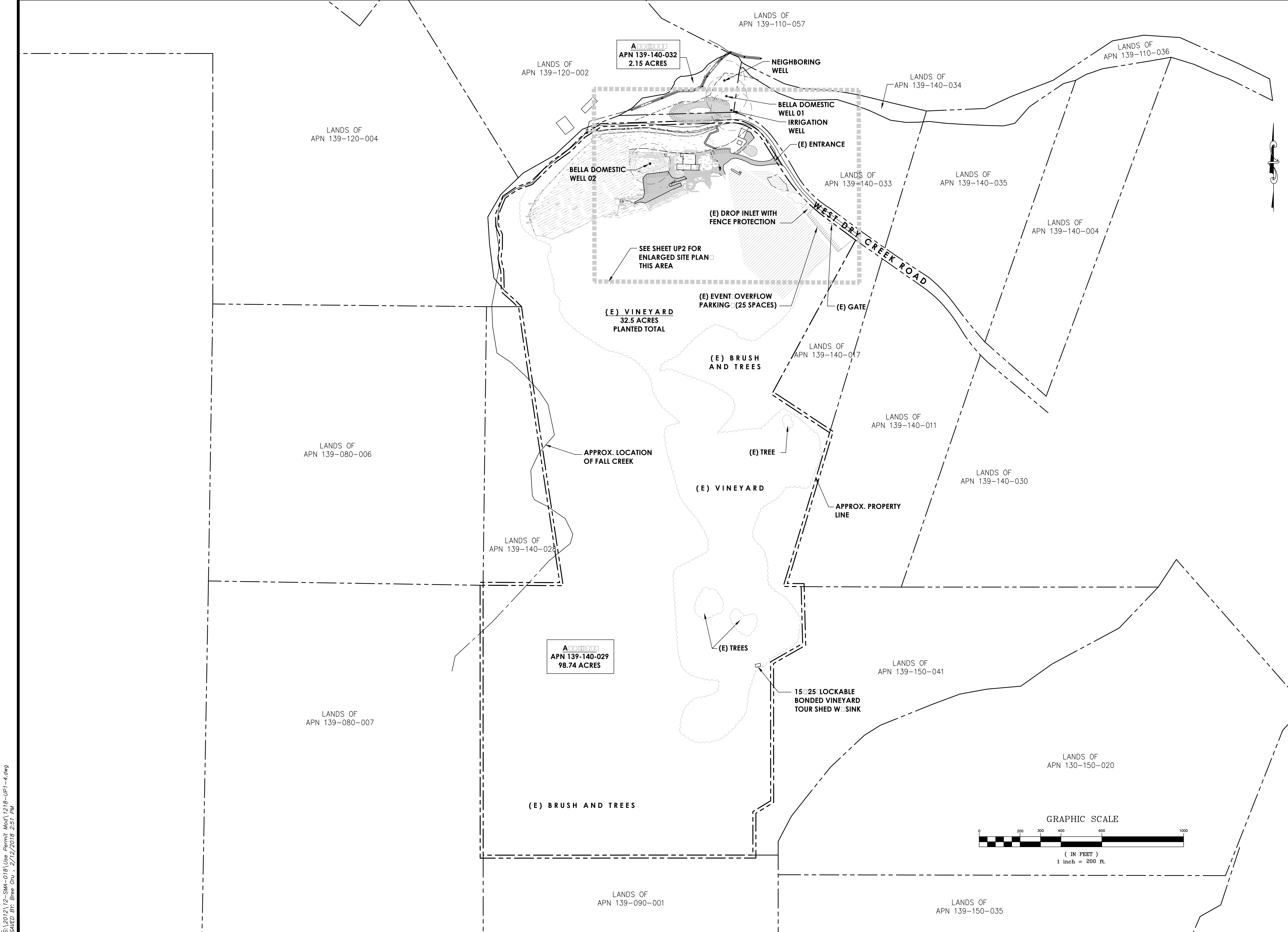
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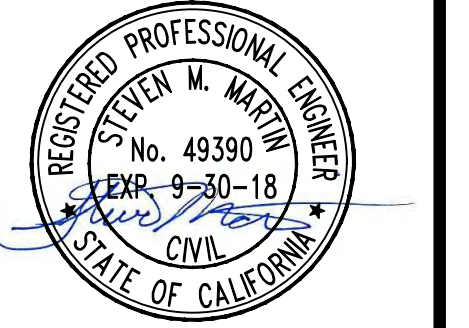
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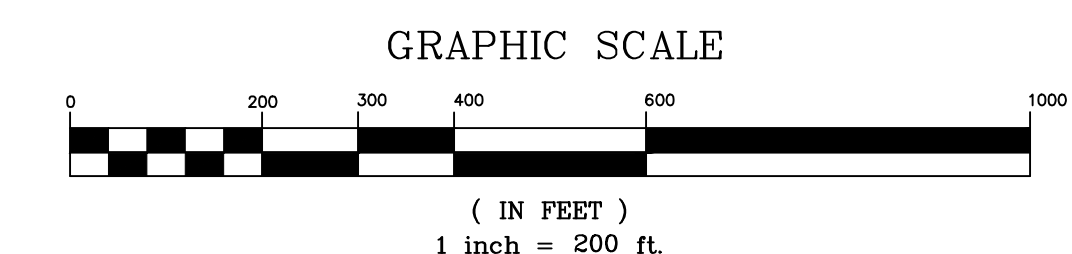
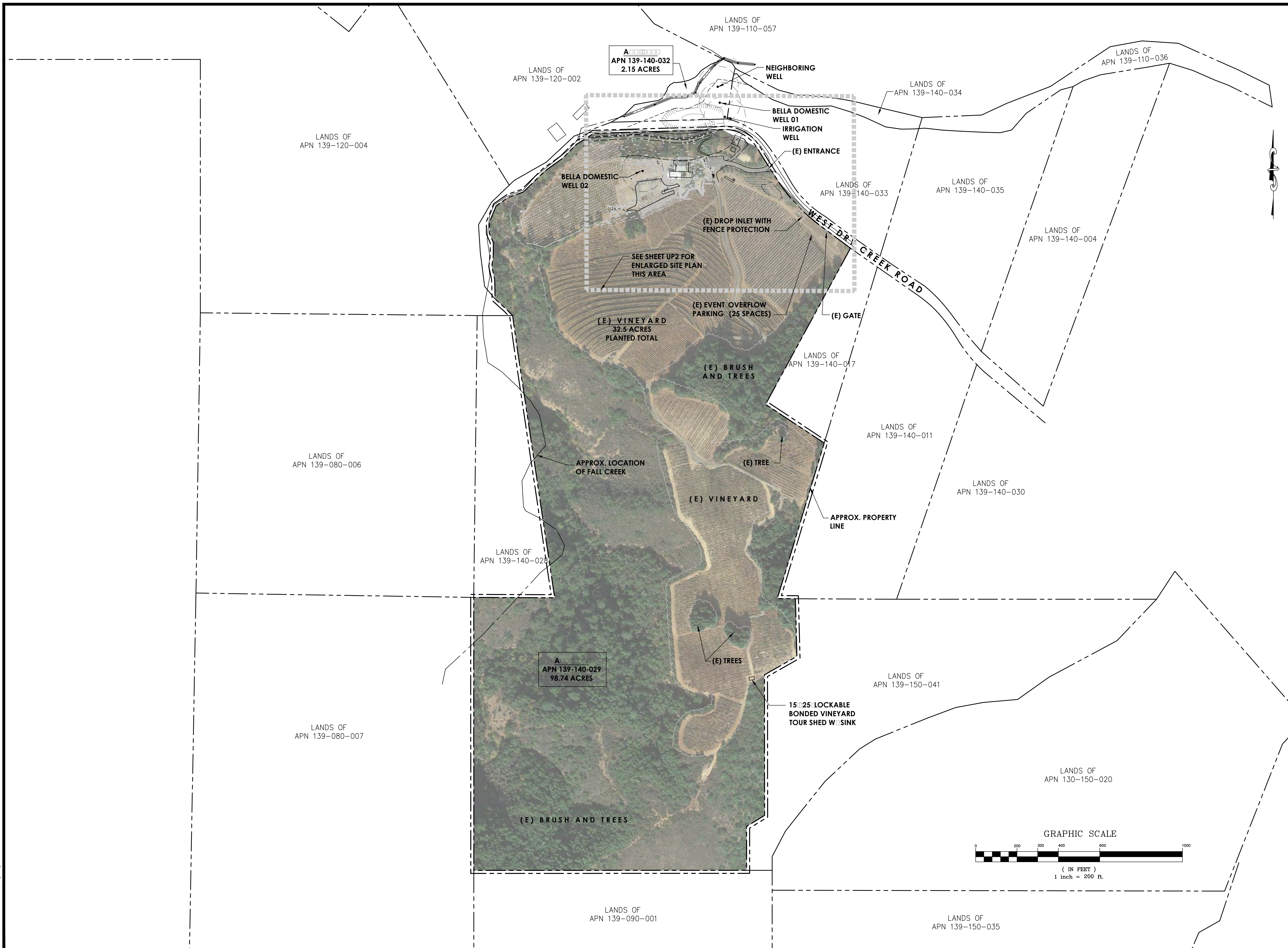
OVERALL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS	
DATE	DESCRIPTION
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JOB NO. SMA 2012-018
DATE May 3, 2016
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USE PERMIT MODIFICATION

PARTIAL SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018

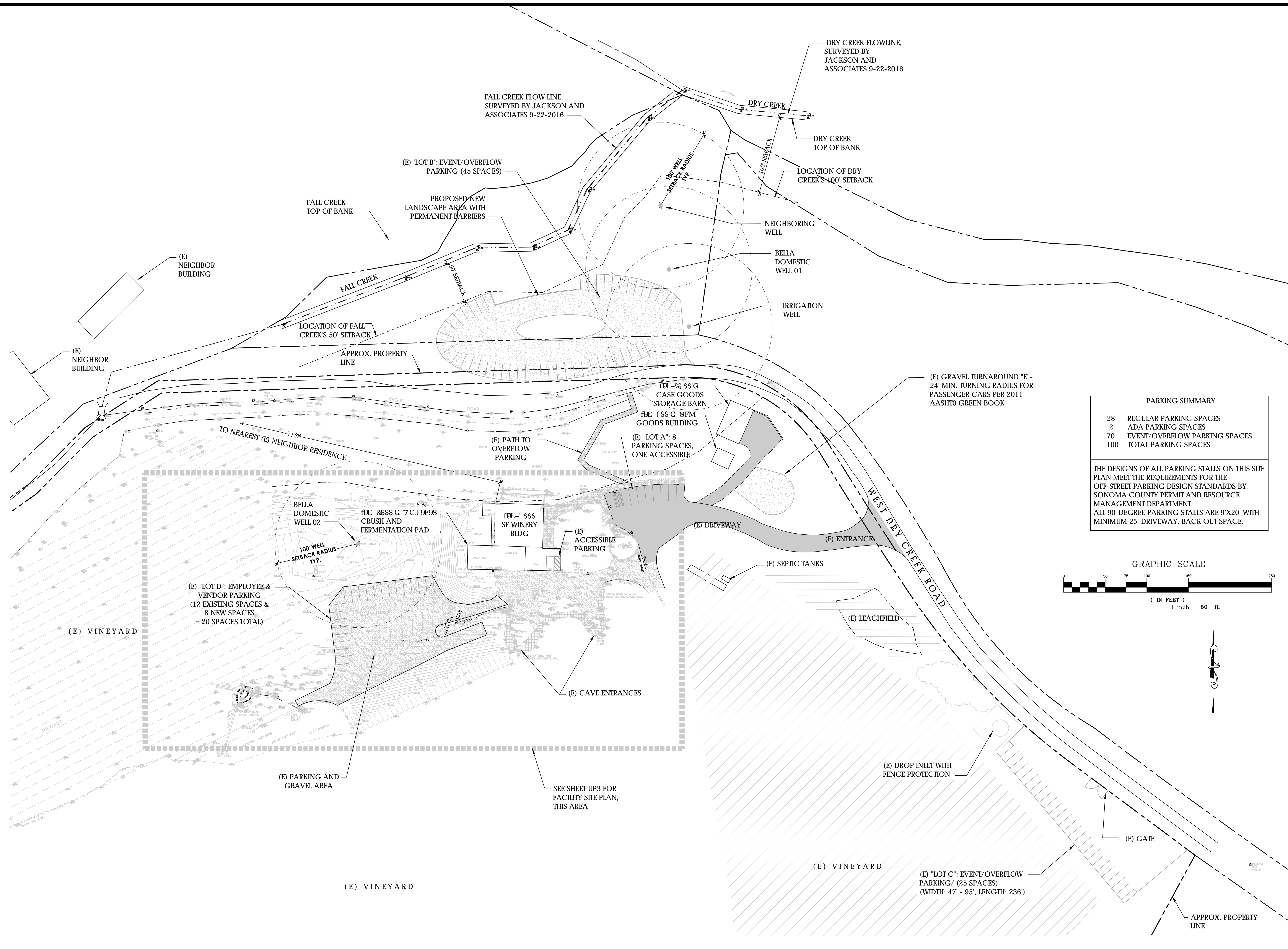
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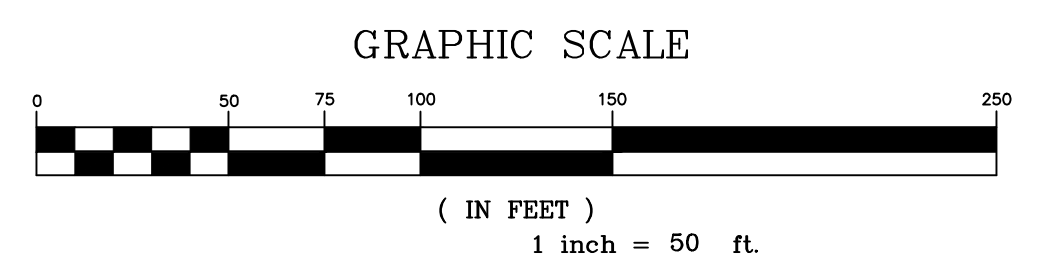
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PARKING SUMMARY

28	REGULAR PARKING SPACES
2	ADA PARKING SPACES
70	EVENT/OVERFLOW PARKING SPACES
100	TOTAL PARKING SPACES

THE DESIGNS OF ALL PARKING STALLS ON THIS SITE PLAN MEET THE REQUIREMENTS FOR THE OFF-STREET PARKING DESIGN STANDARDS BY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. ALL 90-DEGREE PARKING STALLS ARE 9'X20' WITH MINIMUM 25' DRIVEWAY, BACK OUT SPACE.



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USE PERMIT MODIFICATION

FACILITY SITE PLAN

BELLA VINEYARDS
9711 West Dry Creek Road
Healdsburg, CA 95448
AP# 139-140-029, 032

REVISIONS

DATE	DESCRIPTION
09.23.16	Creek Setback and Parking Update
03.14.17	Overflow Parking Update
04.21.17	Re-issue
01.31.18	Aerial map added

JOB NO. SMA 2012-018

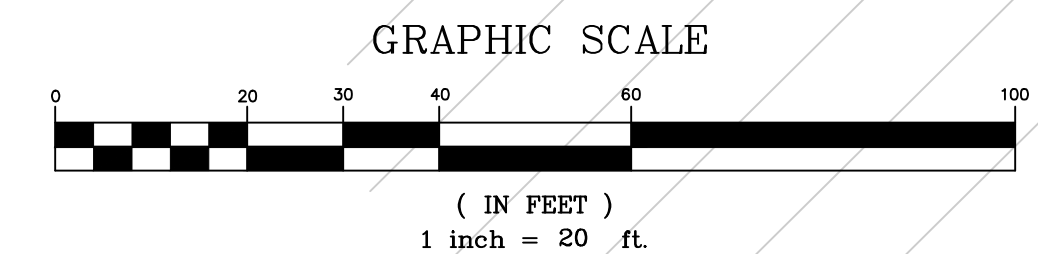
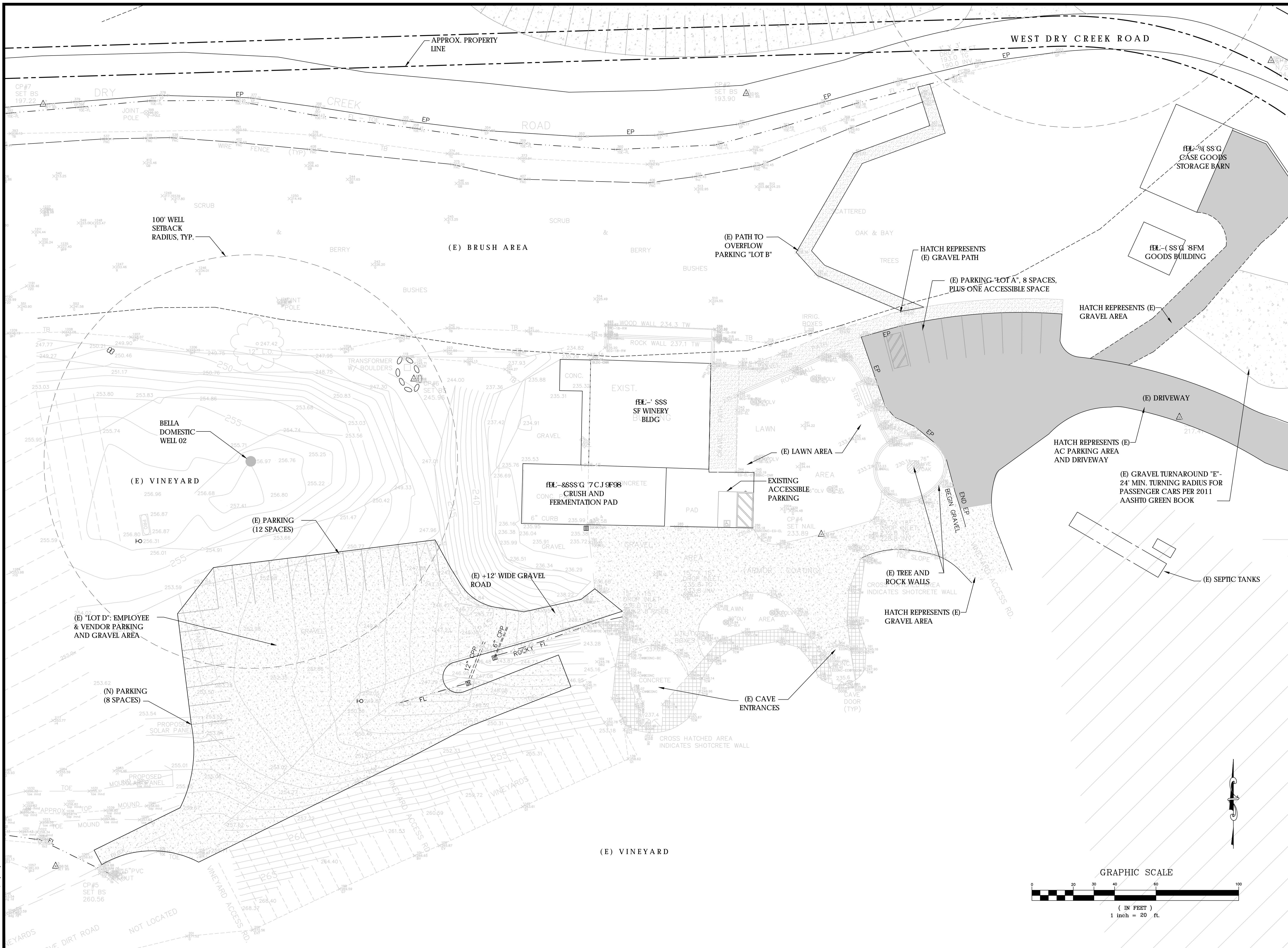
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Traffic Impact Study for the Bella Winery

Final Report



Prepared for the County of Sonoma

Submitted by
W-Trans

July 26, 2017



**TRAFFIC ENGINEERING
TRANSPORTATION PLANNING**
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- A. Count Data
- B. Intersection Level of Service Calculations
- C. Event Matrices
- D. Speed Survey Data
- E. Queuing Calculations
- F. Bella Vineyards Safety Plans



Executive Summary

The project proposal is to clarify agriculture promotion and industry-wide events in the Use Permit for Bella Winery. While no changes to the production level of the winery are intended or requested, events which the owners understood were allowed under the existing Use Permit were held at the site in the past. The proposed Use Permit modification would clearly define the types and sizes of agriculture promotion events, and includes a total of 16 event days and 12 winery activities with attendance varying from 20-person winemaker dinners to about 500 persons per day during the Passport industrywide event. No more than 100 persons would be allowed to visit the winery at any one time for any of the site-specific agriculture promotional events or activities.

Compared to previous conditions and events historically held at the site, the proposed modification to the Use Permit would result in 17 fewer daily trips on average over the course of the year as fewer events are proposed versus past practice. A site-specific agriculture promotion event would be expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.

The study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion event to Existing, Existing plus Approved and Future volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours.

Although West Dry Creek Road adjacent to the project site is substandard in terms of width, there have been no reported collisions of any kind (vehicle, bicycle, or pedestrian) in the last 13 years and drivers appear to be navigating the road safely. Little or no queuing would be expected to occur on West Dry Creek Road at the start of promotional events, especially given the plans to have on-site traffic control specifically to avoid any off-site traffic impacts such as queuing. Staff would also be instructed to hold traffic on-site, if appropriate, in the event of an emergency to eliminate the potential for conflict with a responding emergency vehicle. On-site circulation and emergency access are adequate.

To ensure that access to the site continues to operate acceptably, it is recommended that the project applicant widen the east side of West Dry Creek Road along the project frontage for a distance of about 500 feet by up to five feet, or the maximum that can be achieved within the existing right-of-way, to provide a total roadway width of approximately 18 to 20 feet. Furthermore, the applicant should install "narrow roadway" signage near the Pena Creek Bridge together with signage that indicates that parking is not allowed on the shoulder of West Dry Creek Road.

The parking supply available on-site is more than adequate to serve anticipated demand during site-specific and industry-wide events.

Introduction

This report presents an analysis of the potential traffic impacts that would be associated with the proposed minor clarifications of the Use Permit for the existing Bella Winery located at 9711 West Dry Creek Road northwest of the City of Healdsburg in the County of Sonoma. The traffic study was completed in accordance with the criteria established by the County of Sonoma, is consistent with standard traffic engineering techniques, and reflects the scope of work identified by County staff.

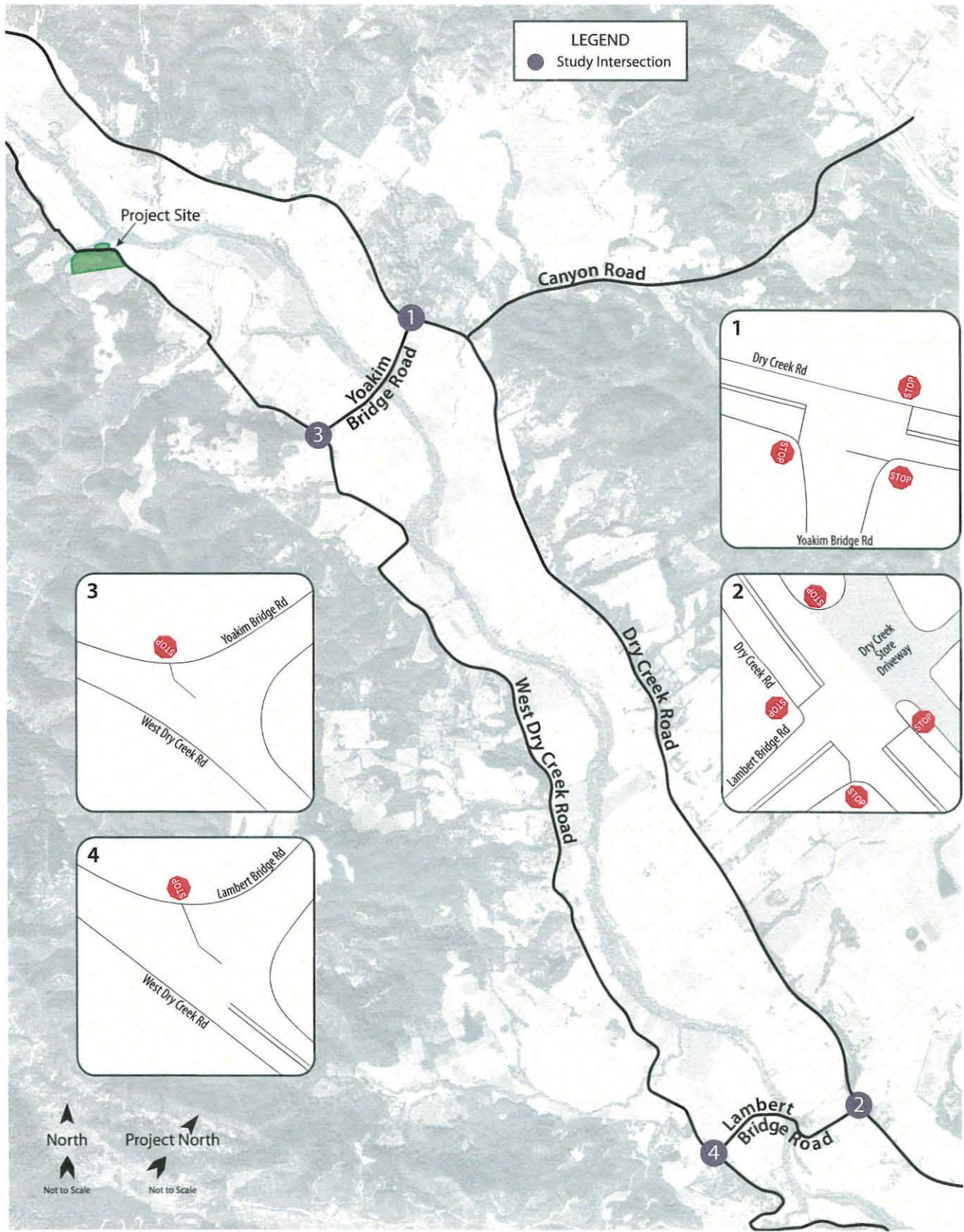
Prelude

The purpose of a traffic impact study is to provide County staff and policy makers with data that they can use to make an informed decision regarding the potential traffic impacts of a proposed project, and any associated improvements that would be required in order to mitigate these impacts to a level of insignificance as defined by the County's General Plan or other policies. Vehicular traffic impacts are typically evaluated by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on existing travel patterns or anticipated travel patterns specific to the proposed project, then analyzing the impact the new traffic would be expected to have on critical intersections or roadway segments. Impacts relative to access for pedestrians, bicyclists, and to transit are also addressed.

Project Profile

Currently, Bella Winery produces up to 15,000 cases of wine per year; no change to this production level, employment, or daily visitation is proposed. The project proposal is to clarify agriculture promotion and industry-wide events in the Use Permit; events were held at the site in the past with the understanding that they were allowed under the existing Use Permit. The currently proposed Use Permit modification would bring definition to the types and scopes of the agriculture promotion events, and includes a total of 16 event days and 12 winery activities with attendance varying from 20-person winemaker dinners to about 500 persons per day during the Passport industrywide event. No more than 100 persons would be allowed to visit the winery at any one time for any of the site-specific agriculture promotional events or activities.

The project site is located on the west side of West Dry Creek Road, as shown in Figure 1.



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Traffic Impact Study for the Bella Winery
Figure 1 – Study Area and Existing Lane Configurations



Transportation Setting

Operational Analysis

Study Area and Periods

The study area consists of the following intersections:

1. Dry Creek Road/Yoakim Bridge Road
2. Dry Creek Road/Lambert Bridge Road
3. West Dry Creek Road/Yoakim Bridge Road
4. West Dry Creek Road/Lambert Bridge Road

Operating conditions during the weekday p.m. and weekend peak periods were evaluated as these time periods reflect the highest traffic volumes areawide and for the proposed project. The evening peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion of the day during the homeward bound commute; at the study intersections, the weekend peak period evaluated was 3:00 to 5:00 p.m.

Additionally, the section of West Dry Creek between Yoakim Bridge Road and the project site was evaluated in terms of geometrics and access for alternative modes.

Study Intersections

Dry Creek Road and West Dry Creek Road run on somewhat of a diagonal alignment from northwest to southeast through the study area. Because of this skewed alignment, orientation of the roadways at the study intersections is detailed to reflect the assignment of these two roadways as having an east-west direction.

Dry Creek Road/Yoakim Bridge Road is an all-way stop-controlled tee intersection. The eastbound and westbound approaches are Dry Creek Road and the northbound approach is Yoakim Bridge Road. There are no turn-lanes or crosswalks on any approach.

Dry Creek Road/Lambert Bridge Road is an all-way stop-controlled intersection located adjacent to the Dry Creek General Store. The eastbound and westbound approaches are Dry Creek Road, the northbound approach is Lambert Bridge Road, and the southbound approach is the driveway to the Dry Creek General Store. Street parking is permitted on both Dry Creek Road shoulders. There are no turn-lanes or crosswalks at the intersection.

West Dry Creek Road/Yoakim Bridge Road is an unsignalized tee-intersection stop-controlled on the southbound Yoakim Bridge Road approach. The intersection has no turn lanes or marked crosswalks.

West Dry Creek Road/Lambert Bridge Road is an unsignalized tee-intersection stop-controlled on the southbound Lambert Bridge Road approach. The southbound approach has a flared lane with storage area to accommodate approximately one vehicle. There are no turn lanes marked on any approach nor are there any marked crosswalks.

The locations of the study intersections along with the existing lane configurations and controls are shown in Figure 1.

Study Roadway

West Dry Creek Road provides access to the project site, which is located about 4.2 miles west of the nearest US 101 interchange. The roadway generally runs east-west in the study area, averages approximately 16 feet wide

between Yoakim Bridge Road and Pena Creek, has horizontal curves throughout the study segment, and has a posted advisory speed of 20 miles per hour (mph). It is noted that the section of West Dry Creek Road between Lambert Bridge Road and Yoakim Bridge Road has a posted advisory speed of 25 mph, except for at the curves north and south of Grape Creek where the posted advisory speed is 20 mph. Between Pena Creek and the winery the roadway is about 10 to 14 feet wide, and while there are no graded shoulders on West Dry Creek Road, throughout the area there are natural existing turnouts and driveways that can be used as turnouts.

Based on mechanical tube counts collected in October 2016, the average daily volume of traffic on West Dry Creek Road east of the project driveway was 157 vehicles per day on weekdays and 243 vehicles per day on weekend days. West of the project driveway, the road carried about 42 vehicles per day on weekdays and 54 vehicles per day on weekend days. Counts collected in June 2014, January 2015, and December 2015 all indicated lower volumes than the counts collected in October 2016. It is noted that Preston Vineyards hosted an event at the time the counts were collected in October 2016, so the volumes may be slightly inflated due to event traffic. A summary of the volume data collected on West Dry Creek Road is shown in Table 1.

Table 1 – Summary of Count Data Collected on West Dry Creek Road

Location Type	Average Daily Traffic (ADT)			
	June 2014	January 2015	December 2015	October 2016
East of Bella Winery Driveway	155	110	100	182
<i>Weekday</i>	<i>135</i>	<i>109</i>	<i>89</i>	<i>157</i>
<i>Weekend</i>	<i>204</i>	<i>113</i>	<i>126</i>	<i>243</i>
West of Bella Winery Driveway	39	34	26	45
<i>Weekday</i>	<i>39</i>	<i>37</i>	<i>27</i>	<i>42</i>
<i>Weekend</i>	<i>38</i>	<i>25</i>	<i>21</i>	<i>54</i>
Between Yoakim Bridge Rd and Zichichi Winery	N/C	353	314	N/C
<i>Weekday</i>	<i>N/C</i>	<i>366</i>	<i>314</i>	<i>N/C</i>
<i>Weekend</i>	<i>N/C</i>	<i>321</i>	<i>313</i>	<i>N/C</i>

Notes: Separated ADT (weekday or weekend) are indicated in *italics*; N/C=Not Collected

Copies of all the traffic counts collected on West Dry Creek Road over the last three years are included in Appendix A.

Collision History

A review of collision data for the segment of West Dry Creek Road west of Yoakim Bridge Road revealed that there were no collisions reported during the more than thirteen years for which data is available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. It is noted that SWITRS data includes all collisions, whether the parties involved are one or two vehicles, a vehicle and a bicycle, a bicyclist only, or a vehicle and pedestrian.

Alternative Modes

Pedestrian Facilities

Pedestrian facilities include sidewalks, crosswalks, pedestrian signal phases, curb ramps, curb extensions, and various streetscape amenities such as lighting, benches, etc. As might be expected given the rural location of the winery, a connected pedestrian network is lacking, though such facilities would not be appropriate in this setting.

Bicycle Facilities

The *Highway Design Manual*, California Department of Transportation (Caltrans), 2012, classifies bikeways into three categories:

- **Class I Multi-Use Path** – a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized.
- **Class II Bike Lane** – a striped and signed lane for one-way bike travel on a street or highway.
- **Class III Bike Route** – signing only for shared use with motor vehicles within the same travel lane on a street or highway.

Guidance for Class IV Bikeways is provided in *Design Information Bulletin Number 89: Class IV Bikeway Guidance (Separated Bikeways/Cycle Tracks)*, Caltrans, 2015.

- **Class IV Bikeway** – also known as a separated bikeway, a Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and the motor vehicle traffic lane. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

In the project area, there are no bike lanes present on any roads. Bicyclists ride in the roadway along all streets within the project vicinity. According to the *2010 Sonoma County Bicycle and Pedestrian Plan*, there are no plans to construct bike lanes on West Dry Creek Road at this time; however, the provision of Class II bike lanes on Dry Creek Road between Healdsburg City Limits and Skaggs Springs Road is classified as a Priority 1 (High) Project.

Transit Facilities

There are no fixed transit routes that serve the site.

Capacity Analysis

Intersection Level of Service Methodologies

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The study intersections were analyzed using methodologies published in the *Highway Capacity Manual (HCM)*, Transportation Research Board, 2010. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle.

The Levels of Service for West Dry Creek Road/Yoakim Bridge Road and West Dry Creek Road/Lambert Bridge Road were analyzed using the "Two-Way Stop-Controlled" intersection capacity method from the HCM. This methodology determines a level of service for each minor turning movement by estimating the level of average delay in seconds per vehicle. Results are presented for individual movements together with the weighted overall average delay for the intersection.

The intersections of Dry Creek Road with Yoakim Bridge Road and Lambert Bridge Road were analyzed using the "All-Way Stop-Controlled" intersection methodology from the HCM. This methodology evaluates delay for each approach based on turning movements, opposing and conflicting traffic volumes, and the number of lanes. Average vehicle delay is computed for the intersection as a whole, and is then related to a Level of Service.

The ranges of delay associated with the various levels of service are indicated in Table 2.

Table 2 – Intersection Level of Service Criteria

LOS	Two-Way Stop-Controlled	All-Way Stop-Controlled
A	Delay of 0 to 10 seconds. Gaps in traffic are readily available for drivers exiting the minor street.	Delay of 0 to 10 seconds. Upon stopping, drivers are immediately able to proceed.
B	Delay of 10 to 15 seconds. Gaps in traffic are somewhat less readily available than with LOS A, but no queuing occurs on the minor street.	Delay of 10 to 15 seconds. Drivers may wait for one or two vehicles to clear the intersection before proceeding from a stop.
C	Delay of 15 to 25 seconds. Acceptable gaps in traffic are less frequent, and drivers may approach while another vehicle is already waiting to exit the side street.	Delay of 15 to 25 seconds. Drivers will enter a queue of one or two vehicles on the same approach, and wait for vehicle to clear from one or more approaches prior to entering the intersection.
D	Delay of 25 to 35 seconds. There are fewer acceptable gaps in traffic, and drivers may enter a queue of one or two vehicles on the side street.	Delay of 25 to 35 seconds. Queues of more than two vehicles are encountered on one or more approaches.
E	Delay of 35 to 50 seconds. Few acceptable gaps in traffic are available, and longer queues may form on the side street.	Delay of 35 to 50 seconds. Longer queues are encountered on more than one approach to the intersection.
F	Delay of more than 50 seconds. Drivers may wait for long periods before there is an acceptable gap in traffic for exiting the side streets, creating long queues.	Delay of more than 50 seconds. Drivers enter long queues on all approaches.

Reference: *Highway Capacity Manual*, Transportation Research Board, 2010



Traffic Operation Standards

Based on the most recent criteria published by the County of Sonoma in May of 2016, the project would have a significant traffic impact if it results in any of the following conditions.

1. **On-site roads and frontage improvements:** Proposed on-site circulation and street frontage would not meet the County's minimum standards for roadway or driveway design, or potentially result in safety hazards, as determined by the County in consultation with a registered traffic engineer.
2. **Parking:** Proposed on-site parking supply does not meet County standards and does not adequately accommodate parking demand.
3. **Emergency Access:** The project site would have inadequate emergency access.
4. **Alternative Transportation:** The project provides inadequate facilities for alternative transportation modes (e.g., bus turnouts, bicycle racks, pedestrian pathways) and/or the project creates potential conflicts with the County's Complete Streets Policy, other adopted policies, plans, or programs supporting alternative transportation.
5. **Road Safety:** Road design features that do not meet standards (e.g., sharp curves or skewed intersections) or any perceived incompatible uses (e.g., farm equipment, major bicycle route, rail or pedestrian crossings).
6. **Vehicle Queues:** Project causes or exacerbates 95th percentile turning movement queues exceeding available turn pocket capacity.
7. **Signal Warrants:** The addition of the project's vehicle or pedestrian traffic causes an intersection to meet or exceed current Caltrans and/or CA-MUTCD signal warrant criteria.
8. **Turn Lanes:** The addition of project traffic causes an intersection to meet or exceed criteria for provision of a right or left turn lane on an intersection approach.
9. **Sight Lines:** The project constructs an unsignalized intersection (including driveways) or adds traffic to an existing unsignalized intersection approach that does not have adequate sight lines based upon Caltrans criteria for state highway intersections and AASHTO criteria for County roadway intersections.
10. **County Intersection Operations:** The County Level of Service standard for County intersection operations is to maintain a Level of Service D or better pursuant to General Plan Policy CT-4.2. The project would have a significant traffic impact if the project's traffic would cause an intersection currently operating at an acceptable level of service (LOS D or better) to operate below the standard (LOS E or F).

If the intersection currently operates or is projected to operate below the County standard (at LOS E or F), the project's impact is significant and cumulatively considerable if it causes the average delay to increase by five seconds or more. The delay will be determined by comparing intersection operation with and without the project's traffic for both the existing baseline and projected future conditions. These criteria apply to all controlled intersections except for driveways and minor side streets that have less than 30 vehicles trips per hour per approach or per exclusive left turn movement.

11. **County Roadway Operations:** The County Level of Service Standard for County roadway operations is to maintain a Level of Service C pursuant to General Plan Policy CT-4.1; or, for specific roadway segments, the level of service standard adopted, in General Plan Figure CT-3. The project would have a significant traffic impact if the project's traffic would cause a road currently operating at an acceptable level of service (LOS C or better) to operate at an unacceptable level (LOS D or worse).

Existing Conditions

The Existing Conditions scenario provides an evaluation of current operation based on existing traffic volumes during the weekday p.m. and weekend midday peak periods. This condition includes traffic associated with the typical daily operations of the winery, which are allowed under the current Use Permit, but does not include traffic associated with any promotional events, which are the proposed project being evaluated. Volume data was collected in October 2016, during harvest and while local schools were in session.

Intersection Levels of Service

Under existing conditions, the study intersections and all approaches are operating acceptably at LOS A during both peak periods. A summary of the existing intersection level of service calculations is contained in Table 3, existing traffic volumes are shown in Figure 2, and copies of the level of service calculations for all evaluated scenarios are provided in Appendix B.

Table 3 – Existing Peak Hour Intersection Levels of Service

Study Intersection <i>Approach</i>	Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.5	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.7	A	5.2	A
<i>SB (Yoakim Bridge Rd) Approach</i>	8.7	A	9.0	A
4. W Dry Creek Rd/Lambert Bridge Rd	5.7	A	5.6	A
<i>SB (Lambert Bridge Rd) Approach</i>	8.8	A	9.0	A

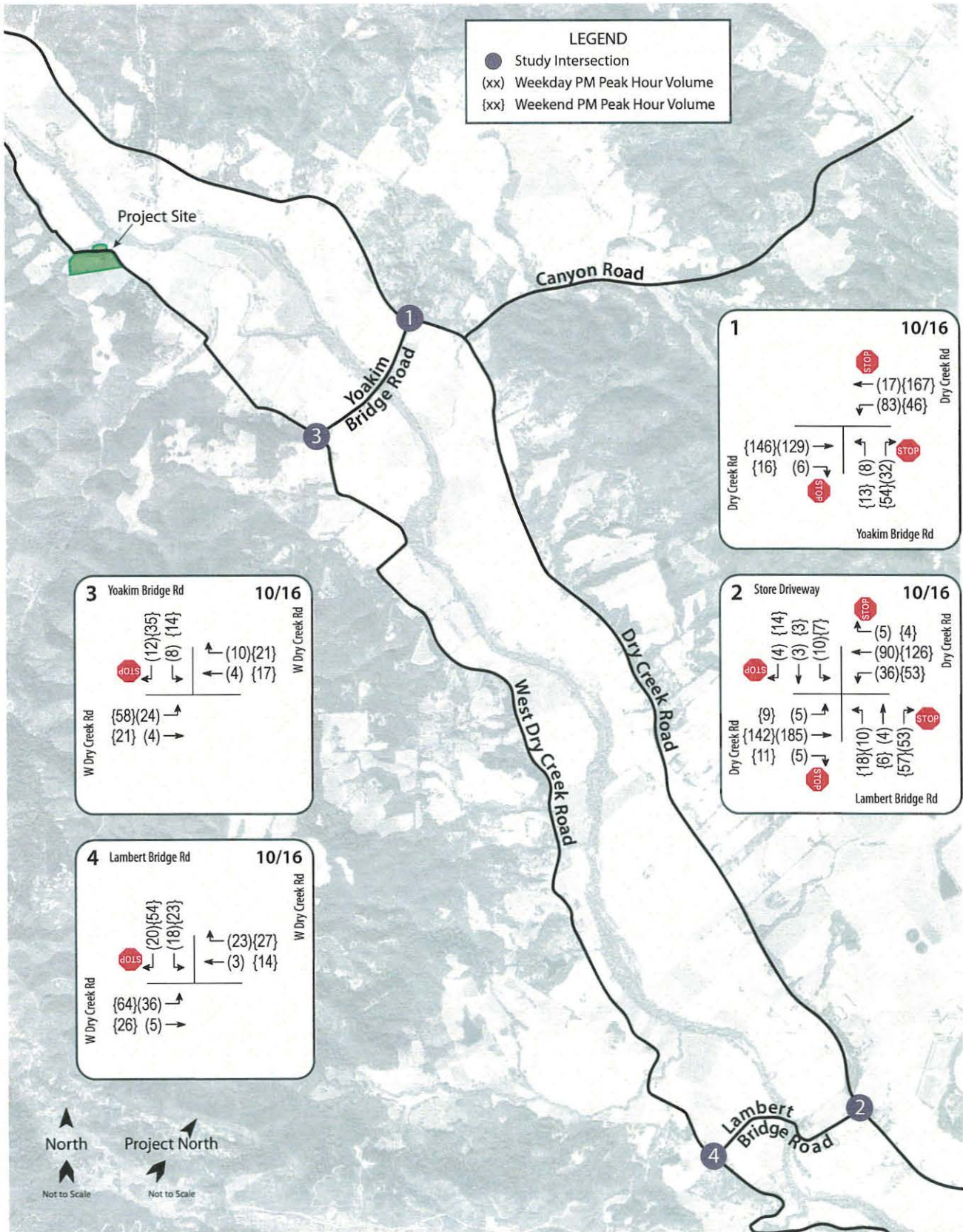
Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Existing plus Approved Conditions

The Existing plus Approved Conditions scenario provides an evaluation of operation with traffic from approved projects in the vicinity of the study area added to existing weekday p.m. and weekend peak hour traffic volumes. The following projects were requested by County Staff to be included in the Existing plus Approved Conditions analysis. It is noted that the Compass Winds and Saini Winery projects are also proposed in the Dry Creek vicinity; however, these projects would be located on Dry Creek Road closer to the US 101 interchange and are therefore not expected to add trips to the study intersections.

Seaton Vineyards is an approved winery to be located at 7412 West Dry Creek Road. The winery would operate year round, seven days a week, from 10 a.m. to 6:00 p.m. with an annual production not to exceed 10,000 cases. As contained in the *Focused Traffic Analysis for Seaton Vineyards Winery Project*, prepared by Transpedia Consulting Engineers, the winery is expected to generate 24 trips per day including five trips (one inbound and four outbound) during the weekday p.m. peak hour and four trips (all outbound) during the weekend peak hour.

Hale Vineyards is a planned 25,000 case winery to be located at 4304 Dry Creek Road approved by the Board of Zoning Adjustments, but currently awaiting an appeal hearing to the Board of Supervisors. Its traffic was included to ensure a more conservative analysis. The *Revised Focused Traffic Impact Study for Hale Vineyard Winery*, prepared by W-Trans, indicates that the winery is expected to generate an average of 50 trips per day. As indicated in that study, the winery is expected to generate five trips during the weekday p.m. peak hour (two inbound and three outbound) and six trip during the weekend peak hour (three inbound and three outbound).



Traffic Impact Study for the Bella Winery
 Figure 2 – Existing Traffic Volumes

Williamson Winery is an approved planned winery to be located at 6968 West Dry Creek Road approximately 0.5-miles south of the planned Seaton Vineyards Winery. As proposed, the winery would have an annual production not to exceed 10,000 cases. Since a traffic study has not yet been prepared for this project, it was assumed the trip generation would be the same as the Seaton Vineyards Winery, as they both would produce 10,000 cases of wine annually and are located within a half mile of each other.

Mounts Family Winery is an existing winery located at 3901 Wine Creek Road. As proposed, their Use Permit would be modified to include tasting by appointment only Friday through Monday from 11:00 a.m. to 5:00 p.m. with a maximum of 20 guests per day. The Sonoma County Winery Trip Generation Form submitted with the planning application indicates that the Use Permit Modification would generate an additional eight trips per day. Based on the rates typically applied for winery projects, the Use Permit Modification is expected to result in one outbound trip during the weekday p.m. peak hour and one inbound trip during the weekend peak hour.

Roy/Covert Winery is a planned winery to be located at 7171 West Dry Creek Road in place of the previously approved Standley project. It is our understanding the winery would have a maximum annual production of 5,000 cases. Based on the Winery Trip Generation Form, the project is expected to generate an average of 37 trips per day, with four trips during the weekday p.m. peak hour (one inbound and three outbound) and four trips during the weekend peak hour (two inbound and two outbound).

Intersection Levels of Service

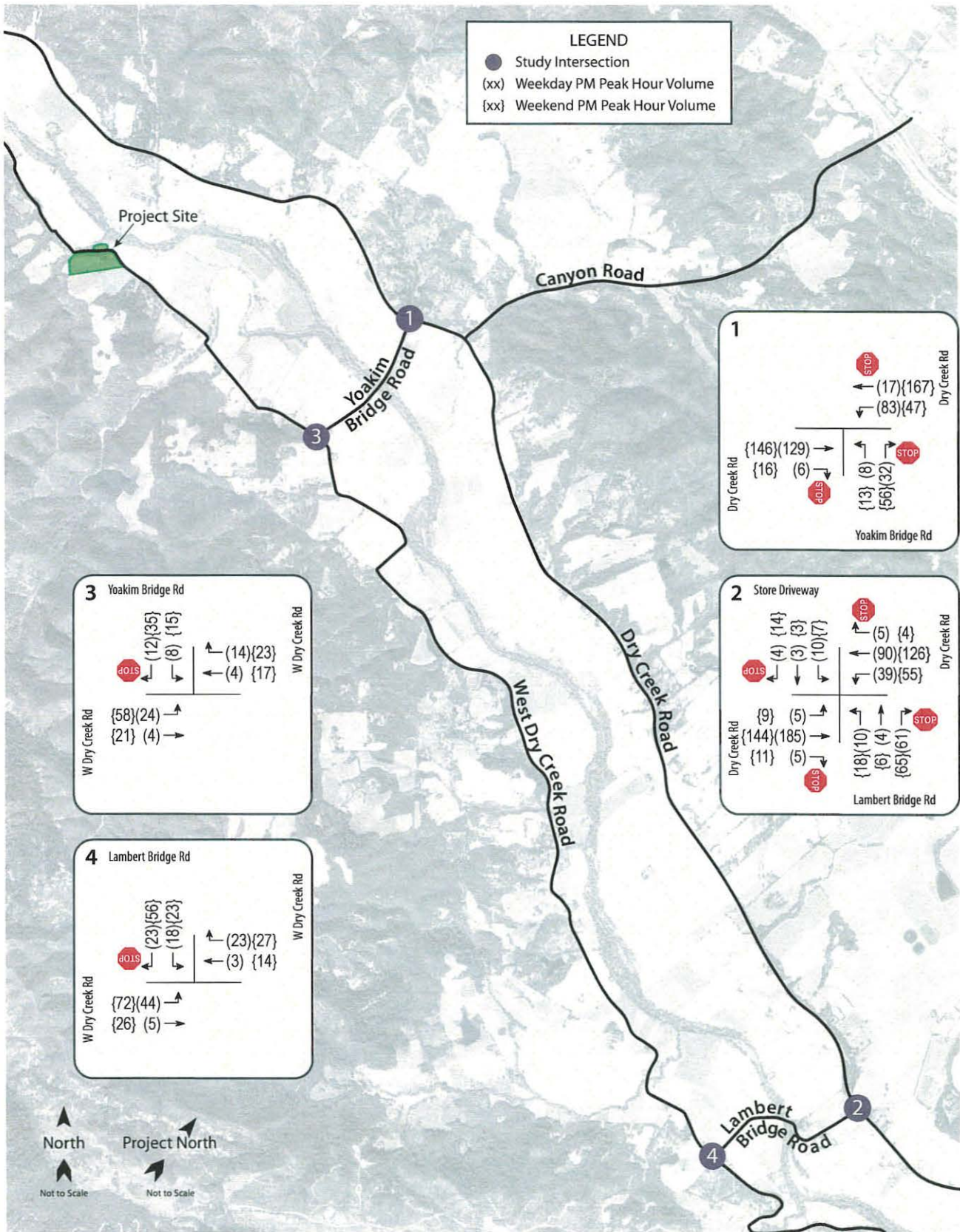
Under Existing plus Approved conditions, the four study intersections and all side street approaches are expected to operate acceptably at LOS A. It should be noted that with the addition of traffic associated with the approved projects, average delay for West Dry Creek Road/Yoakim Bridge Road decreases during the weekday p.m. peak hour. While this is counter-intuitive, this condition occurs when trips are added to movements that have available capacity and/or delays that are below the intersection average, resulting in a better balance between approaches and lower overall average delay. The conclusion could incorrectly be drawn that adding trips actually improves operation based on this data alone; however, it is more appropriate to conclude that the added trips are expected to make use of excess capacity, so drivers will experience little, if any, change in conditions as a result.

A summary of the Existing plus Approved intersection level of service calculations is contained in Table 4, and Existing plus Approved traffic volumes are shown in Figure 3.

Table 4 – Existing plus Approved Peak Hour Intersection Levels of Service

Study Intersection <i>Approach</i>	Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.5	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.4	A	5.2	A
<i>SB (Yoakim Bridge Rd) Approach</i>	8.7	A	9.0	A
4. W Dry Creek Rd/Lambert Bridge Rd	5.9	A	5.7	A
<i>SB (Lambert Bridge Rd) Approach</i>	8.8	A	9.0	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*



Traffic Impact Study for the Bella Winery
Figure 3 – Existing plus Approved Traffic Volumes



Future Conditions

Typically, the Sonoma County Transportation Authority (SCTA) gravity demand model segment volumes are used to calculate projected turning movement volumes at study intersections for the horizon year 2040; however, the model does not include segment volumes for West Dry Creek Road, Lambert Bridge Road, or Yoakim Bridge Road. Instead, a growth rate of 0.5 percent per year was assumed and applied to the existing volumes at the study intersections based on knowledge of the area and surrounding region to obtain projected turning movement volumes for the year 2040. It is noted that with the exception of a few possible wineries, the study area is mostly built out and does not provide many opportunities for growth; a growth rate of 0.5 percent per year is likely a conservative estimate. Because some movements at the study intersections have such low existing volumes, the assumed growth rate produced Future volumes below those calculated for the Existing plus Approved Conditions scenario; for these movements the Existing plus Approved volumes were maintained as a "floor."

Under the anticipated Future volumes, the study intersections are expected to operate acceptably at LOS A overall and on all side-street approaches. Future operating conditions are summarized in Table 5, and future volumes are shown in Figure 4.

Table 5 – Future Peak Hour Intersection Levels of Service

Study Intersection Approach	Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.7	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.5	A	5.2	A
SB (Yoakim Bridge Rd) Approach	8.7	A	9.0	A
4. W Dry Creek Rd/Lambert Bridge Rd	5.8	A	5.6	A
SB (Lambert Bridge Rd) Approach	8.8	A	9.0	A

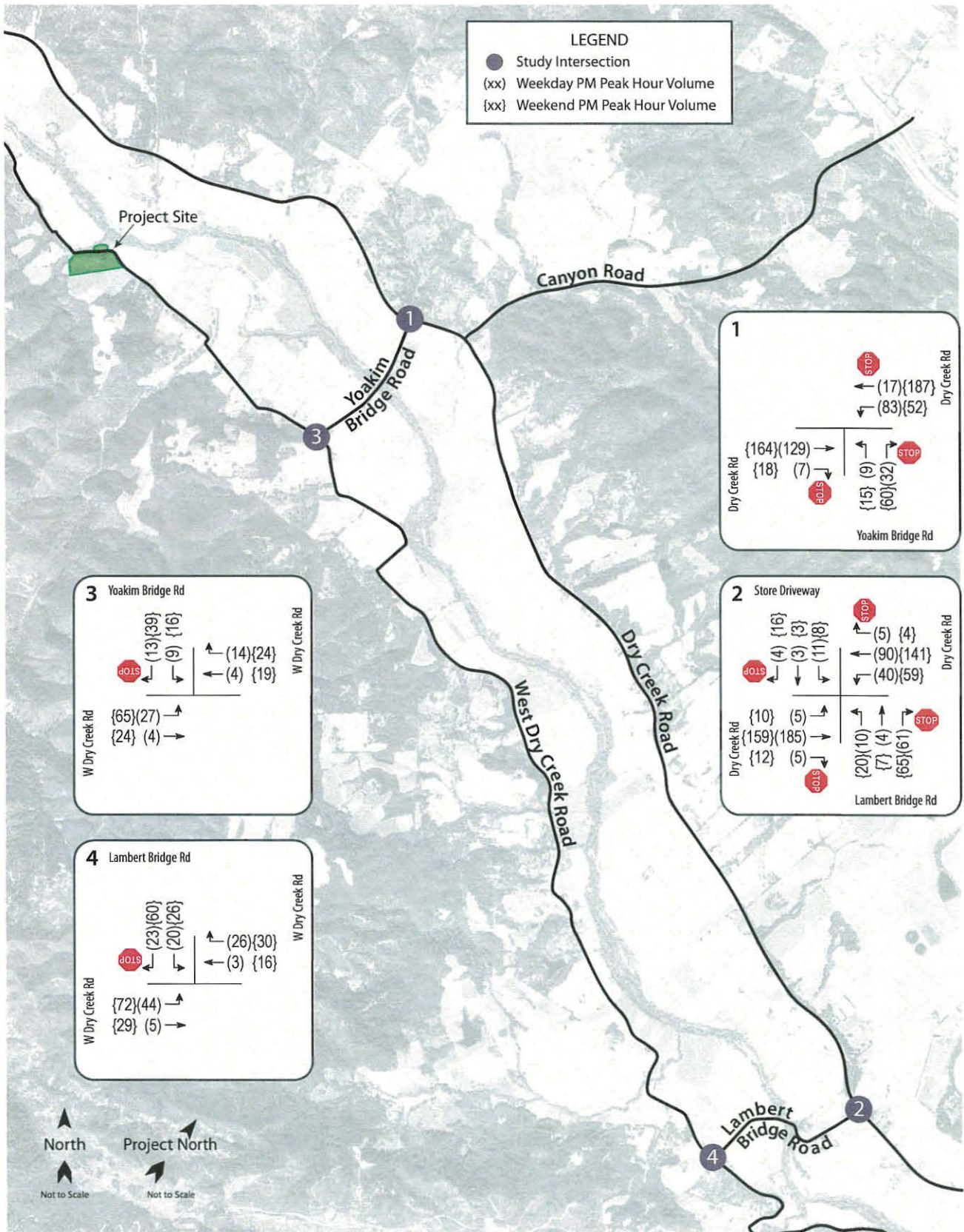
Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Project Description

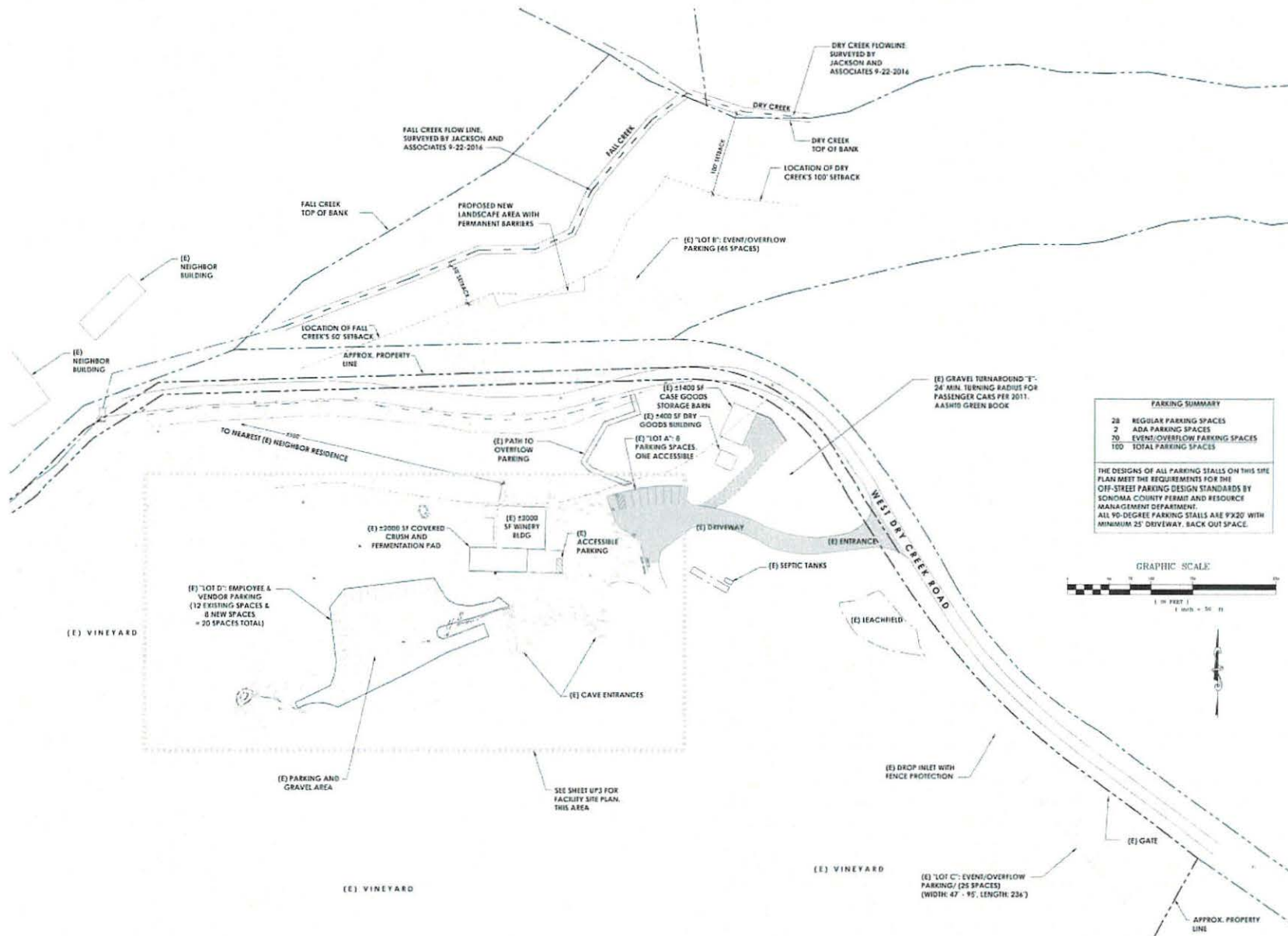
Currently, Bella Winery produces up to 15,000 cases of wine per year; no change to this production level, employment, or daily visitation is proposed. The project proposal is to clarify agriculture promotion and industry-wide events in the Use Permit; events were held at the site in the past with the understanding that they were allowed under the existing Use Permit. The proposed Use Permit modification would bring definition to the types and scopes of the agriculture promotion and industrywide events, and includes a total of 16 event days and 12 winery activities with attendance varying from 20-person winemaker dinners to about 500 persons per day during the Passport industrywide event. The proposed project site plan is shown in Figure 5.

Trip Generation

No changes to the operation of or production at the winery are proposed, so the typical daily trip generation would remain the same as already captured in the existing traffic volumes for the area. The proposed project would therefore have no impact on typical daily operating conditions.

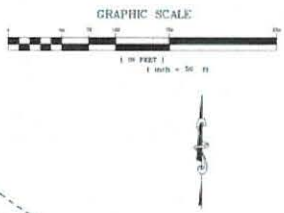


Traffic Impact Study for the Bella Winery
Figure 4 – Future Traffic Volumes



PARKING SUMMARY	
28	REGULAR PARKING SPACES
2	ADA PARKING SPACES
70	EVENT/OVERFLOW PARKING SPACES
100	TOTAL PARKING SPACES

THE DESIGNS OF ALL PARKING STALLS ON THIS SITE PLAN MEET THE REQUIREMENTS FOR THE OFF-STREET PARKING DESIGN STANDARDS BY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. ALL 90-DEGREE PARKING STALLS ARE 9'X20' WITH MINIMUM 25' DRIVEWAY, BACK OUT SPACE.



Source: Steve Martin Associates, Inc. 4/17

sox512.ai 5/17

Traffic Impact Study for the Bella Winery
 Figure 5 – Site Plan



Agriculture Promotion and Industrywide Events

The project description indicates that up to 16 promotional and industry-wide event days and 12 winery activities would be held annually with attendance of between 20 and about 500 people. These events include wine club promotional events, winemaker dinners and other wine club member events. It is noted that monthly winemaker luncheons are also proposed; however, because these would occur during normal operating hours and make up part of the typical daily visitation, these events are not included in the event matrix. Additionally, continued participation in ten days of industry-wide events such as Passport is proposed, though participation in the Barrel Tasting event in March would be discontinued.

Using the County's standard of 2.5 persons per vehicle for occupancy, the largest industry-wide event, or one with 500 attendees, would be expected to generate 400 trip ends for guests (200 inbound and 200 outbound spread over the course of the day) plus approximately 44 trips for staff arriving and departing. Because this number of attendees is associated with an industry-wide event that occurs over the course of an entire day, these trips would similarly be spread out over a six-hour period, and not be concentrated into a single hour or two. Further, many of the attendees would also visit other wineries along West Dry Creek Road, and such trips would only represent new trips on the roadway segment between the site and the nearest other winery visited during the same trip (such as Zichichi Winery). As shown in Table 6, for both proposed and previous events, the number of events as well as the associated annual trips as proposed is almost half what was previously experienced. The proposed and previous event matrices are included in Appendix C.

Table 6 – Agriculture Promotion Annual Event Matrix

Event	Est. No. of Guests	Previous			Proposed		
		Frequency	Trips/Event	Trips Annually	Frequency	Trips/Event	Trips Annually
Industry-wide Events							
Barrel Tasting	800	6	700	4,200	-	-	-
Passport	500	2	444	888	2	444	888
Winter Wineland	500	2	444	888	2	444	888
Wine & Food Affair	500	2	444	888	2	444	888
Industrywide Events	200	-	-	-	4	188	888
Agriculture Promotional Events (Site-Specific)							
Holiday Events	300	6	268	1,608	4	268	1,072
Member Appreciation	300	4	260	1,040	2	260	520
Winemaker Dinners							
Winemaker Dinners	35	6	36	216	6	36	216
Winemaker Dinners	20	6	22	132	6	22	132
TOTAL		22		9,860	12		5,356

Since the winery would not allow more than 100 guests on site at any one time during a site-specific agriculture promotion event, a worst-case scenario would be 100 guests traveling to the site and 100 guests leaving the site during a single peak hour. This does not include employees as they would not be expected to travel during the same peak hours; they would already be on-site to set up before events start and would stay to clean up after the event ends. They are, however, included in the total trip generation for the event. Assuming the County's standard occupancy rate of 2.5 persons per vehicle, and assuming the worst case wherein 100 guests arrive and another 100 depart during a single hour, a 300-person agriculture promotion special event would be expected to

generate 80 hourly trips (40 trips in and 40 trips out) during the weekday p.m. or weekend peak hour. The worst-case trip generation potential for a 300-person agriculture promotion event is indicated in Table 7.

Table 7 – Agriculture Promotion Event Trip Generation Summary

Trip Generator	Units	Daily		Weekday PM Peak Hour				Weekend Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Attendees	300 persons	0.80	240	0.16	80	40	40	0.16	80	40	40
Employees	22 persons	2.00	44	0.00	0	0	0	0.00	0	0	0

Trip Distribution

The pattern used to allocate new project trips to the street network was based on existing turning movement counts and anticipated travel patterns for the proposed winery events. It is likely the majority of traffic will originate from south of the project site (Healdsburg, Santa Rosa, etc.) and access the site via Dry Creek Road, Yoakim Bridge Road, and West Dry Creek Road as this is the most direct route. The majority of trips were therefore assigned to this route, with fewer trips expected to use Lambert Bridge Road and travel further along West Dry Creek. The applied distribution assumptions and resulting trips are shown in Table 8.

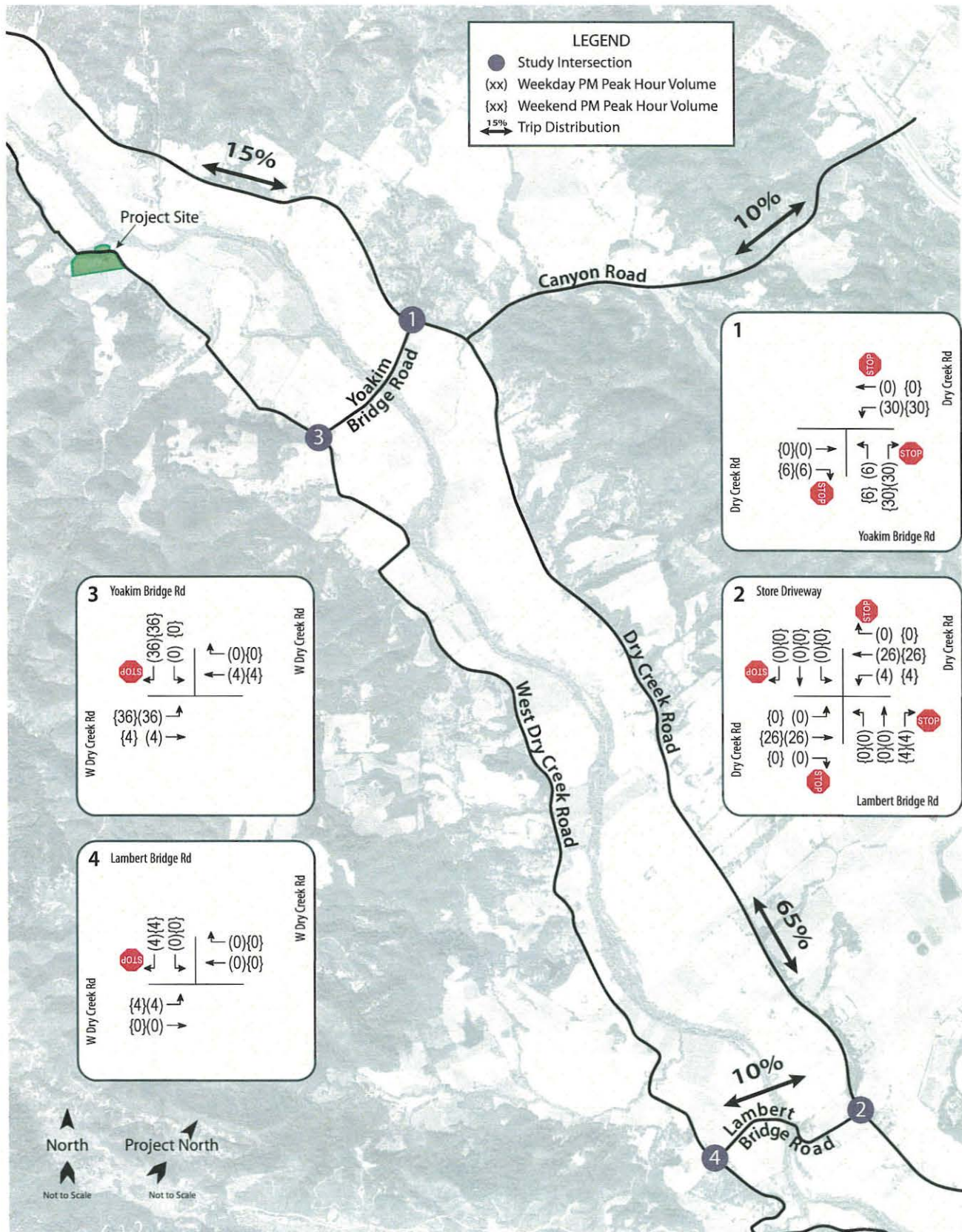
Table 8 – Trip Distribution Assumptions

Route	Percent	Daily Trips	Weekday PM Trips	Weekend Trips
Dry Creek Rd-Yoakim Bridge Rd (North)	15%	43	12	12
Dry Creek Rd-Lambert Bridge Rd (South)	10%	28	8	8
Dry Creek Rd-Yoakim Bridge Rd (South)	65%	185	52	52
Canyon Rd-Yoakim Bridge Rd (East)	10%	28	8	8
TOTAL	100%	284	80	80

Intersection Operation

Existing plus Project Conditions

Upon the addition of traffic related to an agricultural promotion event with a daily attendance of up to 300 persons (100 on-site at a time) to the Existing volumes, the study intersections are expected to continue operating acceptably at LOS A. Project traffic volumes are shown in Figure 6 and these results are summarized in Table 9.



Traffic Impact Study for the Bella Winery
Figure 6 – Project Traffic Volumes and Trip Distribution



Table 9 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection Approach	Existing Conditions				Existing plus Project			
	Weekday PM Peak		Weekend Peak		Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.5	A	8.1	A	8.9	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A	8.6	A	8.9	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.7	A	5.2	A	6.5	A	6.0	A
<i>SB (Yoakim Bridge Rd) Approach</i>	<i>8.7</i>	<i>A</i>	<i>9.0</i>	<i>A</i>	<i>8.8</i>	<i>A</i>	<i>9.2</i>	<i>A</i>
4. W Dry Creek Rd/Lambert Bridge Rd	5.7	A	5.6	A	5.9	A	5.7	A
<i>SB (Lambert Bridge Rd) Approach</i>	<i>8.8</i>	<i>A</i>	<i>9.0</i>	<i>A</i>	<i>8.8</i>	<i>A</i>	<i>9.0</i>	<i>A</i>

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Finding – The study intersections are expected to continue operating acceptably at the same levels of service upon the addition of project-generated traffic.

Existing plus Approved plus Project Conditions

Upon the addition of project-related traffic to Existing plus Approved volumes, the study intersections are expected to continue operating acceptably at LOS A overall, at the same levels of service as without project-added traffic, and with minimal, if any, changes to average delay. The Existing plus Approved plus Project operating conditions are summarized in Table 10.

Table 10 – Existing + Approved and Existing + Approved + Project Peak Hour Intersection Levels of Service

Study Intersection Approach	Existing plus Approved Conditions				Existing plus Approved plus Project Conditions			
	Weekday PM Peak		Weekend Peak		Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.5	A	8.1	A	8.9	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A	8.6	A	9.0	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.4	A	5.2	A	6.4	A	6.0	A
<i>SB (Yoakim Bridge Rd) Approach</i>	<i>8.7</i>	<i>A</i>	<i>9.0</i>	<i>A</i>	<i>8.8</i>	<i>A</i>	<i>9.2</i>	<i>A</i>
4. W Dry Creek Rd/Lambert Bridge Rd	5.9	A	5.7	A	6.1	A	5.8	A
<i>SB (Lambert Bridge Rd) Approach</i>	<i>8.8</i>	<i>A</i>	<i>9.0</i>	<i>A</i>	<i>8.8</i>	<i>A</i>	<i>9.0</i>	<i>A</i>

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Finding – The study intersections are expected to continue operating acceptably at the same levels of service upon the addition of project-generated traffic.

Future plus Project Conditions

Upon the addition of project-generated traffic to the anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side street approaches. The Future plus Project operating conditions are summarized in Table 11.

Table 11 – Future and Future plus Project Peak Hour Levels of Service

Study Intersection Approach	Future Conditions				Future plus Project			
	Weekday PM Peak		Weekend Peak		Weekday PM Peak		Weekend Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Dry Creek Rd/Yoakim Bridge Rd	7.9	A	8.7	A	8.1	A	9.1	A
2. Dry Creek Rd/Lambert Bridge Rd	8.3	A	8.6	A	8.6	A	9.0	A
3. W Dry Creek Rd/Yoakim Bridge Rd	5.5	A	5.2	A	6.4	A	6.0	A
<i>SB (Yoakim Bridge Rd) Approach</i>	8.7	A	9.0	A	8.8	A	9.2	A
4. W Dry Creek Rd/Lambert Bridge Rd	5.8	A	5.6	A	5.9	A	5.7	A
<i>SB (Lambert Bridge Rd) Approach</i>	8.8	A	9.0	A	8.8	A	9.0	A

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*

Finding – The study intersections will continue operating acceptably with project traffic added, at the same Levels of Service as without it.

Queuing

Projected 95th percentile queue lengths were determined for all controlled approaches to the study intersections under each scenario using Vistro. As shown in Table 12, the intersection of Dry Creek Road/Lambert Bridge Road is projected to have the highest queue of 37 feet on the westbound approach during the weekend peak hour under Future plus Project conditions. Assuming an average vehicle length of 25 feet, a queue of 37 feet would translate to a queue of approximately 1.5 vehicles, which would be reasonable for an all-way stop-controlled intersection, and in particular, one with several wineries very close by. It is noted that both of the two-way stop-controlled intersections would have a queue averaging less than one vehicle on the side street approach under all scenarios evaluated. Further, all four study intersections are projected to continue operating acceptably at LOS A upon the addition of project-related traffic during all evaluated scenarios, so any impact on queuing is expected to be minimal. The projected 95th percentile queue lengths are contained in the LOS calculations in Appendix B.

Table 12 – 95th Percentile Queues on Controlled Approaches of the Study Intersections

Intersection Approach	95 th Percentile Queues											
	PM Peak Hour						Weekend Peak Hour					
	E	E+P	E+A	E+A+P	F	F+P	E	E+P	E+A	E+A+P	F	F+P
Dry Creek Rd/Yoakim Bridge Rd												
Northbound	4	8	4	8	4	8	7	11	7	12	8	12
Eastbound	15	16	15	16	15	16	19	20	19	20	21	22
Westbound	11	16	11	16	11	16	27	33	27	34	30	37
Dry Creek Rd/Lambert Bridge Rd												
Northbound	7	8	8	9	7	8	9	10	10	11	10	10
Southbound	2	2	2	2	2	2	3	3	3	3	3	3
Eastbound	22	27	23	27	22	27	20	25	21	26	21	26
Westbound	15	19	15	19	15	19	24	30	25	31	25	31
W Dry Creek Rd/Yoakim Bridge Rd												
Southbound	2	5	2	5	2	5	4	8	5	8	5	8
W Dry Creek Rd/Lambert Bridge Rd												
Southbound	2	2	2	2	2	2	4	5	5	5	5	5

Notes: 95th percentile queues are reported from Vistro; all distances are measured in feet; E = Existing conditions; E+P = Existing plus Project conditions; E+A = Existing plus Approved conditions; E+A+P = Existing plus Approved plus Project conditions; F = Future conditions; F+P = Future plus Project conditions

Finding – The 95th percentile queue on the westbound approach of Dry Creek Road/Yoakim Bridge Road is expected to be 37 feet (1.5 vehicles) during the weekend peak hour under Future plus Project conditions.

Alternative Modes

Pedestrian Facilities

Given its rural location, lack of existing facilities, and the nature of the project site, project patrons are not expected to want to walk to the site. Most of the parking is located on the same side of West Dry Creek Road as the tasting room so there is minimal need to cross the road; however, there is an event overflow parking area across West Dry Creek Road that is connected to the tasting room via a pedestrian path.

Finding – The lack of pedestrian facilities serving the project site is consistent with the type of land use and surrounding area. Some pedestrian traffic would be generated between the overflow parking lot and the main driveway; a pathway connects the main parking area near the tasting room with West Dry Creek Road near the driveway to that overflow parking lot. The traffic control personnel that would be stationed at the driveway would also be tasked with stopping vehicular traffic to allow pedestrians to cross. Given the minimal volume of pedestrian traffic that would be anticipated together with the very low volume of traffic on the roadway and deployment of traffic control personnel, use of the road by pedestrians is expected to be adequate.

Bicycle Facilities

Bicycles share the travel lanes with vehicles on all roadways in the surrounding area. Although the surrounding roads are frequently used by cyclists for recreational purposes, few patrons are expected to travel to the project site via bicycle. There are no recorded safety issues with cyclists sharing the travel lanes with vehicles, as there have been no reported collisions on the section of Dry Creek Road northwest of Yoakim Bridge Road in the last thirteen years. Special events have already been occurring in the surrounding area, and at the project site, without creating a demonstrated safety concern for recreational cyclists; the proposed special events are not expected to change that.

The project site has bicycle parking provided on-site.

Finding – Bicycle facilities serving the project site, including bicycle parking provided on-site adjacent to the caves, are expected to be adequate given the anticipated demand.

Transit

There are no existing transit stops in the area and given the type of project, it is not anticipated that patrons of Bella Winery would use transit to get to the site.

Finding – The lack of transit facilities serving the project site is not an issue for the project given the lack of demand for such service.

Circulation and Access

Narrow Streets

Roadways with volumes of 400 vehicles per day or less are considered "Very Low Volume Roadways" under criteria published by the American Association of State Highway and Transportation Officials (AASHTO). With a daily volume averaging approximately 353 vehicles (January 2015) just west of Yoakim Bridge Road and approximately 182 vehicles (October 2016) just east of Bella Winery, the entire segment of West Dry Creek Road northwest of Yoakim Bridge Road would be considered a "very low volume" roadway.

In the AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads* published in 2001, design criteria are presented that are less restrictive than those applied on higher volume roads. These standards do not compromise safety, but discourage widening of lanes and shoulders, changes in horizontal and vertical alignment, and other roadside improvements except where such changes are likely to provide *substantial* safety benefits.

There are existing natural turnouts and driveways that can be used by drivers to allow opposing traffic to pass in the section of West Dry Creek Road between Yoakim Bridge Road and the project driveway, shown in Figure 7, so while the road is narrow there are numerous opportunities for vehicles to pass one another without compromising safety. Under these guidelines, a roadway width greater than 16 feet would be desirable; however, lacking any specific safety concerns, any widening or other improvements would not be recommended except for leading up to the main driveway where sufficient space should be provided for two-way traffic to occur simultaneously. The roadway is approximately 13 to 15 feet wide between the main driveway and the gate at Lot C so widening by five feet for this approximately 500-foot distance would result in a total width of 18 to 20 feet, which would be enough to allow two vehicles to pass each other without one vehicle needing to pull over.

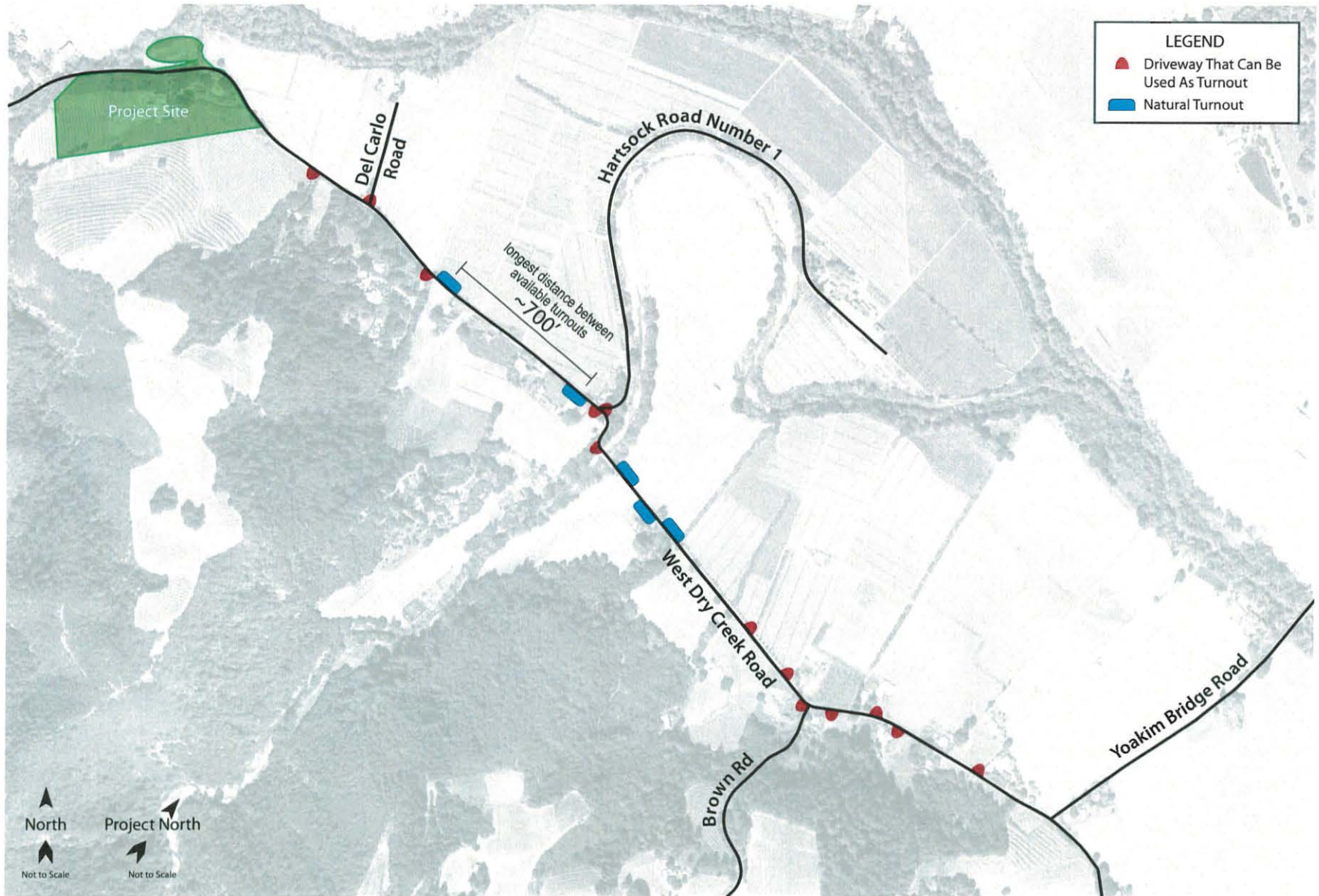
To warn motorists of the narrow width of West Dry Creek Road and to ensure that the existing road width is available for travel, "narrow road" signing as well as signs indicating that parking is not allowed on the shoulder should be installed.

Finding – Although West Dry Creek Road is narrow, there have been no reported collisions in the last 13 years, and drivers appear to be navigating the road safely.

Recommendation – To ensure that the roadway width is not further reduced by parked vehicles, signing should be installed near Yoakim Bridge Road indicating that parking is prohibited within ten feet of the center of the paved roadway. This would ensure that vehicles will not park adjacent to the roadway except in areas that are adequately removed from the roadway as to eliminate conflicts with through traffic. Additionally, "narrow roadway" signage should be installed near the Pena Creek Bridge to warn motorists of conditions. The exact type of no parking and narrow roadway signing and their placement should be as approved by County staff. Further, the applicant should widen the northeastern side West Dry Creek Road with a Class II base shoulder by up to five feet, or the maximum that can be achieved within the existing right-of-way, for the approximately 500-foot length along the project frontage between the proposed Lot C gate and the main driveway.

Site Access

Site access would remain unchanged by the proposed project. The main driveway on West Dry Creek Road provides access to a surface parking lot located east of the winery building (Lot A) and another parking lot located west of the winery building (Lot D). Additionally, there is an overflow parking area located on the north side of West Dry Creek Road that has an oval configuration and facilitates vehicular access in a counterclockwise direction (Lot B). Finally, an overflow lot southeast of the winery provides an area where drivers can be directed to turn around to avoid such movements in the roadway (Lot C). The existing access driveways and parking areas are shown in Figure 5.



Traffic Impact Study for the Bella Winery
Figure 7 – West Dry Creek Road Turnout Areas

Finding – Site access is expected to continue operating acceptably during the proposed promotional events.

Sight Distance

At private driveways, a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross, turn left, or turn right, without requiring the through traffic drivers to radically alter their speed.

Sight distances along West Dry Creek Road at the three proposed access points (the main driveway, Lot B, and Lot C) were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines use the approach travel speed as the basis for determining the recommended stopping sight distance. Sight distance should be measured from a 3.5-foot height at the location of the driver on the minor road to a 3.5-foot object height in the center of the approaching lane of the major road. Set-back for the driver on the crossroad is a minimum of 15 feet, measured from the edge of the traveled way.

Speed surveys were conducted on both sides of the project driveway for a period of four days and determined that the 85th percentile speed for vehicles approaching the main driveway was 29 mph from the east and 26 mph from the west. The speed survey data is contained in Appendix D. Based on a review of field conditions, sight distances at the main entrance extend approximately 300 feet to the east (the direction from which most traffic arrives) and 140 feet to the west, which are adequate for speeds of approximately 40 mph and 25 mph, respectively. Sight lines to the west could be improved to approximately 170 feet with the trimming of the vegetation on the bank between the main driveway and Lot B.

At Lot B, sight distance currently extends approximately 200 feet to both the east and west, which is adequate for speeds of 30 mph in both directions, but again sight lines to the east could be improved to 230 feet by trimming the vegetation on the bank between the parking lot and the main entrance. At Lot C, sight distance currently extends approximately 280 feet to the east and 300 feet to the west, which is adequate for approach speeds of 35 mph in both directions.

Finding – The 85th percentile speed on West Dry Creek Road near the project site was determined to be 29 mph in the westbound direction and 26 mph in the eastbound direction. Adequate sight distance is available in each direction on West Dry Creek Road at the proposed access points, except west of the main entrance, though adequate sight lines could be achieved by removing or trimming the vegetation on the bank between the main entrance and Lot B.

Recommendation – In order to achieve adequate sight lines for the 85th percentile speed of 26 mph to the west of the main entrance, vegetation on the embankment between the main driveway and Lot B should either be removed or trimmed and maintained such that it is less than three feet or more than seven feet in height, as measured from the roadway surface.

Queuing at Driveway

Westbound left-turn queuing at the project driveway was determined using a methodology contained in "Estimating Maximum Queue Length at Unsignalized Intersections," John T. Gard, *ITE Journal*, November 2001. Assuming that all inbound traffic would enter this one driveway, the maximum queue was determined to be no more than two vehicles during any of the evaluated scenarios, as shown in Table 13. Copies of the queuing analysis spreadsheets for all evaluated scenarios are included in Appendix E.

Table 13 – Maximum Queue Length on West Dry Creek Road at Bella Winery Driveway

	95 th Percentile Queues											
	PM Peak Hour						Weekend Peak Hour					
	E	E+P	E+A	E+A+P	F	F+P	E	E+P	E+A	E+A+P	F	F+P
West Dry Creek Rd	0	2	0	2	0	2	2	2	2	2	2	2

Notes: All values represent number of vehicles in queue; E = Existing conditions; E+P = Existing plus Project conditions; E+A = Existing plus Approved conditions; E+A+P = Existing plus Approved plus Project conditions; F = Future conditions; F+P = Future plus Project conditions

Most of the traffic on West Dry Creek Road during a promotional event would be associated with guests attending the event, and drivers would be directed to different parking lots by attendants depending on where spaces were available. With parking areas accessed at three different locations along West Dry Creek Road, inbound vehicles could be “captured” at Lot C, where sufficient room would be maintained to allow drivers to turn around or wait for an opening in that lot or one of the others. Drivers could also be directed to Lot B, where the circular layout would allow easy turn-arounds if the driver did not wish to wait for parking. Given the multiple access points and parking lots as well as the plans to continue stationing attendants at all three driveway locations to guide traffic, no queuing would be expected to occur, resulting in no impact on other users of the roadway. It is noted that while queuing is theoretically projected to occur based on the conservative assessment performed, past experience indicates that queuing does not, in fact, occur during events of the size evaluated. However, for events with 50 or more attendees Bella would employ a professional parking crew to assist guests in accessing the site and locating available parking in order to eliminate any queuing on West Dry Creek Road. Additionally, “Turnaround E” can accommodate up to six vehicles, allowing traffic control personnel to route all inbound traffic immediately off of West Dry Creek Road and onto the site, thereby avoiding any queuing on the roadway. Parking crew members at Lot C could redirect vehicles to turn around either in Lot B or Lot C if there is no parking available, and during industrywide events an attendant would be stationed at West Dry Creek Road/Yoakim Bridge Road, and when the Bella parking lots reach 95 percent occupancy during any type of event, the attendant would display a large sign indicating that there is no parking available at Bella Winery so that potential guests could turn away from the area unless they have another destination on West Dry Creek Road. Finally, the widening to be provided on the northeast side of West Dry Creek Road would provide additional space for drivers to pass on the right if there were to be a vehicle or vehicles queued at the driveway.

Finding – Although up to two vehicles are theoretically projected to queue on West Dry Creek Road at the winery driveway, the traffic control measures Bella Winery proposes to have in place are expected to eliminate any queuing and thereby any impact.

Emergency Access

The main drive aisle is approximately 22 feet wide and provides adequate room for emergency vehicles to navigate the project site.

With the site located approximately 1.2 miles from Yoakim Bridge Road, an emergency response vehicle traveling at as little as 15 mph on average would need about five minutes to travel to the site along West Dry Creek Road. During peak conditions of an event, an average of one vehicle every 1.5 minutes would be expected to travel outbound from the site, in opposition to an inbound emergency responder. Along this section of West Dry Creek there are numerous driveways or flat shoulder areas that can be used as pull-outs, including on both sides of the bridge at Peña Creek. Drivers approaching another vehicle, including an emergency vehicle, would be able to pull off to allow the opposing vehicle to pass at regular intervals. Staff would be instructed to hold traffic on-site, if appropriate, to ensure that no eastbound trips would be generated in conflict with an arriving emergency responder. An example of this would be during a medical emergency for staff or visitors when an ambulance has

been called; by keeping traffic from exiting, the ambulance would be able to respond more quickly with no oncoming traffic for which to slow.

Given the limited volume added by an agriculture promotion event and availability of spaces that could be used as pull-outs together with the additional width that it is recommended be provided near the site, it is anticipated that there would be minimal conflicts presented by outgoing traffic for emergency access.

The "Bella Vineyards Event Safety Plan" provides details of the specific actions to be taken during events, and is included in Appendix F.

Finding – Emergency access is adequate.

Parking

The maximum number of parking spaces that would be needed on-site to accommodate employees and visitors was estimated based on the County's standard vehicle occupancies of one employee or 2.5 visitors per vehicle. As proposed, for any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding appropriate parking. For site-specific events with 100 or more anticipated guests, a person will be stationed at the entrance counting guests, and working with the parking attendants to ensure that no more than 100 guests are on-site at any time.

The maximum number of guests that would be allowed on-site during industry-wide events would be limited based on the availability of parking, with no more vehicles allowed than there is room to park. For agriculture promotional events having more than 250 attendees, any vehicles arriving when there are already 100 guests on-site will be turned around at the West Dry Creek Road/Yoakim Bridge Road intersection or in the gravel area next to the main parking lot; vehicles will not be instructed to turn around on West Dry Creek Road adjacent to the site. Similarly, drivers would be turned away from industry-wide events if there is no parking available.

In addition to the maximum employee count of 18 persons during harvest (13 full-time and five part-time), it was conservatively estimated that there would be four additional parking employees associated with industry-wide events. Based on these operational parameters, for site-specific agriculture promotional events a total of 62 parking spaces would be needed, including 40 for guests and 22 for employees. During industry-wide events it is understood that up to about 500 persons per day could be expected to visit the site. While this visitation would occur over a period of five to six hours, and most visitors remain on site for less than one hour, it was conservatively assumed that up to 25 percent of the daily visitors could be on-site at one time. The estimated 125 visitors would need 50 parking spaces. Again assuming up to 22 total employees, each in their own vehicle, the total parking demand is estimated at 72 spaces. Based on the most recent site plan, there are 99 total parking spaces on site consisting of 28 regular spaces, one ADA accessible space, and 70 event overflow spaces. The existing parking supply is more than adequate to meet the demands reasonably anticipated during site-specific or industry-wide events and provide sufficient empty spaces to allow visitors to find a vacant space without having to circulate through parking areas.

The "Bella Vineyards Parking Safety Plan" provides additional details regarding operation of the parking facilities, and is included in Appendix F.

Finding – The existing parking supply is adequate for the anticipated peak demand all on-site parking spaces would be readily accessible upon the relocation of the 25-vehicle overflow lot from its previous location in the vineyard southwest of the caves to the flat, grassy area on the west side of West Dry Creek Road just before the main entrance.

Conclusions and Recommendations

Conclusions

- The proposed project would result in no change to the winery's average daily trip generation and would therefore have no impact on typical daily traffic operation.
- The event schedule, as currently requested, would result in 17 fewer daily trips on average over the course of the year due to a proposed reduction in the annual number of large events compared to past practice (the previous practice resulted in a total of 9,860 annual trip ends while the current proposal results in 5,356 trips).
- A site-specific agriculture promotion event is expected to have a maximum trip generation of 80 trips, 40 inbound and 40 outbound, during the weekday p.m. or weekend peak hour.
- The study intersections are currently operating acceptably at LOS A overall and on all side-street approaches during both peak hours. Upon the addition of traffic associated with an agriculture promotion event to Existing and Existing plus Approved volumes, the study intersections are expected to continue operating acceptably at the same levels of service during both peak hours.
- Under anticipated Future volumes, the study intersections are expected to continue operating acceptably at LOS A overall and on all side-street approaches during both peak hours and upon the addition of project-generated traffic.
- If all inbound traffic were routed to the main driveway, a maximum of two westbound vehicles would theoretically be expected to queue at the project driveway under Future plus Project Conditions. However, since parking crews are deployed for all events having more than 50 attendees, all vehicles can be quickly directed off West Dry Creek into one of three parking lots without causing any queuing impacts.
- Pedestrian, bicycle, and transit facilities are lacking in the study area, but general use of the roadway by pedestrians and bicyclists and lack of transit are adequate given the location and character of the surrounding area.
- A pathway connecting the overflow parking lot to the driveway will direct pedestrians to a location where traffic control personnel are stationed who can stop traffic to allow them to cross West Dry Creek Road.
- On-site circulation and emergency access are expected to operate acceptably. There is sufficient space in flat shoulder areas and driveways to allow approaching vehicles to pull out and pass safely.
- Although West Dry Creek Road adjacent to the project site is substandard in terms of width, there have been no reported collisions in the last 13 years and drivers appear to be navigating the road safely.
- The parking supply available on-site is more than adequate to serve anticipated demand during site-specific and industry-wide events. In addition to the site's main parking lot (Lot A), guests would be directed to Lots B or C, located northwest of the site and southeast of the site respectively. There would be no anticipated access problems with vehicles pulling into or out of the proposed parking areas.
- Sight lines from Lots B and C are adequate for the 85th percentile speed in both directions; however sight lines to the west of the main driveway are adequate for speeds of 25 mph and the 85th percentile speed was determined to be 26 mph.

Recommendations

- Signing should be installed near Yoakim Bridge Road indicating that parking is prohibited within ten feet of the center of the paved roadway and "narrow road" signage should be installed near the Pena Creek Bridge, or such other signing as indicated by County staff.
- The project applicant should construct shoulder widening on the northeast side of West Dry Creek Road along the project frontage by up to five feet, or the maximum than can occur within the existing right-of-way. The widening should extend approximately 500 feet between the gate at Lot C and the main entrance.
- To achieve adequate sight lines west of the main entrance, the vegetation on the embankment between the main driveway and Lot B should either be removed or trimmed and maintained such that it is less than three feet or more than seven feet in height as measured from the roadway surface.

Study Participants and References

Study Participants

Principal in Charge	Dalene J. Whitlock, PE, PTOE
Assistant Engineer	Cameron Nye, EIT
Graphics/Editing/Formatting	Angela McCoy

References

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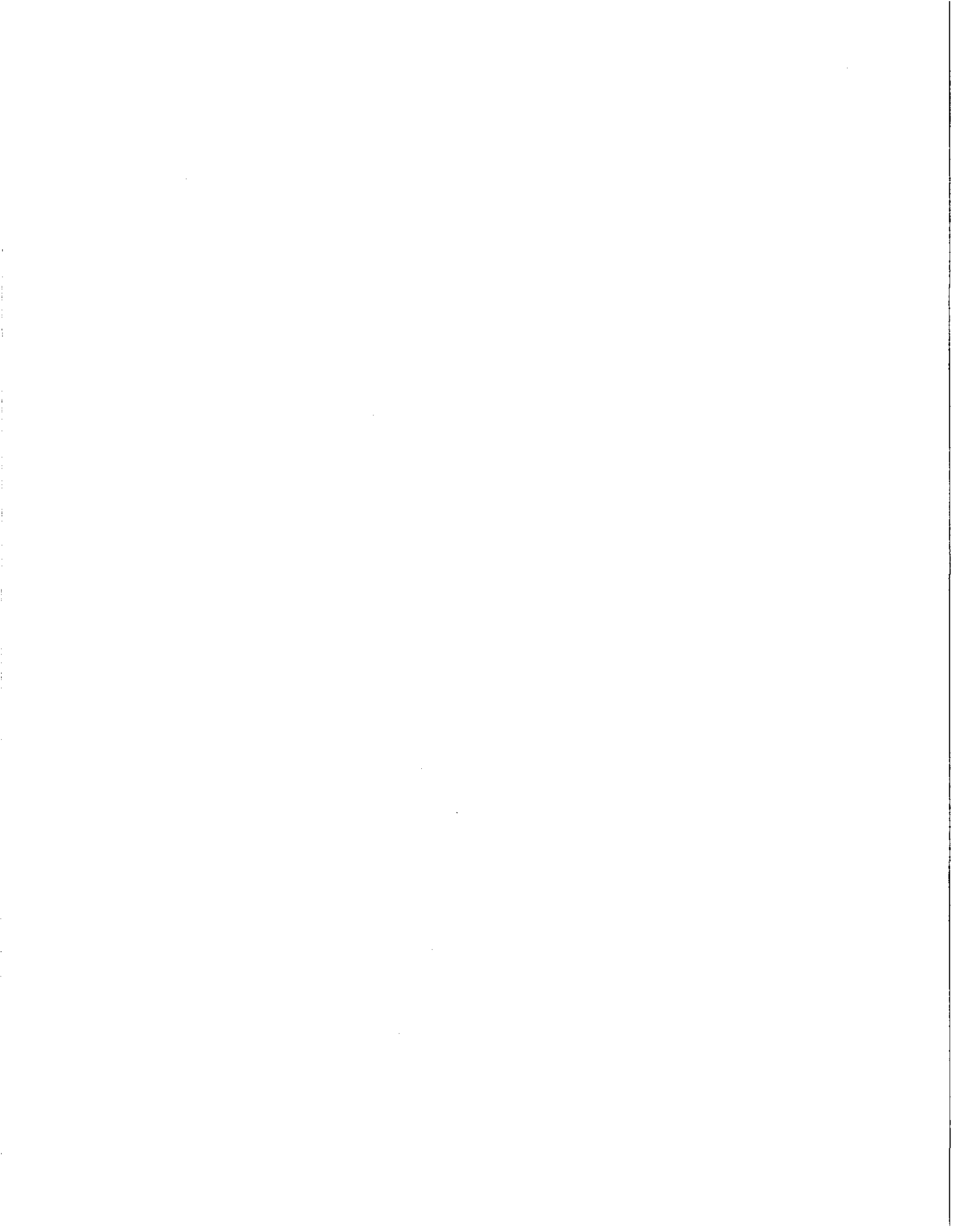
Sonoma County Municipal Code, Municipal Code Corporation, 2016

SOX512



Appendix A

Count Data



Volumes for: Friday, January 09, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	1			0	2				
12:15	0	4			0	3				
12:30	0	8			0	1				
12:45	0	1	0	14	0	7	0	13	0	27
1:00	0	2			0	4				
1:15	0	1			0	1				
1:30	0	5			0	4				
1:45	0	7	0	15	0	3	0	12	0	27
2:00	0	5			0	3				
2:15	0	3			0	3				
2:30	0	1			0	5				
2:45	1	3	1	12	1	1	1	12	2	24
3:00	0	3			0	6				
3:15	0	5			0	3				
3:30	0	2			0	5				
3:45	0	3	0	13	0	8	0	22	0	35
4:00	0	5			0	17				
4:15	0	11			0	11				
4:30	0	6			0	8				
4:45	0	3	0	25	0	7	0	43	0	68
5:00	0	3			0	4				
5:15	0	4			0	5				
5:30	0	1			0	6				
5:45	0	1	0	9	0	8	0	23	0	32
6:00	0	2			0	6				
6:15	0	0			2	1				
6:30	1	1			1	2				
6:45	10	0	11	3	4	0	7	9	18	12
7:00	5	2			0	3				
7:15	9	0			3	1				
7:30	1	0			3	1				
7:45	2	0	17	2	2	1	8	6	25	8
8:00	4	0			1	0				
8:15	6	3			2	0				
8:30	8	2			1	0				
8:45	4	0	22	5	2	1	6	1	28	6
9:00	8	0			0	0				
9:15	3	0			2	0				
9:30	2	1			1	0	0			
9:45	4	0	17	1	3	0	6	0	23	1
10:00	5	0			3	0				
10:15	1	0			2	0				
10:30	2	0			2	0				
10:45	4	0	12	0	3	0	10	0	22	0
11:00	4	1			5	0				
11:15	3	0			2	0				
11:30	1	0			5	0				
11:45	4	0	12	1	2	1	14	1	26	2
Total	92	100	92	100	52	142	52	142	144	242
Combined Total	192		192		194		194		386	
AM Peak	8:15 AM				10:45 AM					
Vol.	26				15					
P.H.F.	0.813				0.750					
PM Peak			3:45 PM				3:45 PM			
Vol.			25				44			
P.H.F.			0.682				0.647			
Percentage	47.9%	52.1%			26.8%	73.2%				

Volumes for: Saturday, January 10, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	2			0	8				
12:15	1	5			0	8				
12:30	0	0			0	1				
12:45	0	8	1	15	0	2	0	19	1	34
1:00	0	3			0	2				
1:15	0	2			0	9				
1:30	0	6			0	0				
1:45	0	4	0	15	0	3	0	14	0	29
2:00	0	10			0	5				
2:15	0	7			0	4				
2:30	0	9			0	11				
2:45	1	3	1	29	0	4	0	24	1	53
3:00	0	4			1	4				
3:15	0	11			0	4				
3:30	0	9			0	7				
3:45	0	6	0	30	0	5	1	20	1	50
4:00	0	7			0	9				
4:15	0	6			0	13				
4:30	0	1			0	12				
4:45	0	3	0	17	0	3	0	37	0	54
5:00	0	3			0	11				
5:15	0	2			0	6				
5:30	0	4			0	4				
5:45	0	2	0	11	0	1	0	22	0	33
6:00	0	0			0	0				
6:15	0	1			0	0				
6:30	0	2			0	3				
6:45	2	0	2	3	0	1	0	4	2	7
7:00	5	0			0	2				
7:15	3	0			0	1				
7:30	1	0			0	0				
7:45	0	0	9	0	2	0	2	3	11	3
8:00	2	1			0	0				
8:15	1	1			1	0				
8:30	1	0			2	0				
8:45	3	0	7	2	0	0	3	0	10	2
9:00	2	2			0	0				
9:15	2	1			2	0				
9:30	1	0			1	0	0			
9:45	2	1	7	4	1	0	4	0	11	4
10:00	2	1			0	2				
10:15	4	0			1	1				
10:30	4	0			6	0				
10:45	1	0	11	1	1	0	8	3	19	4
11:00	6	1			2	0				
11:15	8	0			3	1				
11:30	4	0			4	1				
11:45	0	0	18	1	5	0	14	2	32	3
Total	56	128	56	128	32	148	32	148	88	276
Combined Total	184		184		180		180		364	
AM Peak	10:30 AM				11:30 AM					
Vol.	19				25					
P.H.F.	0.594				0.781					
PM Peak	3:15 PM				3:45 PM					
Vol.	33				39					
P.H.F.	0.727				0.750					
Percentage	30.4%	69.6%			17.8%	82.2%				

Volumes for: Sunday, January 11, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	4			0	1				
12:15	1	9			0	2				
12:30	0	7			0	4				
12:45	0	4	1	24	0	4	0	11	1	35
1:00	0	3			0	1				
1:15	0	0			0	6				
1:30	0	11			0	4				
1:45	0	8	0	22	0	5	0	16	0	38
2:00	0	6			0	9				
2:15	0	3			0	4				
2:30	0	4			0	7				
2:45	0	4	0	17	0	11	0	31	0	48
3:00	0	2			0	4				
3:15	1	4			0	4				
3:30	0	2			1	6				
3:45	0	1	1	9	0	6	1	20	2	29
4:00	0	2			0	4				
4:15	0	3			0	0				
4:30	0	4			0	7				
4:45	0	3	0	12	0	3	0	14	0	26
5:00	0	1			0	8				
5:15	0	2			0	0				
5:30	0	2			0	3				
5:45	0	0	0	5	0	0	0	11	0	16
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	1			1	0				
6:45	0	0	0	1	0	2	1	2	1	3
7:00	1	0			0	0				
7:15	2	2			2	0				
7:30	1	0			1	0				
7:45	2	0	6	2	1	0	4	0	10	2
8:00	1	0			0	1				
8:15	0	0			2	0				
8:30	0	3			1	0				
8:45	1	1	2	4	3	0	6	1	8	5
9:00	0	1			1	0				
9:15	1	0			1	0				
9:30	6	1			1	0	0			
9:45	3	0	10	2	1	0	4	0	14	2
10:00	0	0			4	0				
10:15	0	0			1	0				
10:30	2	0			2	1				
10:45	2	0	4	0	0	0	7	1	11	1
11:00	5	0			1	0				
11:15	2	0			0	0				
11:30	4	0			4	0				
11:45	3	0	14	0	6	0	11	0	25	0
Total	38	98	38	98	34	107	34	107	72	205
Combined Total	136		136		141		141		277	
AM Peak	11:45 AM				11:30 AM					
Vol.	23				13					
P.H.F.	0.639				0.542					
PM Peak	1:30 PM				2:00 PM					
Vol.	28				31					
P.H.F.	0.705				0.705					
Percentage	27.9%	72.1%			24.1%	75.9%				

Prepared by NDS/ATD

Volumes for: Monday, January 12, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	5			0	1				
12:15	0	0			0	11				
12:30	0	2			1	2				
12:45	0	3	0	10	0	3	1	17	1	27
1:00	0	5			0	2				
1:15	0	2			0	0				
1:30	0	7			0	9				
1:45	0	5	0	19	0	6	0	17	0	36
2:00	0	4			0	3				
2:15	0	1			0	6				
2:30	0	3			0	2				
2:45	0	3	0	11	0	0	0	11	0	22
3:00	0	3			0	3				
3:15	0	1			0	4				
3:30	1	0			1	7				
3:45	0	3	1	7	0	4	1	18	2	25
4:00	0	3			0	19				
4:15	0	5			0	3				
4:30	0	1			0	8				
4:45	0	2	0	11	0	7	0	37	0	48
5:00	0	1			0	6				
5:15	0	1			0	3				
5:30	0	2			0	1				
5:45	0	1	0	5	1	1	1	11	1	16
6:00	0	0			0	3				
6:15	0	2			0	0				
6:30	0	1			1	2				
6:45	8	0	8	3	1	1	2	6	10	9
7:00	10	0			1	1				
7:15	5	0			1	0				
7:30	2	1			3	0				
7:45	4	0	21	1	3	1	8	2	29	3
8:00	2	1			0	0				
8:15	7	1			2	1				
8:30	5	1			2	0				
8:45	6	0	20	3	1	0	5	1	25	4
9:00	3	0			0	0				
9:15	5	1			1	0				
9:30	1	2			1	0	0			
9:45	8	0	17	3	3	0	5	0	22	3
10:00	7	0			7	0				
10:15	4	0			3	0				
10:30	3	0			0	0				
10:45	4	0	18	0	6	0	16	0	34	0
11:00	6	0			5	0				
11:15	6	0			4	0				
11:30	5	0			6	0				
11:45	2	0	19	0	6	0	21	0	40	0
Total	104	73	104	73	60	120	60	120	164	193
Combined Total	177		177		180		180		357	
AM Peak	6:45 AM				11:30 AM					
Vol.	25				24					
P.H.F.	0.625				0.545					
PM Peak	1:00 PM				4:00 PM					
Vol.	19				37					
P.H.F.	0.750				0.487					
Percentage	58.8%	41.2%			33.3%	66.7%				

Volumes for: Tuesday, January 13, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	4			0	6				
12:15	0	5			0	7				
12:30	0	1			0	4				
12:45	0	6	0	16	0	6	0	23	0	39
1:00	0	7			0	5				
1:15	0	0			0	3				
1:30	0	0			0	6				
1:45	0	5	0	12	0	4	0	18	0	30
2:00	0	3			0	6				
2:15	0	5			0	6				
2:30	0	2			0	6				
2:45	0	4	0	14	0	2	0	20	0	34
3:00	0	4			0	5				
3:15	1	4			0	6				
3:30	0	1			1	11				
3:45	0	3	1	12	0	3	1	25	2	37
4:00	0	6			0	11				
4:15	0	2			0	8				
4:30	0	0			0	6				
4:45	0	2	0	10	0	5	0	30	0	40
5:00	0	1			0	4				
5:15	0	2			0	4				
5:30	0	2			0	2				
5:45	0	1	0	6	1	2	1	12	1	18
6:00	2	2			0	2				
6:15	1	0			1	0				
6:30	3	4			0	2				
6:45	5	1	11	7	1	1	2	5	13	12
7:00	8	0			1	0				
7:15	4	1			3	0				
7:30	3	0			4	0				
7:45	5	0	20	1	3	1	11	1	31	2
8:00	9	2			2	1				
8:15	10	0			2	0				
8:30	3	1			3	0				
8:45	10	0	32	3	2	0	9	1	41	4
9:00	3	0			6	0				
9:15	2	3			2	1				
9:30	3	0			3	1	0			
9:45	2	1	10	4	1	0	12	2	22	6
10:00	1	0			0	0				
10:15	5	0			4	2				
10:30	4	0			2	0				
10:45	10	0	20	0	3	0	9	2	29	2
11:00	6	0			7	0				
11:15	5	0			3	0				
11:30	5	0			4	0				
11:45	6	0	22	0	5	0	19	0	41	0
Total	116	85	116	85	64	139	64	139	180	224
Combined Total	201		201		203		203		404	
AM Peak	8:00 AM				11:30 AM					
Vol.	32				22					
P.H.F.	0.800				0.786					
PM Peak	12:15 PM				3:30 PM					
Vol.	19				33					
P.H.F.	0.750				0.750					
Percentage	57.7%	42.3%			31.5%	68.5%				

Volumes for: Wednesday, January 14, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	6			0	4				
12:15	0	0			0	8				
12:30	0	3			0	1				
12:45	0	2	0	11	0	1	0	14	0	25
1:00	0	6			0	7				
1:15	0	4			0	3				
1:30	0	2			0	0				
1:45	0	6	0	18	0	6	0	16	0	34
2:00	0	3			0	6				
2:15	0	5			0	5				
2:30	0	8			0	3				
2:45	0	5	0	21	0	3	0	17	0	38
3:00	0	1			0	9				
3:15	0	4			0	6				
3:30	1	1			1	6				
3:45	0	1	1	7	0	2	1	23	2	30
4:00	0	3			0	13				
4:15	0	5			0	3				
4:30	0	0			0	7				
4:45	0	3	0	11	0	3	0	26	0	37
5:00	0	0			0	3				
5:15	0	3			0	10				
5:30	0	0			0	2				
5:45	0	3	0	6	1	0	1	15	1	21
6:00	1	1			0	2				
6:15	0	4			0	1				
6:30	4	2			0	0				
6:45	6	0	11	7	4	1	4	4	15	11
7:00	5	0			1	0				
7:15	10	0			3	0				
7:30	1	0			0	0				
7:45	5	1	21	1	1	0	5	0	26	1
8:00	4	0			2	0				
8:15	5	0			2	1				
8:30	4	1			2	0				
8:45	3	0	16	1	2	0	8	1	24	2
9:00	2	0			3	2				
9:15	2	0			4	0				
9:30	1	0			3	0	0			
9:45	4	0	9	0	2	0	12	2	21	2
10:00	5	0			1	0				
10:15	3	0			1	0				
10:30	5	0			1	0				
10:45	3	0	16	0	7	0	10	0	26	0
11:00	6	0			1	0				
11:15	4	0			4	0				
11:30	4	0			1	0				
11:45	1	0	15	0	3	0	9	0	24	0
Total	89	83	89	83	50	118	50	118	139	201
Combined Total	172		172		168		168		340	
AM Peak	6:30 AM				11:30 AM					
Vol.	25				16					
P.H.F.	0.625				0.500					
PM Peak	1:45 PM				3:15 PM					
Vol.	22				27					
P.H.F.	0.792				0.519					
Percentage	51.7%	48.3%			29.8%	70.2%				

Prepared by NDS/ATD

Volumes for: Thursday, January 15, 2015

City: Sonoma County

Project #: 15-7027-001

Location: West Dry Creek Road between Yoakim Bridge Road and Zichichi Winery

Start Time	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	3			0	4				
12:15	0	3			0	3				
12:30	0	3			0	2				
12:45	0	4	0	13	0	4	0	13	0	26
1:00	0	3			0	2				
1:15	0	4			0	5				
1:30	0	3			0	9				
1:45	0	4	0	14	0	5	0	21	0	35
2:00	0	3			0	5				
2:15	0	1			0	2				
2:30	0	2			0	3				
2:45	0	4	0	10	0	6	0	16	0	26
3:00	1	9			0	2				
3:15	0	3			1	2				
3:30	0	2			0	4				
3:45	0	6	1	20	0	8	1	16	2	36
4:00	0	6			0	10				
4:15	0	6			0	2				
4:30	0	1			0	7				
4:45	0	2	0	15	0	6	0	25	0	40
5:00	0	2			1	6				
5:15	0	1			0	8				
5:30	0	1			0	2				
5:45	0	1	0	5	0	1	1	17	1	22
6:00	0	0			0	2				
6:15	0	1			2	1				
6:30	3	0			1	0				
6:45	7	3	10	4	1	1	4	4	14	8
7:00	2	2			2	2				
7:15	8	2			2	1				
7:30	2	1			3	2				
7:45	3	1	15	6	0	0	7	5	22	11
8:00	2	0			1	0				
8:15	4	0			3	2				
8:30	5	2			2	2				
8:45	9	2	20	4	1	0	7	4	27	8
9:00	5	1			2	2				
9:15	3	0			0	1				
9:30	4	0			2	0	0			
9:45	2	0	14	1	1	0	5	3	19	4
10:00	3	0			1	0				
10:15	4	0			3	0				
10:30	1	0			3	0				
10:45	3	0	11	0	1	0	8	0	19	0
11:00	3	0			5	0				
11:15	4	0			3	0				
11:30	3	0			2	0				
11:45	2	0	12	0	3	0	13	0	25	0
Total	83	92	83	92	46	124	46	124	129	216
Combined Total	175		175		170		170		345	
AM Peak	8:15 AM				11:00 AM					
Vol.	23				13					
P.H.F.	0.639				0.650					
PM Peak	3:00 PM				3:45 PM					
Vol.	20				27					
P.H.F.	0.444				0.675					
Percentage	47.4%	52.6%			27.1%	72.9%				

Prepared by NDS/ATD

Volumes for: Friday, January 09, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	1			0	0				
12:15	0	2			0	1				
12:30	0	0			0	2				
12:45	0	1	0	4	0	0	0	3	0	7
1:00	0	0			0	0				
1:15	0	1			0	1				
1:30	0	1			0	1				
1:45	0	1	0	3	0	2	0	4	0	7
2:00	0	2			0	3				
2:15	0	0			0	0				
2:30	0	1			0	1				
2:45	1	1	1	4	1	1	1	5	2	9
3:00	0	0			0	0				
3:15	0	1			0	3				
3:30	0	4			0	0				
3:45	0	1	0	6	0	0	0	3	0	9
4:00	0	10			0	0				
4:15	0	4			0	3				
4:30	0	2			0	1				
4:45	0	0	0	16	0	0	0	4	0	20
5:00	0	4			0	0				
5:15	0	1			0	1				
5:30	0	1			0	0				
5:45	0	0	0	6	0	0	0	1	0	7
6:00	0	1			0	0				
6:15	1	0			0	0				
6:30	0	0			0	1				
6:45	0	0	1	1	2	0	2	1	3	2
7:00	0	0			3	0				
7:15	1	0			5	0				
7:30	1	0			0	0				
7:45	1	0	3	0	0	0	8	0	11	0
8:00	0	0			1	0				
8:15	0	0			1	0				
8:30	0	0			1	0				
8:45	0	0	0	0	3	0	6	0	6	0
9:00	0	0			0	0				
9:15	0	0			1	0				
9:30	2	1			1	2				
9:45	0	0	2	1	1	0	3	2	5	3
10:00	1	0			4	0				
10:15	0	0			0	0				
10:30	1	0			1	0				
10:45	4	0	6	0	1	0	6	0	12	0
11:00	1	0			1	0				
11:15	0	0			2	0				
11:30	0	0			0	0				
11:45	0	0	1	0	2	0	5	0	6	0
Total	14	41	14	41	31	23	31	23	45	64
Combined Total	55		55		54		54		109	
AM Peak	10:00 AM				6:30 AM					
Vol.	6				10					
P.H.F.	0.375				0.500					
PM Peak		3:30 PM				1:15 PM				
Vol.		19				7				
P.H.F.		0.475				0.583				
Percentage	25.5%	74.5%			57.4%	42.6%				

Volumes for: Saturday, January 10, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	1				
12:15	0	4			0	1				
12:30	0	2			0	0				
12:45	0	0	0	6	0	1	0	3	0	9
1:00	0	2			0	3				
1:15	0	0			0	0				
1:30	0	1			0	5				
1:45	0	1	0	4	0	0	0	8	0	12
2:00	0	0			0	5				
2:15	0	2			0	4				
2:30	0	5			0	7				
2:45	1	5	1	12	1	2	1	18	2	30
3:00	0	3			0	2				
3:15	0	3			0	2				
3:30	0	5			0	5				
3:45	0	0	0	11	0	3	0	12	0	23
4:00	0	1			0	5				
4:15	0	9			0	2				
4:30	0	2			0	1				
4:45	0	3	0	15	0	0	0	8	0	23
5:00	0	6			0	0				
5:15	0	1			0	0				
5:30	0	3			0	0				
5:45	0	0	0	10	0	0	0	0	0	10
6:00	0	0			0	1				
6:15	0	0			0	0				
6:30	0	0			0	0				
6:45	0	1	0	1	0	0	0	1	0	2
7:00	0	0			1	0				
7:15	0	0			0	0				
7:30	0	0			1	0				
7:45	1	0	1	0	0	0	2	0	3	0
8:00	0	0			1	0				
8:15	0	0			0	1				
8:30	1	0			0	0				
8:45	0	0	1	0	3	0	4	1	5	1
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	0	0			0	1				
9:45	0	0	0	0	2	1	2	2	2	2
10:00	0	0			0	0				
10:15	0	0			2	0				
10:30	1	0			1	0				
10:45	0	0	1	0	0	0	3	0	4	0
11:00	0	0			0	0				
11:15	2	0			3	0				
11:30	0	0			1	0				
11:45	2	0	4	0	1	0	5	0	9	0
Total	8	59	8	59	17	53	17	53	25	112
Combined Total	67		67		70		70		137	
AM Peak	11:45 AM				11:15 AM					
Vol.	8				6					
P.H.F.	0.500				0.500					
PM Peak		4:15 PM			2:00 PM					
Vol.		20			18					
P.H.F.		0.556			0.643					
Percentage	11.9%	88.1%			24.3%	75.7%				

Volumes for: Sunday, January 11, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	1			0	1				
12:15	0	1			0	5				
12:30	0	3			0	1				
12:45	0	0	0	5	0	1	0	8	0	13
1:00	0	0			0	0				
1:15	0	4			0	0				
1:30	0	1			0	3				
1:45	0	0	0	5	0	3	0	6	0	11
2:00	0	1			0	1				
2:15	0	1			0	2				
2:30	0	3			0	2				
2:45	0	2	0	7	0	1	0	6	0	13
3:00	0	2			0	0				
3:15	0	5			0	2				
3:30	1	1			1	1				
3:45	0	1	1	9	0	0	1	3	2	12
4:00	0	0			0	0				
4:15	0	1			0	2				
4:30	0	1			0	0				
4:45	0	4	0	6	0	2	0	4	0	10
5:00	0	3			0	0				
5:15	0	0			0	1				
5:30	0	0			0	0				
5:45	0	0	0	3	0	0	0	1	0	4
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	0			0	0				
6:45	0	0	0	0	0	0	0	0	0	0
7:00	0	0			0	0				
7:15	0	0			0	1				
7:30	1	0			1	0				
7:45	0	0	1	0	0	0	1	1	2	1
8:00	0	0			0	0				
8:15	1	0			0	0				
8:30	0	0			0	1				
8:45	0	0	1	0	0	0	0	1	1	1
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	0	0			1	0				
9:45	0	0	0	0	3	0	4	0	4	0
10:00	0	0			1	0				
10:15	1	1			0	0				
10:30	0	0			0	0				
10:45	0	0	1	1	2	0	3	0	4	1
11:00	1	0			1	0				
11:15	0	0			1	0				
11:30	2	0			1	0				
11:45	2	0	5	0	2	0	5	0	10	0
Total	9	36	9	36	14	30	14	30	23	66
Combined Total	45		45		44		44		89	
AM Peak	11:45 AM				11:30 AM					
Vol.	7				9					
P.H.F.	0.583				0.450					
PM Peak	2:30 PM				1:30 PM					
Vol.	12				9					
P.H.F.	0.600				0.750					
Percentage	20.0%	80.0%			31.8%	68.2%				

Prepared by NDS/ATD

Volumes for: Monday, January 12, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	4			0	4				
12:15	0	1			0	0				
12:30	0	1			0	0				
12:45	0	0	0	6	0	1	0	5	0	11
1:00	0	1			0	1				
1:15	0	0			0	0				
1:30	0	1			0	4				
1:45	0	3	0	5	0	0	0	5	0	10
2:00	0	1			0	3				
2:15	0	0			0	0				
2:30	0	2			0	1				
2:45	0	0	0	3	0	1	0	5	0	8
3:00	0	0			0	1				
3:15	0	0			0	0				
3:30	1	3			1	1				
3:45	0	4	1	7	0	1	1	3	2	10
4:00	0	8			0	2				
4:15	0	2			0	1				
4:30	0	2			0	2				
4:45	0	3	0	15	0	0	0	5	0	20
5:00	0	3			0	0				
5:15	0	2			0	1				
5:30	0	0			0	0				
5:45	0	0	0	5	0	0	0	1	0	6
6:00	0	1			0	0				
6:15	0	1			0	0				
6:30	0	0			0	0				
6:45	0	1	0	3	1	0	1	0	1	3
7:00	0	0			6	0				
7:15	1	0			2	0				
7:30	1	0			0	1				
7:45	0	0	2	0	0	0	8	1	10	1
8:00	0	0			2	0				
8:15	1	0			3	0				
8:30	0	0			0	0				
8:45	0	0	1	0	5	0	10	0	11	0
9:00	1	0			0	0				
9:15	0	0			1	0				
9:30	0	0			1	0				
9:45	1	0	2	0	3	0	5	0	7	0
10:00	1	0			3	0				
10:15	1	0			1	0				
10:30	0	0			1	0				
10:45	1	0	3	0	1	0	6	0	9	0
11:00	1	0			3	0				
11:15	2	0			1	0				
11:30	4	0			1	0				
11:45	2	0	9	0	1	0	6	0	15	0
Total	18	44	18	44	37	25	37	25	55	69
Combined Total	62		62		62		62		124	
AM Peak	11:15 AM				8:00 AM					
Vol.	12				10					
P.H.F.	0.750				0.500					
PM Peak	3:30 PM				1:15 PM					
Vol.	17				7					
P.H.F.	0.531				0.438					
Percentage	29.0%	71.0%			59.7%	40.3%				

Prepared by NDS/ATD

Volumes for: Tuesday, January 13, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	2				
12:15	0	3			0	0				
12:30	0	0			0	0				
12:45	0	1	0	4	0	0	0	2	0	6
1:00	0	0			0	2				
1:15	0	0			0	0				
1:30	0	2			0	0				
1:45	0	0	0	2	0	1	0	3	0	5
2:00	0	1			0	2				
2:15	0	3			0	2				
2:30	0	2			0	1				
2:45	0	1	0	7	0	0	0	5	0	12
3:00	0	2			0	3				
3:15	1	2			1	0				
3:30	0	2			0	0				
3:45	0	1	1	7	0	2	1	5	2	12
4:00	0	1			0	1				
4:15	0	2			0	2				
4:30	0	0			0	0				
4:45	0	2	0	5	0	0	0	3	0	8
5:00	0	3			0	0				
5:15	0	2			0	0				
5:30	0	2			0	1				
5:45	0	1	0	8	0	0	0	1	0	9
6:00	0	0			2	0				
6:15	2	0			0	0				
6:30	0	0			1	0				
6:45	0	0	2	0	0	0	3	0	5	0
7:00	0	0			3	0				
7:15	3	0			1	0				
7:30	1	0			0	0				
7:45	0	0	4	0	2	0	6	0	10	0
8:00	2	0			1	0				
8:15	0	0			4	0				
8:30	0	0			0	1				
8:45	0	0	2	0	2	0	7	1	9	1
9:00	0	0			2	0				
9:15	0	0			1	0				
9:30	1	0			0	0				
9:45	0	0	1	0	0	0	3	0	4	0
10:00	0	0			1	0				
10:15	3	0			2	0				
10:30	1	0			1	0				
10:45	0	0	4	0	0	0	4	0	8	0
11:00	0	0			0	0				
11:15	2	0			2	0				
11:30	0	0			2	0				
11:45	0	0	2	0	1	0	5	0	7	0
Total	16	33	16	33	29	20	29	20	45	53
Combined Total	49		49		49		49		98	
AM Peak	7:15 AM				8:15 AM					
Vol.	6				8					
P.H.F.	0.500				0.500					
PM Peak	4:45 PM				1:45 PM					
Vol.	9				6					
P.H.F.	0.750				0.750					
Percentage	32.7%	67.3%			59.2%	40.8%				

Volumes for: Wednesday, January 14, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	5			0	3				
12:15	0	2			0	0				
12:30	0	0			0	1				
12:45	0	0	0	7	0	2	0	6	0	13
1:00	0	3			0	2				
1:15	0	0			0	1				
1:30	0	2			0	1				
1:45	0	2	0	7	0	1	0	5	0	12
2:00	0	1			0	0				
2:15	0	1			0	3				
2:30	0	3			0	0				
2:45	0	2	0	7	0	2	0	5	0	12
3:00	0	1			0	1				
3:15	0	1			0	1				
3:30	1	2			1	1				
3:45	0	1	1	5	0	2	1	5	2	10
4:00	0	1			0	3				
4:15	0	2			0	1				
4:30	0	2			0	1				
4:45	0	1	0	6	0	1	0	6	0	12
5:00	0	3			0	0				
5:15	0	2			0	1				
5:30	0	1			0	0				
5:45	0	0	0	6	0	0	0	1	0	7
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	1			1	0				
6:45	0	0	0	1	0	0	1	0	1	1
7:00	0	0			1	0				
7:15	1	0			1	0				
7:30	0	0			1	0				
7:45	0	0	1	0	1	0	4	0	5	0
8:00	0	0			0	0				
8:15	0	0			2	0				
8:30	2	0			1	1				
8:45	0	0	2	0	0	0	3	1	5	1
9:00	1	0			2	0				
9:15	1	0			1	0				
9:30	2	0			1	0				
9:45	1	0	5	0	1	0	5	0	10	0
10:00	0	0			1	0				
10:15	0	0			0	0				
10:30	0	0			1	0				
10:45	2	0	2	0	1	0	3	0	5	0
11:00	2	0			2	0				
11:15	0	0			4	0				
11:30	0	0			1	0				
11:45	1	0	3	0	0	0	7	0	10	0
Total	14	39	14	39	24	29	24	29	38	68
Combined Total	53		53		53		53		106	
AM Peak	11:30 AM				10:30 AM					
Vol.	8				8					
P.H.F.	0.400				0.500					
PM Peak	4:15 PM				3:15 PM					
Vol.	8				7					
P.H.F.	0.667				0.583					
Percentage	26.4%	73.6%			45.3%	54.7%				

Prepared by NDS/ATD

Volumes for: Thursday, January 15, 2015

City: Sonoma County

Project #: 15-7027-002

Location: West Dry Creek Road before Bella Vineyards and Winery Driveway

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	1				
12:15	0	2			0	0				
12:30	0	0			0	1				
12:45	0	1	0	3	0	2	0	4	0	7
1:00	0	0			0	1				
1:15	0	3			0	4				
1:30	0	2			0	1				
1:45	0	2	0	7	0	1	0	7	0	14
2:00	0	2			0	3				
2:15	0	0			0	0				
2:30	0	2			0	0				
2:45	0	1	0	5	0	0	0	3	0	8
3:00	1	0			1	1				
3:15	0	1			0	1				
3:30	0	2			0	0				
3:45	0	2	1	5	0	4	1	6	2	11
4:00	0	2			0	0				
4:15	0	0			0	4				
4:30	0	1			0	1				
4:45	0	2	0	5	0	2	0	7	0	12
5:00	0	6			0	2				
5:15	0	0			0	0				
5:30	0	1			0	1				
5:45	0	0	0	7	0	0	0	3	0	10
6:00	0	0			0	0				
6:15	2	0			0	0				
6:30	0	0			1	0				
6:45	0	0	2	0	1	0	2	0	4	0
7:00	0	1			0	0				
7:15	2	0			1	0				
7:30	1	0			0	0				
7:45	0	0	3	1	0	0	1	0	4	1
8:00	0	0			0	1				
8:15	0	0			1	1				
8:30	1	0			2	0				
8:45	0	1	1	1	6	1	9	3	10	4
9:00	2	0			2	0				
9:15	0	0			0	0				
9:30	0	0			2	0				
9:45	0	1	2	1	0	0	4	0	6	1
10:00	0	0			0	0				
10:15	1	0			2	1				
10:30	3	1			0	0				
10:45	1	0	5	1	0	0	2	1	7	2
11:00	1	0			1	0				
11:15	0	0			1	0				
11:30	0	0			1	0				
11:45	0	0	1	0	0	0	3	0	4	0
Total	15	36	15	36	22	34	22	34	37	70
Combined Total	51		51		56		56		107	
AM Peak	10:15 AM				8:15 AM					
Vol.	6				11					
P.H.F.	0.500				0.458					
PM Peak	1:15 PM				1:15 PM					
Vol.	9				9					
P.H.F.	0.750				0.563					
Percentage	29.4%	70.6%			39.3%	60.7%				

Volumes for: Friday, January 09, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	0				
12:15	0	0			0	1				
12:30	0	0			0	1				
12:45	0	0	0	0	0	0	0	2	0	2
1:00	0	0			0	0				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	0	0	0	0	0	0	0	0	0
2:00	0	0			0	0				
2:15	0	0			0	0				
2:30	0	0			0	0				
2:45	1	0	1	0	1	0	1	0	2	0
3:00	0	0			0	0				
3:15	0	0			0	2				
3:30	0	3			0	0				
3:45	0	0	0	3	0	0	0	2	0	5
4:00	0	1			0	1				
4:15	0	2			0	3				
4:30	0	0			0	1				
4:45	0	0	0	3	0	0	0	5	0	8
5:00	0	0			0	0				
5:15	0	0			0	1				
5:30	0	1			0	0				
5:45	0	0	0	1	0	0	0	1	0	2
6:00	0	1			0	0				
6:15	1	0			0	0				
6:30	0	0			0	1				
6:45	0	0	1	1	0	0	0	1	1	2
7:00	0	0			0	0				
7:15	1	0			1	0				
7:30	1	0			0	0				
7:45	1	0	3	0	0	0	1	0	4	0
8:00	0	0			0	0				
8:15	0	0			0	0				
8:30	0	0			0	0				
8:45	0	0	0	0	0	0	0	0	0	0
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	1	0			0	1				
9:45	0	0	1	0	0	0	0	1	1	1
10:00	0	0			6	0				
10:15	0	0			0	0				
10:30	1	0			0	0				
10:45	0	0	1	0	0	0	6	0	7	0
11:00	3	0			1	0				
11:15	0	0			0	0				
11:30	0	0			0	0				
11:45	0	0	3	0	0	0	1	0	4	0
Total	10	8	10	8	9	12	9	12	19	20
Combined Total	18		18		21		21		39	
AM Peak	10:15 AM				9:15 AM					
Vol.	4				6					
P.H.F.	0.333				0.250					
PM Peak	3:30 PM				3:45 PM					
Vol.	6				5					
P.H.F.	0.500				0.417					
Percentage	55.6%	44.4%			42.9%	57.1%				

Volumes for: Sunday, January 11, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	0				
12:15	0	1			0	0				
12:30	0	0			0	0				
12:45	0	0	0	1	0	0	0	0	0	1
1:00	0	0			0	0				
1:15	0	1			0	0				
1:30	0	1			0	1				
1:45	0	0	0	2	0	0	0	1	0	3
2:00	0	0			0	0				
2:15	0	0			0	0				
2:30	0	0			0	0				
2:45	0	0	0	0	0	0	0	0	0	0
3:00	0	0			0	0				
3:15	0	0			0	0				
3:30	1	0			1	0				
3:45	0	0	1	0	0	0	1	0	2	0
4:00	0	0			0	0				
4:15	0	0			0	1				
4:30	0	0			0	0				
4:45	0	2	0	2	0	1	0	2	0	4
5:00	0	0			0	0				
5:15	0	0			0	1				
5:30	0	0			0	0				
5:45	0	0	0	0	0	0	0	1	0	1
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	0			0	0				
6:45	0	0	0	0	0	0	0	0	0	0
7:00	0	0			0	0				
7:15	0	0			0	0				
7:30	1	0			1	0				
7:45	0	0	1	0	0	0	1	0	2	0
8:00	0	0			0	0				
8:15	1	0			0	0				
8:30	0	0			0	1				
8:45	0	0	1	0	0	0	0	1	1	1
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	0	0			0	0				
9:45	0	0	0	0	0	0	0	0	0	0
10:00	0	0			1	0				
10:15	1	0			0	0				
10:30	0	0			0	0				
10:45	0	0	1	0	0	0	1	0	2	0
11:00	1	0			1	0				
11:15	0	0			0	0				
11:30	0	0			0	0				
11:45	1	0	2	0	1	0	2	0	4	0
Total	6	5	6	5	5	5	5	5	11	10
Combined Total	11		11		10		10		21	
AM Peak	7:30 AM				11:00 AM					
Vol.	2				2					
P.H.F.	0.500				0.500					
PM Peak	12:45 PM				4:00 PM					
Vol.	2				2					
P.H.F.	0.500				0.500					
Percentage	54.5%	45.5%			50.0%	50.0%				

Volumes for: Saturday, January 10, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	0				
12:15	0	1			0	0				
12:30	0	0			0	0				
12:45	0	0	0	1	0	0	0	0	0	1
1:00	0	0			0	1				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	0	0	0	0	0	0	1	0	1
2:00	0	1			0	0				
2:15	0	0			0	0				
2:30	0	0			0	0				
2:45	1	0	1	1	1	0	1	0	2	1
3:00	0	0			0	0				
3:15	0	0			0	0				
3:30	0	1			0	1				
3:45	0	0	0	1	0	0	0	1	0	2
4:00	0	0			0	0				
4:15	0	1			0	1				
4:30	0	0			0	0				
4:45	0	0	0	1	0	0	0	1	0	2
5:00	0	1			0	0				
5:15	0	1			0	0				
5:30	0	0			0	0				
5:45	0	0	0	2	0	0	0	0	0	2
6:00	0	0			0	1				
6:15	0	0			0	0				
6:30	0	0			0	0				
6:45	0	1	0	1	0	0	0	1	0	2
7:00	0	0			1	0				
7:15	0	0			0	0				
7:30	0	0			1	0				
7:45	1	0	1	0	0	0	2	0	3	0
8:00	0	0			0	0				
8:15	0	0			1	1				
8:30	1	0			0	0				
8:45	0	0	1	0	0	0	1	1	2	1
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	0	0			0	1				
9:45	0	0	0	0	0	1	0	2	0	2
10:00	0	0			2	0				
10:15	0	0			1	0				
10:30	0	0			0	0				
10:45	0	0	0	0	0	0	3	0	3	0
11:00	0	0			0	0				
11:15	2	0			0	0				
11:30	0	0			0	0				
11:45	1	0	3	0	1	0	1	0	4	0
Total	6	7	6	7	8	7	8	7	14	14
Combined Total	13		13		15		15		28	
AM Peak	11:00 AM				9:30 AM					
Vol.	3				3					
P.H.F.	0.375				0.375					
PM Peak	3:30 PM				3:30 PM					
Vol.	2				2					
P.H.F.	0.500				0.500					
Percentage	46.2%	53.8%			53.3%	46.7%				

Volumes for: Monday, January 12, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	2			0	0				
12:15	0	1			0	0				
12:30	0	0			0	0				
12:45	0	0	0	3	0	1	0	1	0	4
1:00	0	1			0	1				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	3	0	4	0	3	0	4	0	8
2:00	0	1			0	2				
2:15	0	0			0	0				
2:30	0	2			0	0				
2:45	0	0	0	3	0	0	0	2	0	5
3:00	0	0			0	0				
3:15	0	0			0	0				
3:30	1	1			1	0				
3:45	0	1	1	2	0	1	1	1	2	3
4:00	0	0			0	0				
4:15	0	0			0	0				
4:30	0	0			0	0				
4:45	0	0	0	0	0	0	0	0	0	0
5:00	0	1			0	0				
5:15	0	0			0	1				
5:30	0	0			0	0				
5:45	0	0	0	1	0	0	0	1	0	2
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	0			0	0				
6:45	0	0	0	0	0	0	0	0	0	0
7:00	0	0			1	0				
7:15	1	0			0	0				
7:30	1	0			1	1				
7:45	0	0	2	0	0	0	2	1	4	1
8:00	0	0			0	0				
8:15	0	0			0	0				
8:30	0	0			0	0				
8:45	0	0	0	0	1	0	1	0	1	0
9:00	1	0			0	0				
9:15	0	0			0	0				
9:30	0	0			0	0				
9:45	1	0	2	0	3	0	3	0	5	0
10:00	0	0			1	0				
10:15	0	0			0	0				
10:30	0	0			1	0				
10:45	0	0	0	0	0	0	2	0	2	0
11:00	1	0			0	0				
11:15	1	0			0	0				
11:30	0	0			0	0				
11:45	0	0	2	0	1	0	1	0	3	0
Total	7	13	7	13	10	10	10	10	17	23
Combined Total	20		20		20		20		40	
AM Peak	11:15 AM				9:45 AM					
Vol.	3				5					
P.H.F.	0.375				0.417					
PM Peak	1:45 PM				1:15 PM					
Vol.	6				5					
P.H.F.	0.500				0.417					
Percentage	35.0%	65.0%			50.0%	50.0%				

Volumes for: Tuesday, January 13, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	0				
12:15	0	1			0	0				
12:30	0	0			0	0				
12:45	0	0	0	1	0	0	0	0	0	1
1:00	0	0			0	0				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	0	0	0	0	0	0	0	0	0
2:00	0	0			0	0				
2:15	0	3			0	0				
2:30	0	2			0	0				
2:45	0	0	0	5	0	0	0	2	0	7
3:00	0	1			0	2				
3:15	0	0			1	0				
3:30	1	2			0	0				
3:45	0	0	1	3	0	0	1	2	2	5
4:00	0	0			0	0				
4:15	0	0			0	2				
4:30	0	0			0	0				
4:45	0	0	0	0	0	0	0	2	0	2
5:00	0	1			0	0				
5:15	0	1			0	0				
5:30	0	1			0	1				
5:45	0	0	0	3	0	0	0	1	0	4
6:00	0	0			0	0				
6:15	1	0			1	0				
6:30	0	0			1	0				
6:45	0	0	1	0	0	0	2	0	3	0
7:00	0	0			3	0				
7:15	3	0			0	0				
7:30	1	0			1	0				
7:45	0	0	4	0	0	0	4	0	8	0
8:00	0	0			0	0				
8:15	0	0			0	0				
8:30	0	0			0	0				
8:45	0	0	0	0	0	1	0	1	0	1
9:00	0	0			1	0				
9:15	0	0			0	0				
9:30	0	0			0	0				
9:45	0	0	0	0	0	0	1	0	1	0
10:00	0	0			0	0				
10:15	0	0			0	0				
10:30	0	0			0	0				
10:45	0	0	0	0	0	0	0	0	0	0
11:00	0	0			0	0				
11:15	2	0			2	0				
11:30	0	0			2	0				
11:45	0	0	2	0	1	0	5	0	7	0
Total	8	12	8	12	13	8	13	8	21	20
Combined Total	20		20		21		21		41	
AM Peak	6:45 AM				6:15 AM					
Vol.	4				5					
P.H.F.	0.333				0.417					
PM Peak	2:15 PM				1:15 PM					
Vol.	6				2					
P.H.F.	0.500				0.250					
Percentage	40.0%	60.0%			61.9%	38.1%				

Prepared by NDS/ATD

Volumes for: Wednesday, January 14, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	1			0	1				
12:15	0	0			0	0				
12:30	0	0			0	0				
12:45	0	0	0	1	0	0	0	1	0	2
1:00	0	0			0	1				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	1	0	1	0	2	0	3	0	4
2:00	0	1			0	0				
2:15	0	1			0	0				
2:30	0	1			0	0				
2:45	0	0	0	3	0	1	0	1	0	4
3:00	0	0			0	0				
3:15	0	0			0	0				
3:30	1	1			1	0				
3:45	0	0	1	1	0	0	1	0	2	1
4:00	0	0			0	2				
4:15	0	1			0	1				
4:30	0	0			0	0				
4:45	0	0	0	1	0	0	0	3	0	4
5:00	0	1			0	0				
5:15	0	0			0	1				
5:30	0	0			0	0				
5:45	0	0	0	1	0	0	0	1	0	2
6:00	0	0			0	0				
6:15	0	0			0	0				
6:30	0	1			1	0				
6:45	0	0	0	1	0	0	1	0	1	1
7:00	0	0			1	0				
7:15	1	0			0	0				
7:30	0	0			1	0				
7:45	0	0	1	0	0	0	2	0	3	0
8:00	0	0			0	0				
8:15	0	0			0	0				
8:30	1	0			0	1				
8:45	0	0	1	0	0	0	0	1	1	1
9:00	0	0			0	0				
9:15	0	0			0	0				
9:30	0	0			0	0				
9:45	2	0	2	0	1	0	1	0	3	0
10:00	0	0			0	0				
10:15	0	0			0	0				
10:30	0	0			0	0				
10:45	1	0	1	0	0	0	0	0	1	0
11:00	0	0			1	0				
11:15	0	0			0	0				
11:30	0	0			0	0				
11:45	0	0	0	0	0	0	1	0	1	0
Total	6	9	6	9	6	10	6	10	12	19
Combined Total	15		15		16		16		31	
AM Peak	9:00 AM				6:15 AM					
Vol.	2				2					
P.H.F.	0.250				0.500					
PM Peak	1:45 PM				1:00 PM					
Vol.	4				3					
P.H.F.	1.000				0.375					
Percentage	40.0%	60.0%			37.5%	62.5%				

Prepared by NDS/ATD

Volumes for: Thursday, January 15, 2015

City: Sonoma County

Project #: 15-7027-003

Location: West Dry Creek Road after Bella Vineyards and Winery property

Start Time	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	0			0	0				
12:15	0	0			0	0				
12:30	0	0			0	0				
12:45	0	0	0	0	0	0	0	0	0	0
1:00	0	0			0	0				
1:15	0	0			0	0				
1:30	0	0			0	0				
1:45	0	0	0	0	0	0	0	0	0	0
2:00	0	0			0	0				
2:15	0	0			0	0				
2:30	0	0			0	0				
2:45	0	0	0	0	0	0	0	0	0	0
3:00	1	0			1	0				
3:15	0	0			0	0				
3:30	0	2			0	0				
3:45	0	1	1	3	0	2	1	2	2	5
4:00	0	0			0	0				
4:15	0	0			0	2				
4:30	0	0			0	1				
4:45	0	0	0	0	0	1	0	4	0	4
5:00	0	1			0	1				
5:15	0	0			0	0				
5:30	0	0			0	0				
5:45	0	0	0	1	0	1	0	2	0	3
6:00	0	0			0	0				
6:15	2	0			0	0				
6:30	0	1			1	0				
6:45	0	0	2	1	1	0	2	0	4	1
7:00	0	0			0	0				
7:15	2	0			1	0				
7:30	1	0			0	0				
7:45	0	0	3	0	0	1	1	1	4	1
8:00	0	0			0	0				
8:15	0	0			0	0				
8:30	1	0			0	0				
8:45	0	0	1	0	2	0	2	0	3	0
9:00	1	0			0	0				
9:15	0	1			0	0				
9:30	0	0			1	0				
9:45	0	0	1	1	0	0	1	0	2	1
10:00	0	0			0	0				
10:15	0	0			0	0				
10:30	2	0			0	1				
10:45	0	0	2	0	0	0	0	1	2	1
11:00	1	0			1	0				
11:15	0	0			0	0				
11:30	0	0			1	0				
11:45	0	0	1	0	0	0	2	0	3	0
Total	11	6	11	6	9	10	9	10	20	16
Combined Total	17		17		19		19		36	
AM Peak	6:45 AM				6:30 AM					
Vol.	3				3					
P.H.F.	0.375				0.750					
PM Peak	3:00 PM				3:45 PM					
Vol.	3				5					
P.H.F.	0.375				0.625					
Percentage	64.7%	35.3%			47.4%	52.6%				

VOLUME

W Dry Creek Rd W/O Bella Winery Property

Day: Wednesday
Date: 10/12/2016

City: Sonoma County
Project #: CA16_7754_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	21	22	43		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			0	0	0	12:00			0	0	0
00:15			0	0	0	12:15			0	0	0
00:30			0	0	0	12:30			0	0	0
00:45			0	0	0	12:45			1	1	2
01:00			0	0	0	13:00			1	1	2
01:15			0	0	0	13:15			0	0	0
01:30			0	0	0	13:30			0	0	0
01:45			0	0	0	13:45			0	1	1
02:00			0	0	0	14:00			1	1	2
02:15			0	0	0	14:15			0	1	1
02:30			0	0	0	14:30			1	0	1
02:45			0	0	0	14:45			0	2	2
03:00			0	0	0	15:00			0	0	0
03:15			0	0	0	15:15			0	1	1
03:30			1	0	1	15:30			0	0	0
03:45			0	1	1	15:45			1	1	2
04:00			0	0	0	16:00			0	0	0
04:15			0	0	0	16:15			1	1	2
04:30			0	0	0	16:30			0	0	0
04:45			0	0	0	16:45			1	2	3
05:00			0	0	0	17:00			1	0	1
05:15			1	0	1	17:15			0	0	0
05:30			0	0	0	17:30			0	0	0
05:45			0	1	1	17:45			0	1	1
06:00			0	0	0	18:00			0	0	0
06:15			0	0	0	18:15			0	0	0
06:30			0	0	0	18:30			1	0	1
06:45			0	0	0	18:45			0	1	1
07:00			0	1	1	19:00			0	0	0
07:15			1	0	1	19:15			0	0	0
07:30			1	1	2	19:30			0	0	0
07:45			0	2	2	19:45			0	0	0
08:00			0	0	0	20:00			0	0	0
08:15			0	0	0	20:15			0	0	0
08:30			0	0	0	20:30			0	0	0
08:45			0	0	0	20:45			0	0	0
09:00			1	0	1	21:00			0	1	1
09:15			0	0	0	21:15			0	0	0
09:30			0	0	0	21:30			0	0	0
09:45			1	2	3	21:45			0	0	0
10:00			0	2	2	22:00			0	0	0
10:15			2	1	3	22:15			0	0	0
10:30			0	0	0	22:30			0	0	0
10:45			1	3	4	22:45			0	0	0
11:00			0	0	0	23:00			0	0	0
11:15			1	1	2	23:15			0	0	0
11:30			2	2	4	23:30			0	0	0
11:45			0	3	3	23:45			0	0	0
TOTALS			12	10	22	TOTALS			9	12	21
SPLIT %			54.5%	45.5%	51.2%	SPLIT %			42.9%	57.1%	48.8%

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	21	22	43		
AM Peak Hour			10:45	09:30	10:45	PM Peak Hour			16:15	13:30	16:15
AM Pk Volume			4	4	8	PM Pk Volume			3	3	6
Pk Hr Factor			0.500	0.500	0.500	Pk Hr Factor			0.750	0.750	0.500
7 - 9 Volume			2	2	4	4 - 6 Volume			3	3	6
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			16:15	16:00	16:15
7 - 9 Pk Volume			2	2	4	4 - 6 Pk Volume			3	3	6
Pk Hr Factor			0.000	0.000	0.500	Pk Hr Factor			0.000	0.000	0.500

VOLUME

W Dry Creek Rd W/O Bella Winery Property

Day: Thursday
Date: 10/13/2016

City: Sonoma County
Project #: CA16_7754_001

DAILY TOTALS					NB	SB	EB	WB	Total			
					0	0	25	25	50			
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			0	1	1	
00:15			0	0	0	12:15			1	0	1	
00:30			0	0	0	12:30			0	2	2	
00:45			0	0	0	12:45			2	3	0	3
01:00			0	0	0	13:00			2	1	3	
01:15			0	0	0	13:15			0	0	0	
01:30			0	0	0	13:30			0	0	0	
01:45			0	0	0	13:45			1	3	1	2
02:00			0	0	0	14:00			0	0	0	
02:15			0	0	0	14:15			0	1	1	
02:30			0	0	0	14:30			1	1	2	
02:45			0	0	0	14:45			0	1	0	2
03:00			0	0	0	15:00			0	0	0	
03:15			0	0	0	15:15			0	1	1	
03:30			1	0	1	15:30			1	2	3	
03:45			0	1	0	15:45			2	3	0	3
04:00			0	0	0	16:00			1	2	3	
04:15			0	0	0	16:15			1	2	3	
04:30			0	0	0	16:30			0	0	0	
04:45			0	0	0	16:45			0	2	1	5
05:00			0	0	0	17:00			0	0	0	
05:15			1	0	1	17:15			2	1	3	
05:30			0	0	0	17:30			0	0	0	
05:45			0	1	0	17:45			1	3	1	2
06:00			0	0	0	18:00			1	0	1	
06:15			0	0	0	18:15			0	0	0	
06:30			0	0	0	18:30			0	0	0	
06:45			0	1	1	18:45			0	1	0	1
07:00			0	1	1	19:00			0	0	0	
07:15			1	0	1	19:15			0	0	0	
07:30			1	1	2	19:30			0	0	0	
07:45			0	2	0	19:45			0	0	0	
08:00			0	0	0	20:00			0	0	0	
08:15			1	0	1	20:15			0	0	0	
08:30			0	0	0	20:30			0	0	0	
08:45			0	1	0	20:45			0	1	1	
09:00			0	0	0	21:00			0	0	0	
09:15			0	0	0	21:15			0	0	0	
09:30			0	0	0	21:30			0	0	0	
09:45			0	0	0	21:45			0	0	0	
10:00			0	0	0	22:00			0	0	0	
10:15			1	1	2	22:15			0	0	0	
10:30			0	0	0	22:30			0	0	0	
10:45			1	2	2	22:45			0	0	0	
11:00			1	0	1	23:00			0	0	0	
11:15			0	0	0	23:15			0	0	0	
11:30			1	0	1	23:30			0	0	0	
11:45			0	2	1	23:45			0	0	0	
TOTALS			9	7	16	TOTALS			16	18	34	
SPLIT %			56.3%	43.8%	32.0%	SPLIT %			47.1%	52.9%	68.0%	

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	25	25	50		
AM Peak Hour			10:15	11:45	10:15	PM Peak Hour			12:15	15:30	15:30
AM Pk Volume			3	4	6	PM Pk Volume			5	6	11
Pk Hr Factor			0.750	0.500	0.500	Pk Hr Factor			0.625	0.750	0.917
7 - 9 Volume	0	0	3	2	5	4 - 6 Volume	0	0	5	7	12
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			17:00	16:00	16:00
7 - 9 Pk Volume	0	0	2	2	4	4 - 6 Pk Volume	0	0	3	5	7
Pk Hr Factor	0.000	0.000	0.500	0.500	0.500	Pk Hr Factor	0.000	0.000	0.375	0.625	0.583

VOLUME

W Dry Creek Rd W/O Bella Winery Property

Day: Friday
Date: 10/14/2016

City: Sonoma County
Project #: CA16_7754_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	17	17	34		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			0	0	0	12:00			0	0	0
00:15			0	0	0	12:15			0	0	0
00:30			0	0	0	12:30			0	1	1
00:45			0	0	0	12:45			1	1	2
01:00			0	0	0	13:00			0	1	1
01:15			0	0	0	13:15			0	0	0
01:30			0	0	0	13:30			0	0	0
01:45			0	0	0	13:45			0	0	1
02:00			0	0	0	14:00			0	0	0
02:15			0	0	0	14:15			1	0	1
02:30			0	0	0	14:30			0	0	0
02:45			0	0	0	14:45			0	1	1
03:00			0	0	0	15:00			0	0	0
03:15			0	0	0	15:15			1	0	1
03:30			1	0	1	15:30			0	2	2
03:45			0	1	1	15:45			0	1	2
04:00			0	0	0	16:00			0	0	0
04:15			0	0	0	16:15			0	0	0
04:30			0	0	0	16:30			0	0	0
04:45			0	0	0	16:45			0	1	1
05:00			0	0	0	17:00			0	0	0
05:15			0	0	0	17:15			1	0	1
05:30			0	0	0	17:30			0	0	0
05:45			0	0	0	17:45			1	2	3
06:00			0	0	0	18:00			1	0	1
06:15			0	0	0	18:15			0	0	0
06:30			0	0	0	18:30			0	0	0
06:45			0	1	1	18:45			0	1	1
07:00			0	1	1	19:00			0	0	0
07:15			1	0	1	19:15			0	0	0
07:30			1	1	2	19:30			0	0	0
07:45			1	3	4	19:45			0	0	0
08:00			0	0	0	20:00			0	0	0
08:15			0	0	0	20:15			0	0	0
08:30			1	0	1	20:30			0	1	1
08:45			0	1	1	20:45			0	0	1
09:00			0	0	0	21:00			0	0	0
09:15			0	0	0	21:15			0	0	0
09:30			0	2	2	21:30			0	0	0
09:45			0	0	2	21:45			0	0	0
10:00			1	0	1	22:00			0	0	0
10:15			1	1	2	22:15			0	0	0
10:30			2	2	4	22:30			0	0	0
10:45			0	4	4	22:45			0	0	0
11:00			1	0	1	23:00			0	0	0
11:15			1	0	1	23:15			0	0	0
11:30			0	1	1	23:30			0	0	0
11:45			0	2	2	23:45			0	0	0
TOTALS			11	10	21	TOTALS			6	7	13
SPLIT %			52.4%	47.6%	61.8%	SPLIT %			46.2%	53.8%	38.2%

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	17	17	34

AM Peak Hour		09:45	06:45	09:45	PM Peak Hour		17:15	12:15	12:15		
AM Pk Volume		4	3	7	PM Pk Volume		3	3	4		
Pk Hr Factor		0.500	0.750	0.438	Pk Hr Factor		0.750	0.750	0.500		
7 - 9 Volume	0	0	4	2	6	4 - 6 Volume	0	0	2	1	3
7 - 9 Peak Hour		07:00	07:00	07:00	4 - 6 Peak Hour		17:00	16:00	16:30		
7 - 9 Pk Volume	0	0	3	2	5	4 - 6 Pk Volume	0	0	2	1	2
Pk Hr Factor	0.200	0.600	0.750	0.500	0.625	Pk Hr Factor	0.000	0.000	0.500	0.250	0.500

VOLUME

W Dry Creek Rd W/O Bella Winery Property

Day: Saturday
Date: 10/15/2016

City: Sonoma County
Project #: CA16_7754_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	24	30	54		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			0	0	0	12:00			1	2	3
00:15			0	0	0	12:15			0	1	1
00:30			0	0	0	12:30			0	0	0
00:45			0	0	0	12:45			1	2	1
01:00			0	0	0	13:00			1	0	1
01:15			0	0	0	13:15			0	1	1
01:30			0	0	0	13:30			0	1	1
01:45			0	0	0	13:45			0	1	1
02:00			0	0	0	14:00			2	1	3
02:15			0	0	0	14:15			1	1	2
02:30			0	0	0	14:30			0	1	1
02:45			0	0	0	14:45			1	4	0
03:00			0	0	0	15:00			0	2	2
03:15			0	0	0	15:15			2	2	4
03:30			1	0	1	15:30			0	2	2
03:45			0	1	0	15:45			0	2	0
04:00			0	0	0	16:00			1	1	2
04:15			0	0	0	16:15			1	0	1
04:30			0	0	0	16:30			1	1	2
04:45			0	0	0	16:45			1	4	2
05:00			0	0	0	17:00			0	0	0
05:15			1	0	1	17:15			0	0	0
05:30			0	0	0	17:30			0	0	0
05:45			0	1	0	17:45			1	1	0
06:00			0	0	0	18:00			2	1	3
06:15			0	0	0	18:15			0	0	0
06:30			1	0	1	18:30			0	0	0
06:45			0	1	1	18:45			0	2	0
07:00			0	1	1	19:00			0	1	1
07:15			0	0	0	19:15			0	0	0
07:30			0	0	0	19:30			0	0	0
07:45			1	1	0	19:45			0	0	1
08:00			0	0	0	20:00			0	0	0
08:15			0	0	0	20:15			0	0	0
08:30			0	0	0	20:30			0	0	0
08:45			0	0	0	20:45			0	0	0
09:00			0	0	0	21:00			0	2	2
09:15			0	0	0	21:15			0	0	0
09:30			0	0	0	21:30			0	0	0
09:45			0	0	0	21:45			0	0	2
10:00			0	0	0	22:00			0	0	0
10:15			0	0	0	22:15			0	0	0
10:30			1	1	2	22:30			0	0	0
10:45			0	1	1	22:45			0	0	0
11:00			1	1	2	23:00			0	0	0
11:15			1	0	1	23:15			0	0	0
11:30			1	1	2	23:30			0	0	0
11:45			0	3	0	23:45			0	0	0
TOTALS			8	6	14	TOTALS			16	24	40
SPLIT %			57.1%	42.9%	25.9%	SPLIT %			40.0%	60.0%	74.1%

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	24	30	54		
AM Peak Hour			10:30	11:30	10:30	PM Peak Hour			14:00	14:45	14:45
AM Pk Volume			3	4	6	PM Pk Volume			4	6	9
Pk Hr Factor			0.750	0.500	0.750	Pk Hr Factor			0.500	0.750	0.563
7 - 9 Volume			1	1	2	4 - 6 Volume			5	4	9
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			16:00	16:00	16:00
7 - 9 Pk Volume			1	1	2	4 - 6 Pk Volume			4	4	8
Pk Hr Factor			0.000	0.000	0.250	Pk Hr Factor			0.000	0.000	0.667

VOLUME

W Dry Creek Rd E/O Bella Winery Driveway

Day: Wednesday
Date: 10/12/2016

City: Sonoma County
Project #: CA16_7754_002

DAILY TOTALS					NB	SB	EB	WB	Total			
					0	0	71	70	141			
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			2	3	5	
00:15			0	0	0	12:15			3	2	5	
00:30			0	0	0	12:30			0	2	2	
00:45			0	0	0	12:45			2	7	1	8
01:00			0	0	0	13:00			5	3	8	
01:15			0	0	0	13:15			3	1	4	
01:30			0	0	0	13:30			1	3	4	
01:45			0	0	0	13:45			2	11	2	9
02:00			0	0	0	14:00			2	2	4	
02:15			0	0	0	14:15			2	3	5	
02:30			0	0	0	14:30			2	1	3	
02:45			0	0	0	14:45			2	8	1	7
03:00			0	0	0	15:00			3	1	4	
03:15			0	0	0	15:15			1	4	5	
03:30			1	0	1	15:30			5	1	6	
03:45			0	1	0	15:45			3	12	2	8
04:00			0	0	0	16:00			0	0	0	
04:15			0	0	0	16:15			1	2	3	
04:30			0	0	0	16:30			2	0	2	
04:45			0	0	0	16:45			1	4	2	4
05:00			0	0	0	17:00			2	0	2	
05:15			1	0	1	17:15			0	0	0	
05:30			0	0	0	17:30			2	0	2	
05:45			0	1	1	17:45			7	11	0	
06:00			0	0	0	18:00			0	0	0	
06:15			0	0	0	18:15			0	0	0	
06:30			0	1	1	18:30			1	0	1	
06:45			0	0	0	18:45			0	1	0	
07:00			0	3	3	19:00			0	0	0	
07:15			1	1	2	19:15			0	0	0	
07:30			1	2	3	19:30			0	0	0	
07:45			0	2	0	19:45			0	0	0	
08:00			1	4	5	20:00			0	0	0	
08:15			0	3	3	20:15			0	0	0	
08:30			0	2	2	20:30			0	0	0	
08:45			0	1	1	20:45			0	0	0	
09:00			1	4	5	21:00			0	1	1	
09:15			0	0	0	21:15			0	0	0	
09:30			1	1	2	21:30			0	0	0	
09:45			1	3	2	21:45			0	0	1	
10:00			2	0	2	22:00			0	0	0	
10:15			2	1	3	22:15			0	0	0	
10:30			1	0	1	22:30			0	0	0	
10:45			1	6	1	22:45			0	0	0	
11:00			0	0	0	23:00			0	0	0	
11:15			1	1	2	23:15			0	0	0	
11:30			2	4	6	23:30			0	0	0	
11:45			0	3	1	23:45			0	0	0	
TOTALS			17	33	50	TOTALS			54	37	91	
SPLIT %			34.0%	66.0%	35.5%	SPLIT %			59.3%	40.7%	64.5%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	71	70	141

AM Peak Hour			11:30	08:00	11:30	PM Peak Hour			15:00	13:30	13:00
AM Pk Volume			7	10	17	PM Pk Volume			12	10	20
Pk Hr Factor			0.583	0.625	0.708	Pk Hr Factor			0.600	0.833	0.625
7 - 9 Volume	0	0	3	16	19	4 - 6 Volume	0	0	15	4	19
7 - 9 Peak Hour			07:15	08:00	07:30	4 - 6 Peak Hour			17:00	16:00	17:00
7 - 9 Pk Volume	0	0	3	10	11	4 - 6 Pk Volume	0	0	11	4	11
Pk Hr Factor	0.000	0.000	0.750	0.625	0.550	Pk Hr Factor	0.000	0.000	0.393	0.500	0.393

VOLUME

W Dry Creek Rd E/O Bella Winery Driveway

Day: Thursday
Date: 10/13/2016

City: Sonoma County
Project #: CA16_7754_002

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	88	89	177		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			0	0	0	12:00			2	4	6
00:15			0	0	0	12:15			2	3	5
00:30			0	0	0	12:30			1	2	3
00:45			0	0	0	12:45			2	7	10
01:00			0	0	0	13:00			3	1	4
01:15			0	0	0	13:15			3	1	4
01:30			0	0	0	13:30			3	5	8
01:45			0	0	0	13:45			3	12	15
02:00			0	0	0	14:00			2	3	5
02:15			0	0	0	14:15			4	3	7
02:30			0	0	0	14:30			2	1	3
02:45			0	0	0	14:45			1	9	10
03:00			0	0	0	15:00			1	2	3
03:15			0	0	0	15:15			2	3	5
03:30			1	0	1	15:30			3	3	6
03:45			0	1	1	15:45			4	10	14
04:00			0	0	0	16:00			3	3	6
04:15			0	0	0	16:15			3	3	6
04:30			0	0	0	16:30			1	0	1
04:45			0	0	0	16:45			2	9	11
05:00			0	0	0	17:00			6	1	7
05:15			1	0	1	17:15			2	1	3
05:30			0	0	0	17:30			0	0	0
05:45			0	1	1	17:45			2	10	12
06:00			0	0	0	18:00			9	0	9
06:15			0	0	0	18:15			1	0	1
06:30			0	0	0	18:30			1	0	1
06:45			0	2	2	18:45			0	11	11
07:00			0	2	2	19:00			0	0	0
07:15			1	5	6	19:15			0	0	0
07:30			1	2	3	19:30			0	0	0
07:45			0	2	2	19:45			0	0	0
08:00			0	1	1	20:00			0	0	0
08:15			1	1	2	20:15			0	0	0
08:30			1	2	3	20:30			0	0	0
08:45			0	2	2	20:45			0	1	1
09:00			0	3	3	21:00			0	0	0
09:15			0	0	0	21:15			0	0	0
09:30			1	0	1	21:30			0	0	0
09:45			0	1	1	21:45			0	0	0
10:00			0	1	1	22:00			0	0	0
10:15			0	1	1	22:15			0	0	0
10:30			1	0	1	22:30			0	1	1
10:45			4	5	9	22:45			1	1	2
11:00			2	2	4	23:00			0	0	0
11:15			0	0	0	23:15			0	0	0
11:30			2	4	6	23:30			0	0	0
11:45			3	7	10	23:45			0	0	0
TOTALS			19	41	60	TOTALS			69	48	117
SPLIT %			31.7%	68.3%	33.9%	SPLIT %			59.0%	41.0%	66.1%

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	88	89	177		
AM Peak Hour			11:30	11:30	11:30	PM Peak Hour			15:30	13:30	13:30
AM Pk Volume			9	13	22	PM Pk Volume			13	14	26
Pk Hr Factor			0.750	0.813	0.917	Pk Hr Factor			0.813	0.700	0.813
7 - 9 Volume			4	20	24	4 - 6 Volume			19	10	29
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			16:15	16:00	16:15
7 - 9 Pk Volume			2	10	12	4 - 6 Pk Volume			12	7	17
Pk Hr Factor			0.500	0.500	0.500	Pk Hr Factor			0.500	0.583	0.607

VOLUME

W Dry Creek Rd E/O Bella Winery Driveway

Day: Friday
Date: 10/14/2016

City: Sonoma County
Project #: CA16_7754_002

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	78	76	154

AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			0	0	0	12:00			3	2	5
00:15			0	0	0	12:15			2	2	4
00:30			0	0	0	12:30			2	2	4
00:45			0	0	0	12:45			3	10	13
01:00			0	0	0	13:00			2	2	4
01:15			0	0	0	13:15			0	1	1
01:30			0	0	0	13:30			3	1	4
01:45			0	0	0	13:45			1	6	7
02:00			0	0	0	14:00			2	2	4
02:15			0	0	0	14:15			3	4	7
02:30			0	0	0	14:30			1	1	2
02:45			0	0	0	14:45			2	8	10
03:00			0	0	0	15:00			1	1	2
03:15			0	0	0	15:15			4	1	5
03:30			1	0	1	15:30			0	4	4
03:45			0	1	1	15:45			4	9	13
04:00			0	0	0	16:00			2	1	3
04:15			0	0	0	16:15			3	3	6
04:30			0	0	0	16:30			1	0	1
04:45			0	0	0	16:45			3	9	12
05:00			0	0	0	17:00			2	0	2
05:15			0	0	0	17:15			5	0	5
05:30			0	0	0	17:30			1	0	1
05:45			0	0	0	17:45			2	10	12
06:00			0	0	0	18:00			1	0	1
06:15			0	0	0	18:15			3	0	3
06:30			0	0	0	18:30			0	0	0
06:45			0	1	1	18:45			0	4	4
07:00			0	1	1	19:00			0	0	0
07:15			1	1	2	19:15			0	0	0
07:30			1	1	2	19:30			0	0	0
07:45			1	3	4	19:45			0	0	0
08:00			0	1	1	20:00			0	0	0
08:15			0	3	3	20:15			0	0	0
08:30			1	1	2	20:30			0	1	1
08:45			0	1	1	20:45			0	0	0
09:00			1	3	4	21:00			0	0	0
09:15			0	0	0	21:15			0	0	0
09:30			0	3	3	21:30			0	0	0
09:45			0	1	1	21:45			0	0	0
10:00			1	1	2	22:00			0	0	0
10:15			1	1	2	22:15			0	0	0
10:30			3	4	7	22:30			0	0	0
10:45			0	5	5	22:45			0	0	0
11:00			1	2	3	23:00			0	0	0
11:15			2	8	10	23:15			0	0	0
11:30			5	0	5	23:30			0	0	0
11:45			3	11	14	23:45			0	0	0
TOTALS			22	39	61	TOTALS			56	37	93
SPLIT %			36.1%	63.9%	39.6%	SPLIT %			60.2%	39.8%	60.4%

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	78	76	154

AM Peak Hour		11:15	10:30	11:15	PM Peak Hour		16:30	15:30	15:30		
AM Pk Volume		13	15	26	PM Pk Volume		11	11	20		
Pk Hr Factor		0.650	0.469	0.650	Pk Hr Factor		0.550	0.688	0.714		
7 - 9 Volume	0	0	4	11	15	4 - 6 Volume	0	0	19	6	25
7 - 9 Peak Hour			07:00	08:00	08:00	4 - 6 Peak Hour			16:30	16:00	16:00
7 - 9 Pk Volume	0	0	3	8	9	4 - 6 Pk Volume	0	0	11	6	15
Pk Hr Factor	0.000	0.000	0.750	0.667	0.750	Pk Hr Factor	0.000	0.000	0.550	0.500	0.625

VOLUME

W Dry Creek Rd E/O Bella Winery Driveway

Day: Saturday
Date: 10/15/2016

City: Sonoma County
Project #: CA16_7754_002

DAILY TOTALS						NB	SB	EB	WB	Total		
						0	0	120	123	243		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00			0	0	0	12:00			4	4	8	
00:15			0	0	0	12:15			3	2	5	
00:30			0	0	0	12:30			2	5	7	
00:45			0	0	0	12:45			8	17	4	15
01:00			0	0	0	13:00			6	3	9	
01:15			0	0	0	13:15			1	6	7	
01:30			0	0	0	13:30			2	8	10	
01:45			0	0	0	13:45			1	10	2	19
02:00			0	0	0	14:00			12	3	15	
02:15			0	0	0	14:15			3	3	6	
02:30			0	0	0	14:30			2	8	10	
02:45			0	0	0	14:45			5	22	6	20
03:00			0	0	0	15:00			6	10	16	
03:15			0	0	0	15:15			4	5	9	
03:30			1	0	1	15:30			7	7	14	
03:45			0	1	0	15:45			7	24	2	24
04:00			0	0	0	16:00			8	3	11	
04:15			0	0	0	16:15			6	0	6	
04:30			0	0	0	16:30			1	1	2	
04:45			0	0	0	16:45			3	18	1	5
05:00			0	0	0	17:00			0	0	0	
05:15			1	0	1	17:15			5	1	6	
05:30			0	0	0	17:30			5	0	5	
05:45			0	1	0	17:45			1	11	0	1
06:00			0	0	0	18:00			2	1	3	
06:15			0	0	0	18:15			0	0	0	
06:30			1	0	1	18:30			0	0	0	
06:45			0	1	1	18:45			0	2	0	1
07:00			0	1	1	19:00			0	1	1	
07:15			0	0	0	19:15			0	0	0	
07:30			0	0	0	19:30			0	0	0	
07:45			1	1	0	19:45			0	0	1	
08:00			0	0	0	20:00			0	0	0	
08:15			0	2	2	20:15			0	0	0	
08:30			0	1	1	20:30			0	0	0	
08:45			0	3	6	20:45			0	0	0	
09:00			0	3	3	21:00			0	2	2	
09:15			1	0	1	21:15			0	0	0	
09:30			0	0	0	21:30			0	0	0	
09:45			0	1	1	21:45			0	0	2	
10:00			0	0	0	22:00			0	0	0	
10:15			1	2	3	22:15			0	0	0	
10:30			2	2	4	22:30			0	0	0	
10:45			0	3	4	22:45			0	0	0	
11:00			3	1	4	23:00			0	0	0	
11:15			1	6	7	23:15			0	0	0	
11:30			1	3	4	23:30			0	0	0	
11:45			3	8	5	23:45			0	0	0	
TOTALS				16	35	TOTALS				104	88	192
SPLIT %				31.4%	68.6%	SPLIT %				54.2%	45.8%	79.0%

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	120	123	243

AM Peak Hour			11:45	11:15	11:45	PM Peak Hour			15:30	14:30	14:45
AM Pk Volume			12	18	28	PM Pk Volume			28	29	50
Pk Hr Factor			0.750	0.750	0.875	Pk Hr Factor			0.875	0.725	0.781
7 - 9 Volume	0	0	1	7	8	4 - 6 Volume	0	0	29	6	35
7 - 9 Peak Hour			07:00	08:00	08:00	4 - 6 Peak Hour			16:00	16:00	16:00
7 - 9 Pk Volume	0	0	1	6	6	4 - 6 Pk Volume	0	0	18	5	23
Pk Hr Factor	0.630	0.000	0.250	0.500	0.500	Pk Hr Factor	0.000	0.000	0.563	0.417	0.523

Appendix B

Intersection Level of Service Calculations

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 7.9
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
	Northbound		Eastbound		Westbound	
Approach						
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
	Base Volume Input [veh/h]	8	32	129	6	83
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	32	129	6	83	17
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	35	2	23	5
Total Analysis Volume [veh/h]	9	35	140	7	90	18
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.16	0.60	0.45
95th-Percentile Queue Length [ft]	3.90	15.04	11.17
Approach Delay [s/veh]	7.27	7.94	7.99
Approach LOS	A	A	A
Intersection Delay [s/veh]	7.66		
Intersection LOS	A		

**Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd**

Control Type:	All-way stop	Delay (sec / veh):	8.3
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes In Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	53	10	3	4	5	185	5	36	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	53	10	3	4	5	185	5	36	90	5
Peak Hour Factor	1.0000	0.9200	0.9200	0.9200	0.9200	1.0000	1.0000	1.0000	1.0000	0.9200	1.0000	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	14	3	1	1	1	46	1	10	23	1
Total Analysis Volume [veh/h]	10	4	58	11	3	4	5	185	5	39	90	5
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.28	0.07	0.89	0.58
95th-Percentile Queue Length [ft]	6.93	1.82	22.35	14.51
Approach Delay [s/veh]	7.63	7.86	8.56	8.23
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.26			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.0
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.010

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	8	12	24	4	4	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	12	24	4	4	10
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	3	7	1	1	3
Total Analysis Volume [veh/h]	9	13	26	4	4	11
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	8.97	8.44	7.28	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.06	0.06	0.00	0.00
95th-Percentile Queue Length [ft]	1.68	1.68	1.43	1.43	0.00	0.00
d_A, Approach Delay [s/veh]	8.66		6.31		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.67					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.1
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.023

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	18	20	36	5	3	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	20	36	5	3	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	5	10	1	1	6
Total Analysis Volume [veh/h]	20	22	39	5	3	25
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.14	8.43	7.33	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.09	0.09	0.00	0.00
95th-Percentile Queue Length [ft]	1.75	1.75	2.14	2.14	0.00	0.00
d_A, Approach Delay [s/veh]	8.77		6.50		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]			5.74			
Intersection LOS			A			

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.5
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	←←		←		←	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	13	54	146	16	46	167
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	13	54	146	16	46	167
Peak Hour Factor	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	14	38	4	12	43
Total Analysis Volume [veh/h]	14	56	152	17	48	174
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.28	0.75	1.07
95th-Percentile Queue Length [ft]	6.91	18.63	26.82
Approach Delay [s/veh]	7.75	8.33	8.87
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.51		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8,6
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bndge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
	Base Volume Input [veh/h]	18	6	57	7	3	14	9	142	11	53	126
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	6	57	7	3	14	9	142	11	53	126	4
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	15	2	1	4	2	39	3	14	34	1
Total Analysis Volume [veh/h]	20	7	62	8	3	15	10	154	12	58	137	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.37	0.10	0.81	0.97
95th-Percentile Queue Length [ft]	9.23	2.59	20.33	24.13
Approach Delay [s/veh]	8.00	7.78	8.60	8.89
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.56			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.8
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.019

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	14	35	58	21	17	21
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	14	35	58	21	17	21
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	10	16	6	5	6
Total Analysis Volume [veh/h]	15	38	63	23	18	23
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.85	8.67	7.39	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.17	0.17	0.00	0.00
95th-Percentile Queue Length [ft]	4.41	4.41	4.35	4.35	0.00	0.00
d_A, Approach Delay [s/veh]	9.00		5.41		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.24					
Intersection LOS	A					

**Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd**

Control Type:	Two-way stop	Delay (sec / veh):	9.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.033

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		↑		↑	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	23	54	64	26	14	27
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	23	54	64	26	14	27
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	15	17	7	4	7
Total Analysis Volume [veh/h]	25	59	70	28	15	29
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.91	8.59	7.41	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.20	0.20	0.00	0.00
95th-Percentile Queue Length [ft]	4.48	4.48	5.01	5.01	0.00	0.00
d_A, Approach Delay [s/veh]	8.98		5.29		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.63					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	7.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	8	32	129	6	83	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	32	129	6	83	17
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	35	2	23	5
Total Analysis Volume [veh/h]	9	35	140	7	90	18
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.16	0.60	0.45
95th-Percentile Queue Length [ft]	3.90	15.04	11.17
Approach Delay [s/veh]	7.27	7.94	7.99
Approach LOS	A	A	A
Intersection Delay [s/veh]	7.86		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.3
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	61	10	3	4	5	185	5	39	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	61	10	3	4	5	185	5	39	90	5
Peak Hour Factor	1.0000	0.9200	0.9200	0.9200	0.9200	1.0000	1.0000	1.0000	1.0000	0.9200	1.0000	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	17	3	1	1	1	46	1	11	23	1
Total Analysis Volume [veh/h]	10	4	66	11	3	4	5	185	5	42	90	5
Pedestrian Volume [ped/h]												

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.31	0.07	0.90	0.60
95th-Percentile Queue Length [ft]	7.76	1.83	22.50	14.99
Approach Delay [s/veh]	7.67	7.88	8.60	8.29
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.30			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.0
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.010

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	← T →		← →		← →	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	8	12	24	4	4	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	12	24	4	4	14
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	3	7	1	1	4
Total Analysis Volume [veh/h]	9	13	26	4	4	15
Pedestrian Volume [ped/h]	0	0	0	0	0	0



Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	8.98	8.45	7.29	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.06	0.06	0.00	0.00
95th-Percentile Queue Length [ft]	1.68	1.68	1.43	1.43	0.00	0.00
d_A, Approach Delay [s/veh]	8.67		6.32		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.36					
Intersection LOS	A					



Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.3
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.023

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	18	23	44	5	3	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	23	44	5	3	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	6	12	1	1	6
Total Analysis Volume [veh/h]	20	25	48	5	3	25
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.03	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.27	8.43	7.34	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.10	0.10	0.00	0.00
95th-Percentile Queue Length [ft]	1.80	1.80	2.59	2.59	0.00	0.00
d_A, Approach Delay [s/veh]	8.80		6.65		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.94					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.5
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	13	56	146	16	47	167
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	13	56	146	16	47	167
Peak Hour Factor	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	15	36	4	12	43
Total Analysis Volume [veh/h]	14	58	152	17	49	174
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.29	0.75	1.08
95th-Percentile Queue Length [ft]	7.13	18.66	27.03
Approach Delay [s/veh]	7.77	8.34	8.89
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.52		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	8.6
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	18	6	65	7	3	14	9	144	11	55	126	4
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	6	65	7	3	14	9	144	11	55	126	4
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	18	2	1	4	2	39	3	15	34	1
Total Analysis Volume [veh/h]	20	7	71	8	3	15	10	157	12	60	137	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

	0.41	0.10	0.84	0.99
95th-Percentile Queue Length [veh]	0.41	0.10	0.84	0.99
95th-Percentile Queue Length [ft]	10.27	2.60	20.92	24.65
Approach Delay [s/veh]	8.05	7.81	8.67	8.96
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.62			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.021

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	↔		↔		↔	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	15	35	58	21	17	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	15	35	58	21	17	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	10	16	6	5	6
Total Analysis Volume [veh/h]	16	38	63	23	18	25
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.86	8.68	7.40	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.17	0.17	0.00	0.00
95th-Percentile Queue Length [ft]	4.53	4.53	4.35	4.35	0.00	0.00
d_A, Approach Delay [s/veh]	9.03		5.42		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.21					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 10.0
 Analysis Method: HCM 2010 Level Of Service: B
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.034

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	23	56	72	26	14	27
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	23	56	72	26	14	27
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	15	20	7	4	7
Total Analysis Volume [veh/h]	25	61	78	28	15	29
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.05	8.60	7.42	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.19	0.19	0.22	0.22	0.00	0.00
95th-Percentile Queue Length [ft]	4.64	4.64	5.44	5.44	0.00	0.00
d_A, Approach Delay [s/veh]	9.02		5.46		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.74					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	7.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	9	32	129	7	83	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	32	129	7	83	17
Peak Hour Factor	1.0000	0.9200	0.9200	1.0000	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	35	2	23	5
Total Analysis Volume [veh/h]	9	35	140	7	90	18
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.16	0.60	0.45
95th-Percentile Queue Length [ft]	3.90	15.04	11.17
Approach Delay [s/veh]	7.27	7.94	7.99
Approach LOS	A	A	A
Intersection Delay [s/veh]	7.86		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.3
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	61	11	3	4	5	185	5	40	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	61	11	3	4	5	185	5	40	90	5
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	15	3	1	1	1	46	1	10	23	1
Total Analysis Volume [veh/h]	10	4	61	11	3	4	5	185	5	40	90	5
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes




Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.29	0.07	0.90	0.59
95th-Percentile Queue Length [ft]	7.24	1.83	22.40	14.67
Approach Delay [s/veh]	7.84	7.87	8.57	8.25
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.27			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.0
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.010

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	9	13	27	4	4	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	13	27	4	4	14
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	3	7	1	1	4
Total Analysis Volume [veh/h]	9	13	27	4	4	14
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	8.99	8.45	7.29	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.06	0.06	0.00	0.00
95th-Percentile Queue Length [ft]	1.68	1.68	1.48	1.48	0.00	0.00
d_A, Approach Delay [s/veh]	8.67		6.35		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.46					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.2
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.023

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	←→		←→		←→	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	20	23	44	5	3	26
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	20	23	44	5	3	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	6	11	1	1	7
Total Analysis Volume [veh/h]	20	23	44	5	3	26
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.03	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.22	8.43	7.34	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.07	0.07	0.10	0.10	0.00	0.00
95th-Percentile Queue Length [ft]	1.78	1.78	2.39	2.39	0.00	0.00
d_A, Approach Delay [s/veh]	8.80		6.59		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.79			0.00		
Intersection LOS	A			A		

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.7
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	15	60	164	18	52	187
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	15	60	164	18	52	187
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	15	41	5	13	47
Total Analysis Volume [veh/h]	15	60	164	18	52	187
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.30	0.83	1.20
95th-Percentile Queue Length [ft]	7.58	20.65	29.92
Approach Delay [s/veh]	7.87	8.50	9.10
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.69		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop
Analysis Method: HCM 2010
Analysis Period: 15 minutes
Delay (sec / veh): 8.6
Level Of Service: A

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	20	7	65	8	3	16	10	159	12	59	141	4
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	20	7	65	8	3	16	10	159	12	59	141	4
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	16	2	1	4	3	40	3	15	35	1
Total Analysis Volume [veh/h]	20	7	65	8	3	16	10	159	12	59	141	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.38	0.11	0.85	1.00
95th-Percentile Queue Length [ft]	9.62	2.70	21.17	25.05
Approach Delay [s/veh]	8.04	7.81	8.67	8.97
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.63			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.021

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	←→		←		→	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	16	39	65	24	19	24
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	39	65	24	19	24
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	10	16	6	5	6
Total Analysis Volume [veh/h]	16	39	65	24	19	24
Pedestrian Volume [ped/h]						

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.91	8.69	7.40	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.18	0.18	0.00	0.00
95th-Percentile Queue Length [ft]	4.62	4.62	4.52	4.52	0.00	0.00
d_A, Approach Delay [s/veh]	9.04		5.40		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]				5.23		
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	10.0
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.035

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	←		←		←	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	26	60	72	29	16	30
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	26	60	72	29	16	30
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	15	18	7	4	8
Total Analysis Volume [veh/h]	26	60	72	29	16	30
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.96	8.60	7.42	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.21	0.21	0.00	0.00
95th-Percentile Queue Length [ft]	4.57	4.57	5.18	5.18	0.00	0.00
d_A, Approach Delay [s/veh]	9.01		5.29		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]			5.62			
Intersection LOS			A			

Intersection Level Of Service Report

Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.1
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
	Northbound		Eastbound		Westbound	
Approach						
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	8	32	129	6	83	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	14	62	129	12	113	17
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	17	35	3	31	5
Total Analysis Volume [veh/h]	15	67	140	13	123	18
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.31	0.65	0.63
95th-Percentile Queue Length [ft]	7.78	16.26	15.71
Approach Delay [s/veh]	7.57	8.14	8.38
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.11		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.5
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	53	10	3	4	5	185	5	36	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	26	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	57	10	3	4	5	211	5	40	116	5
Peak Hour Factor	1.0000	0.9200	0.9200	0.9200	1.0000	1.0000	1.0000	1.0000	1.0000	0.9200	1.0000	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	15	3	1	1	1	53	1	11	29	1
Total Analysis Volume [veh/h]	10	4	62	11	3	4	5	211	5	43	116	5
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.30	0.08	1.07	0.75
95th-Percentile Queue Length [ft]	7.58	1.88	26.73	18.76
Approach Delay [s/veh]	7.80	8.01	8.88	8.54
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.56			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	9.7
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.011

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	↔		↔		↔	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	8	12	24	4	4	10
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	48	60	8	8	10
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	13	16	2	2	3
Total Analysis Volume [veh/h]	9	52	65	9	9	11
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.05	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.70	8.61	7.35	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.19	0.19	0.15	0.15	0.00	0.00
95th-Percentile Queue Length [ft]	4.78	4.78	3.64	3.64	0.00	0.00
d_A, Approach Delay [s/veh]	8.77		6.46		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	6.53					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop
 Analysis Method: HCM 2010
 Analysis Period: 15 minutes
 Delay (sec / veh): 9.2
 Level Of Service: A
 Volume to Capacity (v/c): 0.023

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	←		←		←	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	18	20	36	5	3	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	24	40	5	3	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	7	11	1	1	6
Total Analysis Volume [veh/h]	20	26	43	5	3	25
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.03	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.20	8.43	7.33	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.08	0.08	0.09	0.09	0.00	0.00
95th-Percentile Queue Length [ft]	1.88	1.88	2.34	2.34	0.00	0.00
d_A, Approach Delay [s/veh]	8.77		6.57		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.89					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.9
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	13	54	146	16	46	167
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	19	84	146	22	76	167
Peak Hour Factor	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	22	38	6	20	43
Total Analysis Volume [veh/h]	20	88	152	23	79	174
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.46	0.81	1.34
95th-Percentile Queue Length [ft]	11.48	20.15	33.43
Approach Delay [s/veh]	8.13	8.58	9.45
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.90		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	8.9
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	18	6	57	7	3	14	9	142	11	53	126	4
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	26	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	6	61	7	3	14	9	168	11	57	152	4
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	17	2	1	4	2	46	3	15	41	1
Total Analysis Volume [veh/h]	20	7	66	8	3	15	10	183	12	62	165	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.40	0.11	1.01	1.20
95th-Percentile Queue Length [ft]	10.03	2.68	25.18	29.90
Approach Delay [s/veh]	8.20	7.95	8.97	9.31
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.93			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop
Analysis Method: HCM 2010
Analysis Period: 15 minutes
Delay (sec / veh): 10.7
Level Of Service: B
Volume to Capacity (v/c): 0.022

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	14	35	58	21	17	21
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	14	71	94	25	21	21
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	19	26	7	6	6
Total Analysis Volume [veh/h]	15	77	102	27	23	23
Pedestrian Volume [ped/h]						

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.07	0.07	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.73	8.87	7.47	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.32	0.32	0.27	0.27	0.00	0.00
95th-Percentile Queue Length [ft]	7.97	7.97	6.74	6.74	0.00	0.00
d_A, Approach Delay [s/veh]	9.17		5.90		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	6.01					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 10.0
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.034

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	23	54	64	26	14	27
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	23	58	68	26	14	27
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	16	18	7	4	7
Total Analysis Volume [veh/h]	25	63	74	28	15	29
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.99	8.60	7.42	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.19	0.19	0.21	0.21	0.00	0.00
95th-Percentile Queue Length [ft]	4.81	4.81	5.23	5.23	0.00	0.00
d_A, Approach Delay [s/veh]	9.00		5.38		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.73					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	8.1
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	8	32	129	6	83	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	14	62	129	12	113	17
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	17	35	3	31	5
Total Analysis Volume [veh/h]	15	67	140	13	123	18
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.31	0.65	0.63
95th-Percentile Queue Length [ft]	7.78	16.26	15.71
Approach Delay [s/veh]	7.57	8.14	8.38
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.11		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.6
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	61	10	3	4	5	185	5	39	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	25	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	65	10	3	4	5	211	5	43	116	5
Peak Hour Factor	1.0000	0.9200	0.9200	0.9200	0.9200	1.0000	1.0000	1.0000	1.0000	0.9200	1.0000	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	18	3	1	1	1	53	1	12	29	1
Total Analysis Volume [veh/h]	10	4	71	11	3	4	5	211	5	47	116	5
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.34	0.08	1.08	0.78
95th-Percentile Queue Length [ft]	8.57	1.89	26.96	19.48
Approach Delay [s/veh]	7.86	8.04	8.93	8.62
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.61			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.7
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.011

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	8	12	24	4	4	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	48	60	8	8	14
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	13	16	2	2	4
Total Analysis Volume [veh/h]	9	52	65	9	9	15
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.05	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.72	8.62	7.36	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.19	0.19	0.15	0.15	0.00	0.00
95th-Percentile Queue Length [ft]	4.79	4.79	3.66	3.66	0.00	0.00
d_A, Approach Delay [s/veh]	8.78		6.46		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	6.38					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.3
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.024

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	18	23	44	5	3	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	27	48	5	3	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	7	13	1	1	6
Total Analysis Volume [veh/h]	20	29	52	5	3	25
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.03	0.03	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.33	8.44	7.35	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.08	0.08	0.11	0.11	0.00	0.00
95th-Percentile Queue Length [ft]	2.10	2.10	2.80	2.80	0.00	0.00
d_A, Approach Delay [s/veh]	8.80		6.70		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	6.07					
Intersection LOS	A					

Intersection Level Of Service Report

Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.9
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	←→		←		←	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	13	56	146	16	47	167
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	19	86	146	22	77	167
Peak Hour Factor	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	22	38	6	20	43
Total Analysis Volume [veh/h]	20	90	152	23	80	174
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.47	0.81	1.35
95th-Percentile Queue Length [ft]	11.72	20.19	33.68
Approach Delay [s/veh]	8.14	8.59	9.48
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.91		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 9.0
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	18	6	65	7	3	14	9	144	11	55	126	4
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	26	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	18	6	69	7	3	14	9	170	11	59	152	4
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	19	2	1	4	2	46	3	16	41	1
Total Analysis Volume [veh/h]	20	7	75	8	3	15	10	185	12	64	165	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

	0.44	0.11	1.03	1.22
95th-Percentile Queue Length [veh]	0.44	0.11	1.03	1.22
95th-Percentile Queue Length [ft]	11.12	2.69	25.71	30.52
Approach Delay [s/veh]	8.26	7.98	9.04	9.39
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.99			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	10.7
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.024

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	←		←		←	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	15	35	58	21	17	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	15	71	94	25	21	23
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	19	26	7	6	6
Total Analysis Volume [veh/h]	16	77	102	27	23	25
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.07	0.07	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.75	8.88	7.47	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.32	0.32	0.27	0.27	0.00	0.00
95th-Percentile Queue Length [ft]	8.12	8.12	6.75	6.75	0.00	0.00
d_A, Approach Delay [s/veh]	9.20		5.91		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.99					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type:	Two-way stop	Delay (sec / veh):	10.1
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.035

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	23	56	72	26	14	27
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	23	60	76	26	14	27
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	16	21	7	4	7
Total Analysis Volume [veh/h]	25	65	83	28	15	29
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.14	8.61	7.43	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.20	0.20	0.23	0.23	0.00	0.00
95th-Percentile Queue Length [ft]	4.97	4.97	5.72	5.72	0.00	0.00
d_A, Approach Delay [s/veh]	9.03		5.56		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.00		5.84			
Intersection LOS			B			

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type:	All-way stop	Delay (sec / veh):	8.1
Analysis Method:	HCM 2010	Level Of Service:	A
Analysis Period:	15 minutes		

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	9	32	129	7	83	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	15	62	129	13	113	17
Peak Hour Factor	1.0000	0.9200	0.9200	1.0000	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	17	35	3	31	5
Total Analysis Volume [veh/h]	15	67	140	13	123	18
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.31	0.65	0.63
95th-Percentile Queue Length [ft]	7.78	16.26	15.71
Approach Delay [s/veh]	7.57	8.14	8.38
Approach LOS	A	A	A
Intersection Delay [s/veh]	8.11		
Intersection LOS	A		



Intersection Level of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 8.6
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	10	4	61	11	3	4	5	185	5	40	90	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	26	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	4	65	11	3	4	5	211	5	44	116	5
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	1	16	3	1	1	1	53	1	11	29	1
Total Analysis Volume [veh/h]	10	4	65	11	3	4	5	211	5	44	116	5
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

	0.32	0.08	1.07	0.76
95th-Percentile Queue Length [veh]	0.32	0.08	1.07	0.76
95th-Percentile Queue Length [ft]	7.91	1.88	26.80	18.95
Approach Delay [s/veh]	7.82	8.02	8.90	8.56
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.57			
Intersection LOS	A			

Intersection Level Of Service Report

Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 9.7
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.011

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	9	13	27	4	4	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	49	63	8	8	14
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	12	16	2	2	4
Total Analysis Volume [veh/h]	9	49	63	8	8	14
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.05	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.66	8.60	7.35	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.18	0.18	0.14	0.14	0.00	0.00
95th-Percentile Queue Length [ft]	4.54	4.54	3.50	3.50	0.00	0.00
d_A, Approach Delay [s/veh]	8.76		6.52		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	6.43					
Intersection LOS	A					

Intersection Level Of Service Report

Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop
 Analysis Method: HCM 2010
 Analysis Period: 15 minutes
 Delay (sec / veh): 9.3
 Level Of Service: A
 Volume to Capacity (v/c): 0.023

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	20	23	44	5	3	26
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	20	27	48	5	3	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	7	12	1	1	7
Total Analysis Volume [veh/h]	20	27	48	5	3	26
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.03	0.03	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	9.27	8.44	7.34	0.00	0.00	0.00
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.08	0.08	0.10	0.10	0.00	0.00
95th-Percentile Queue Length [ft]	1.95	1.95	2.59	2.59	0.00	0.00
d_A, Approach Delay [s/veh]	8.79		6.65		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.94					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 1: Dry Creek Rd/Yoakim Bridge Rd

Control Type: All-way stop Delay (sec / veh): 9.1
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration	←→		←→		←→	
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	10.00	10.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		50.00		50.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		Dry Creek Rd		Dry Creek Rd	
Base Volume Input [veh/h]	15	60	164	18	52	187
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	30	0	6	30	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	21	90	164	24	82	187
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	23	41	6	21	47
Total Analysis Volume [veh/h]	21	90	164	24	82	187
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.48	0.89	1.47
95th-Percentile Queue Length [ft]	12.06	22.28	36.82
Approach Delay [s/veh]	8.24	8.75	9.70
Approach LOS	A	A	A
Intersection Delay [s/veh]	9.10		
Intersection LOS	A		

Intersection Level Of Service Report
Intersection 2: Dry Creek Rd/Lambert Bridge Rd

Control Type: All-way stop Delay (sec / veh): 9.0
 Analysis Method: HCM 2010 Level Of Service: A
 Analysis Period: 15 minutes

Intersection Setup

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration	+			+			+			+		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00			25.00			50.00			50.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

volumes

Name	Lambert Bridge Rd			Dry Creek Store Driveway			Dry Creek Rd			Dry Creek Rd		
Base Volume Input [veh/h]	20	7	65	8	3	16	10	159	12	59	141	4
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	4	0	0	0	0	26	0	4	26	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	20	7	69	8	3	16	10	185	12	63	167	4
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	5	2	17	2	1	4	3	46	3	16	42	1
Total Analysis Volume [veh/h]	20	7	69	8	3	16	10	185	12	63	167	4
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Lanes

Movement, Approach, & Intersection Results

95th-Percentile Queue Length [veh]	0.42	0.11	1.02	1.22
95th-Percentile Queue Length [ft]	10.42	2.79	25.62	30.57
Approach Delay [s/veh]	8.23	7.96	9.01	9.37
Approach LOS	A	A	A	A
Intersection Delay [s/veh]	8.98			
Intersection LOS	A			

Intersection Level Of Service Report
Intersection 3: W Dry Creek Rd/Yoakim Bridge Rd

Control Type: Two-way stop
 Analysis Method: HCM 2010
 Analysis Period: 15 minutes
 Delay (sec / veh): 10.7
 Level Of Service: B
 Volume to Capacity (v/c): 0.024

Intersection Setup

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	8.00	8.00	8.00	8.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		20.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Yoakim Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	16	39	65	24	19	24
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	36	36	4	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	75	101	28	23	24
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	19	25	7	6	6
Total Analysis Volume [veh/h]	16	75	101	28	23	24
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.07	0.06	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.72	8.87	7.47	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.32	0.32	0.27	0.27	0.00	0.00
95th-Percentile Queue Length [ft]	7.93	7.93	6.75	6.75	0.00	0.00
d_A, Approach Delay [s/veh]	9.20		5.85		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.96					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: W Dry Creek Rd/Lambert Bridge Rd

Control Type: Two-way stop Delay (sec / veh): 10.0
 Analysis Method: HCM 2010 Level Of Service: B
 Analysis Period: 15 minutes Volume to Capacity (v/c): 0.035

Intersection Setup

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration	T		T		T	
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	12.00	12.00
No. of Lanes in Pocket	0	0	0	0	0	0
Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
Speed [mph]	25.00		25.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

volumes

Name	Lambert Bridge Rd		W Dry Creek Rd		W Dry Creek Rd	
Base Volume Input [veh/h]	26	60	72	29	16	30
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Rate	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	4	4	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	26	64	76	29	16	30
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	16	19	7	4	8
Total Analysis Volume [veh/h]	26	64	76	29	16	30
Pedestrian Volume [ped/h]	0	0	0	0	0	0

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	Yes		
Storage Area [veh]	1	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.06	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	10.04	8.61	7.42	0.00	0.00	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh]	0.20	0.20	0.22	0.22	0.00	0.00
95th-Percentile Queue Length [ft]	4.90	4.90	5.40	5.40	0.00	0.00
d_A, Approach Delay [s/veh]	9.02		5.37		0.00	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	5.71					
Intersection LOS	B					

Appendix C

Event Matrices



Winery Event Matrix

Winery: Bella Winery
 Location: 9711 West Dry Creek Road
 Condition: Previous

Event	Number of Guests	Number of events annually	Estimated Month(s) during which events will occur	Day of Week When Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	Guest Trips per Event	No. of Employee Vehicles	Employee Trips per Event	Total Vehicles per Event	Total Vehicles Annually
Barrel Tasting	800	6	March	Fri, Sat, Sun	10:00 AM - 5:00 PM	30	320	640	30	60	350	2100
Passport	500	2	April	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Winter Wine Land	500	2	January	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Wine & Food Affair	500	2	November	Sat, Sun	10:00 AM-5:00 PM	22	200	400	22	44	222	444
Wine Club Holiday Events	300	6	May, July, Nov, Dec	Mon - Sun	11:00 AM - 5:00 PM	14	120	240	14	28	134	804
Wine Club Member Appreciation	300	4	October - June	Mon - Sun	11:00 AM - 5:00 PM	10	120	240	10	20	130	520
Winemaker Dinners	35	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	4	14	28	4	8	18	108
Winemaker Dinners	20	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	3	8	16	3	6	11	66

Total Vehicle Trips 9860
 ADT (260 days/year) 38

Winery Event Matrix

Winery: Bella Winery
 Location: 9711 West Dry Creek Road
 Condition: Proposed

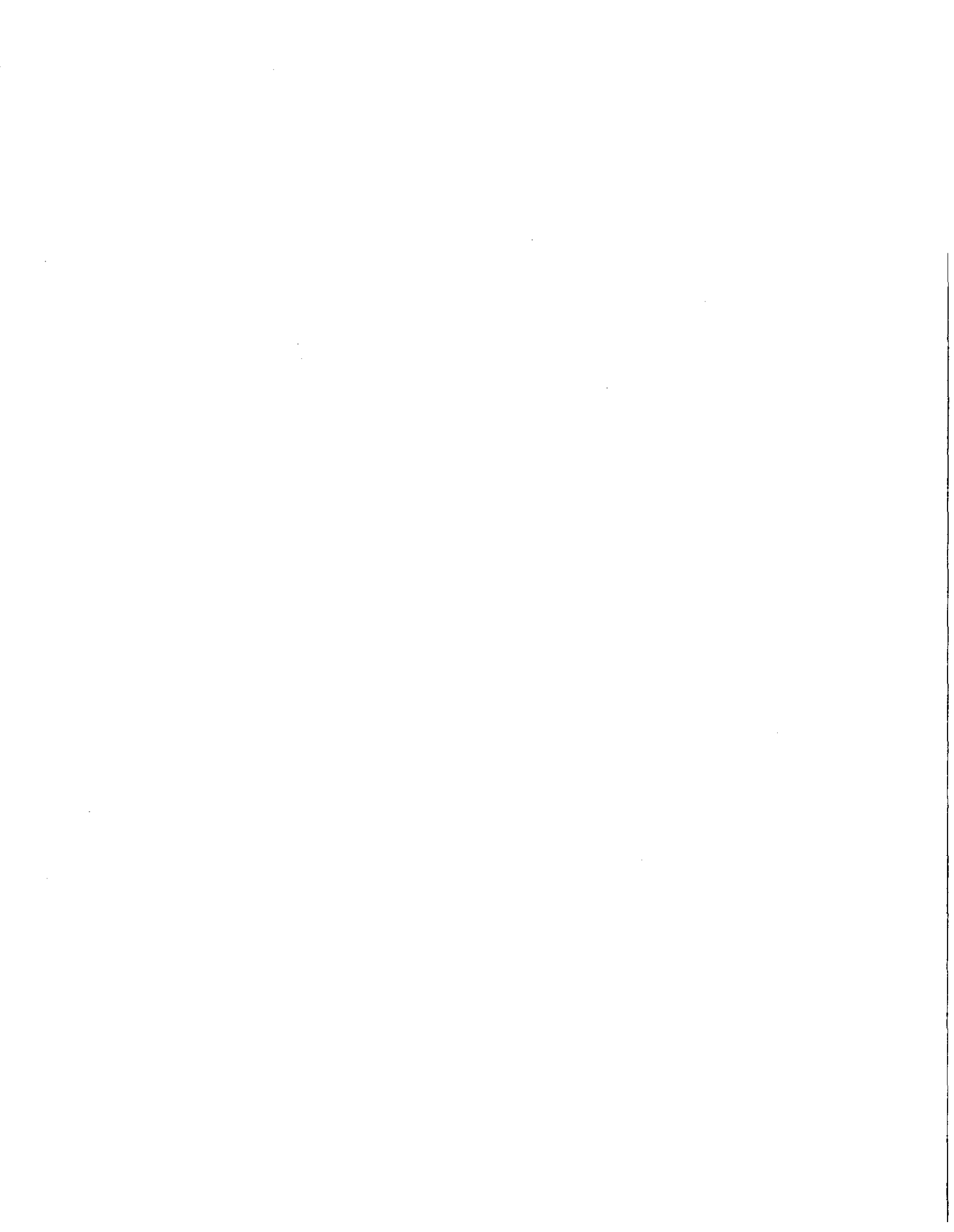
Event	Number of Guests	Number of events annually	Estimated Month(s) during which events will occur	Day of Week when Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	Guest Trips per Event	No. of Employee Vehicles	Employee Trips per Event	Total Vehicles per Event	Total Vehicles Annually
Winter Wine Land Festival	500	2	January	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Passport	500	2	April	Sat, Sun	10:00 AM - 5:00 PM	22	200	400	22	44	222	444
Wine & Food Affair	500	2	November	Sat, Sun	10:00 AM-5:00 PM	22	200	400	22	44	222	444
County-wide Industry events	200	4	January - December	Sat, Sun	10:00 AM - 5:00 PM	14	80	160	14	28	94	376
Wine Club Holiday Events	300	4	May, July, Nov, Dec	Mon - Sun	11:00 AM - 5:00 PM	14	120	240	14	28	134	536
Wine Club Member Appreciation	300	2	October - June	Mon - Sun	11:00 AM - 5:00 PM	10	120	240	10	20	130	260
Winemaker Dinners	35	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	4	14	28	4	8	18	108
Winemaker Dinners	20	6	January - December	Mon - Sun	6:00 PM - 9:30 PM	3	8	16	3	6	11	66

Total Vehicle Trips 5356
 ADT (260 days/year) 21

Appendix D

Speed Survey Data





SPEED

W Dry Creek Rd 140' W/O Bella Winery Dwy

Day: Saturday
Date: 7/15/2017

City: Healdsburg
Project #: CA17_7560_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:00	0	1	0	1	0	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	1	1	1	0	0	0	0	0	0	0	0	0	3
10:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
14:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
15:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
16:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	3	0	0	0	0	0	0	0	0	0	0	3
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		5	12	2										19
% of Totals		26%	63%	11%										100%

AM Volumes	0	3	6	2	0	0	0	0	0	0	0	0	0	11
% AM		16%	32%	11%										58%
AM Peak Hour		03:00		03:00										09:00
Volume		1	1	1										3
PM Volumes	0	2	6	0	0	0	0	0	0	0	0	0	0	8
% PM		11%	32%											42%
PM Peak Hour		13:00	17:00											17:00
Volume		1	3											3
Directional Peak Periods		AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes			
All Speeds		Volume		%	Volume		%	Volume		%	Volume		%	
		0	↔	0%	1	↔	5%	5	↔	26%	13	↔	68%	

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	18	22	22	25	28	19
W Dry Creek Rd	West Bound	18	23	23	27	29	21

SPEED

W Dry Creek Rd 140' W/O Bella Winery Dwy

Day: Sunday
Date: 7/16/2017

City: Healdsburg
Project #: CA17_7560_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
09:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
12:00 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	2
13:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
14:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
15:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
16:00	0	2	1	0	0	0	0	0	0	0	0	0	0	3
17:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
18:00	1	0	1	0	0	0	0	0	0	0	0	0	0	2
19:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
20:00	0	1	3	0	0	0	0	0	0	0	0	0	0	4
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	3	7	11	3										24
% of Totals	13%	29%	46%	13%										100%

AM Volumes	1	3	0	1	0	0	0	0	0	0	0	0	0	5
% AM	4%	13%		4%										21%
AM Peak Hour	09:00	07:00		04:00										04:00
Volume	1	1		1										1
PM Volumes	2	4	11	2	0	0	0	0	0	0	0	0	0	19
% PM	8%	17%	46%	8%										79%
PM Peak Hour	12:00	16:00	20:00	13:00										20:00
Volume	1	2	3	1										4
Directional Peak Periods				AM 7-9		NOON 12-2			PM 4-6			Off Peak Volumes		
All Speeds				Volume	%	Volume	%	Volume	%	Volume	%			
				2	8%	3	13%	5	21%	14	58%			

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	15	21	20	25	28	24
W Dry Creek Rd	West Bound	17	22	22	25	28	21

SPEED

W Dry Creek Rd 140' W/O Bella Winery Dwy

Day: Monday
Date: 7/17/2017

City: Healdsburg
Project #: CA17_7560_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
08:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
09:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
10:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
11:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
12:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		4	8	2	2									16
% of Totals		25%	50%	13%	13%									100%

AM Volumes	0	3	6	1	1	0	0	0	0	0	0	0	0	11	
% AM		19%	38%	6%	6%									69%	
AM Peak Hour		07:00	03:00	09:00	07:00									07:00	
Volume		1	1	1	1									2	
PM Volumes	0	1	2	1	1	0	0	0	0	0	0	0	0	5	
% PM		6%	13%	6%	6%									31%	
PM Peak Hour		12:00	15:00	16:00	20:00									16:00	
Volume		1	1	1	1									2	
Directional Peak Periods		AM 7-9				NOON 12-2				PM 4-6				Off Peak Volumes	
All Speeds		Volume		%	Volume		%	Volume		%	Volume		%		
		3	↔	19%	1	↔	6%	2	↔	13%	10	↔	63%		

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	18	23	23	29	33	16
W Dry Creek Rd	West Bound	15	21	20	25	28	14

SPEED

W Dry Creek Rd 140' W/O Bella Winery Dwy

Day: Tuesday
Date: 7/18/2017

City: Healdsburg
Project #: CA17_7560_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	0	2	1	0	0	0	0	0	0	0	0	0	3
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
10:00	1	1	2	0	0	0	0	0	0	0	0	0	0	4
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	1
13:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
14:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1
15:00	0	2	0	0	0	0	0	0	0	0	0	0	0	2
16:00	0	1	0	1	0	0	0	0	0	0	0	0	0	2
17:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
18:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
19:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
20:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
21:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals	3	8	18	3										32
% of Totals	9%	25%	56%	9%										100%

AM Volumes	1	3	7	2	0	0	0	0	0	0	0	0	0	13
% AM	3%	9%	22%	6%										41%
AM Peak Hour	10:00	06:00	07:00	03:00										10:00
Volume	1	1	2	1										4
PM Volumes	2	5	11	1	0	0	0	0	0	0	0	0	0	19
% PM	6%	16%	34%	3%										59%
PM Peak Hour	12:00	15:00	17:00	16:00										13:00
Volume	1	2	2	1										2

Directional Peak Periods	AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes	
All Speeds	Volume	%	Volume	%	Volume	%	Volume	%
	3	↔ 9%	3	↔ 9%	4	↔ 13%	22	↔ 69%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	16	21	21	25	27	32
W Dry Creek Rd	West Bound	16	21	20	25	27	31

SPEED

W Dry Creek Rd 250' E/O Bella Winery Dwy

Day: Saturday
Date: 7/15/2017

City: Healdsburg
Project #: CA17_7560_002w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	1	0	1	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
07:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
08:00	0	1	2	1	1	1	0	0	0	0	0	0	0	6
09:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2
10:00	0	1	2	5	1	0	0	0	0	0	0	0	0	9
11:00	1	2	5	2	0	0	0	0	0	0	0	0	0	10
12:00 PM	2	2	6	5	1	0	0	0	0	0	0	0	0	16
13:00	0	1	7	7	2	1	0	0	0	0	0	0	0	18
14:00	0	2	5	10	0	0	0	0	0	0	0	0	0	17
15:00	0	4	10	7	2	0	0	0	0	0	0	0	0	23
16:00	0	0	1	1	1	0	0	0	0	0	0	0	0	3
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	1	0	1	0	0	0	0	0	0	0	0	0	0	2
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
21:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
22:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals	4	14	46	41	10	3								118
% of Totals	3%	12%	39%	35%	8%	3%								100%

AM Volumes	1	4	14	9	4	2	0	0	0	0	0	0	0	34		
% AM	1%	3%	12%	8%	3%	2%								29%		
AM Peak Hour	11:00	11:00	11:00	10:00	03:00	06:00								11:00		
Volume	1	2	5	5	1	1								10		
PM Volumes	3	10	32	32	6	1	0	0	0	0	0	0	0	84		
% PM	3%	8%	27%	27%	5%	1%								71%		
PM Peak Hour	12:00	15:00	15:00	14:00	13:00	13:00								15:00		
Volume	2	4	10	10	2	1								23		
Directional Peak Periods		AM 7-9				NOON 12-2			PM 4-6			Off Peak Volumes				
All Speeds		Volume	↔		%	Volume	↔		%	Volume	↔		%	Volume	↔	
		7			6%	34			29%	3			3%	74		

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	18	23	23	28	30	118
W Dry Creek Rd	West Bound	20	24	24	29	34	118

SPEED

W Dry Creek Rd 250' E/O Bella Winery Dwy

Day: Sunday
Date: 7/16/2017

City: Healdsburg
Project #: CA17_7560_002w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3
10:00	0	1	6	2	2	0	0	0	0	0	0	0	0	11
11:00	0	0	5	6	0	0	0	0	0	0	0	0	0	11
12:00 PM	0	2	5	5	0	1	0	0	0	0	0	0	0	13
13:00	0	2	4	4	0	0	0	0	0	0	0	0	0	10
14:00	0	0	4	5	2	0	0	0	0	0	0	0	0	11
15:00	3	0	3	3	1	1	0	0	0	0	0	0	0	11
16:00	0	3	3	0	0	0	0	0	0	0	0	0	0	6
17:00	0	5	5	1	2	0	0	0	0	0	0	0	0	13
18:00	0	1	0	0	2	0	0	0	0	0	0	0	0	3
19:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
20:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
21:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	3	15	37	29	10	3								97
% of Totals	3%	15%	38%	30%	10%	3%								100%

AM Volumes	0	1	11	10	3	1	0	0	0	0	0	0	0	26	
% AM		1%	11%	10%	3%	1%								27%	
AM Peak Hour		10:00	10:00	11:00	10:00	09:00								10:00	
Volume		1	6	6	2	1								11	
PM Volumes	3	14	26	19	7	2	0	0	0	0	0	0	0	71	
% PM	3%	14%	27%	20%	7%	2%								73%	
PM Peak Hour	15:00	17:00	12:00	12:00	14:00	12:00								12:00	
Volume	3	5	5	5	2	1								13	
Directional Peak Periods		AM 7-9				NOON 12-2				PM 4-6		Off Peak Volumes			
All Speeds		Volume		%		Volume		%		Volume		%	Volume	%	
		1	↔	1%		23	↔	24%		19	↔	20%	54	↔	56%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	17	23	23	29	33	95
W Dry Creek Rd	West Bound	19	24	24	30	34	97

SPEED

W Dry Creek Rd 250' E/O Bella Winery Dwy

Day: Monday
Date: 7/17/2017

City: Healdsburg
Project #: CA17_7560_002w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	2	3	2	1	0	0	0	0	0	0	0	0	8
08:00	1	0	2	3	1	0	0	0	0	0	0	0	0	7
09:00	0	0	2	2	1	0	0	0	0	0	0	0	0	5
10:00	0	1	0	1	0	0	0	0	0	0	0	0	0	2
11:00	1	2	6	3	0	0	0	0	0	0	0	0	0	12
12:00 PM	0	2	3	3	1	0	0	0	0	0	0	0	0	9
13:00	1	3	3	1	0	0	0	0	0	0	0	0	0	8
14:00	0	0	1	3	1	0	0	0	0	0	0	0	0	5
15:00	0	2	5	1	0	0	0	0	0	0	0	0	0	8
16:00	1	1	4	1	1	0	0	0	0	0	0	0	0	8
17:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
20:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals	6	14	30	21	8									79
% of Totals	8%	18%	38%	27%	10%									100%

AM Volumes	3	6	14	11	3	0	0	0	0	0	0	0	0	37
% AM	4%	8%	18%	14%	4%									47%
AM Peak Hour	06:00	07:00	11:00	08:00	07:00									11:00
Volume	1	2	6	3	1									12
PM Volumes	3	8	16	10	5	0	0	0	0	0	0	0	0	42
% PM	4%	10%	20%	13%	6%									53%
PM Peak Hour	13:00	13:00	15:00	12:00	12:00									12:00
Volume	1	3	5	3	1									9
Directional Peak Periods			AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes					
All Speeds			Volume	%	Volume	%	Volume	%	Volume	%	Volume	%	Volume	%
			15	19%	17	22%	9	11%	38	48%				

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	17	24	23	29	33	78
W Dry Creek Rd	West Bound	17	23	23	29	33	79

SPEED

W Dry Creek Rd 250' E/O Bella Winery Dwy

Day: Tuesday
Date: 7/18/2017

City: Healdsburg
Project #: CA17_7560_002w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	4	2	0	1	0	0	0	0	0	0	0	0	7
06:00	1	2	0	0	1	0	0	0	0	0	0	0	0	4
07:00	4	3	0	0	0	0	0	0	0	0	0	0	0	7
08:00	0	1	2	1	2	0	0	0	0	0	0	0	0	6
09:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2
10:00	0	1	3	1	1	0	0	0	0	0	0	0	0	6
11:00	1	2	3	0	1	0	0	0	0	0	0	0	0	7
12:00 PM	0	3	2	3	1	0	0	0	0	0	0	0	0	9
13:00	1	3	5	1	4	0	0	0	0	0	0	0	0	14
14:00	1	0	6	1	0	0	0	0	0	0	0	0	0	8
15:00	1	6	1	2	0	0	0	0	0	0	0	0	0	10
16:00	1	2	4	1	0	0	0	0	0	0	0	0	0	8
17:00	1	0	2	0	0	0	0	0	0	0	0	0	0	3
18:00	0	1	1	1	0	0	0	0	0	0	0	0	0	2
19:00	0	1	1	2	0	0	0	0	0	0	0	0	0	4
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	11	29	34	14	11									99
% of Totals	11%	29%	34%	14%	11%									100%

AM Volumes	6	13	10	4	6	0	0	0	0	0	0	0	0	39
% AM	6%	13%	10%	4%	6%									39%
AM Peak Hour	07:00	05:00	10:00	09:00	08:00									05:00
Volume	4	4	3	2	2									7
PM Volumes	5	16	24	10	5	0	0	0	0	0	0	0	0	60
% PM	5%	16%	24%	10%	5%									61%
PM Peak Hour	13:00	15:00	14:00	12:00	13:00									13:00
Volume	1	6	6	3	4									14

Directional Peak Periods All Speeds	AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes	
	Volume	%	Volume	%	Volume	%	Volume	%
	13	↔ 13%	23	↔ 23%	11	↔ 11%	52	↔ 53%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
W Dry Creek Rd	East Bound	16	23	23	29	34	97
W Dry Creek Rd	West Bound	16	21	21	29	33	99

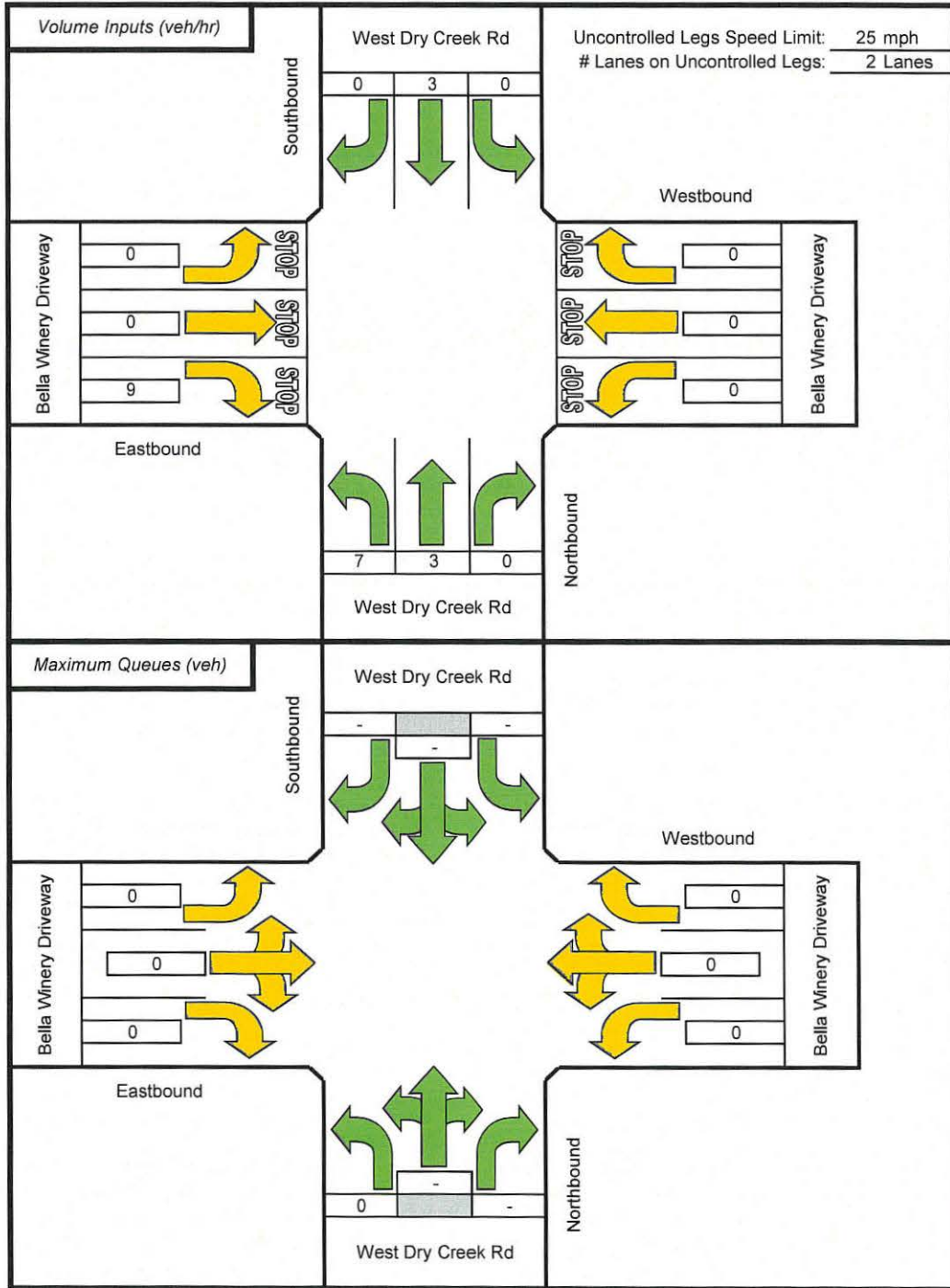
Appendix E

Queuing Calculations

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

Scenario: Wkday PM Existing
 Stop Controlled Legs: East/West

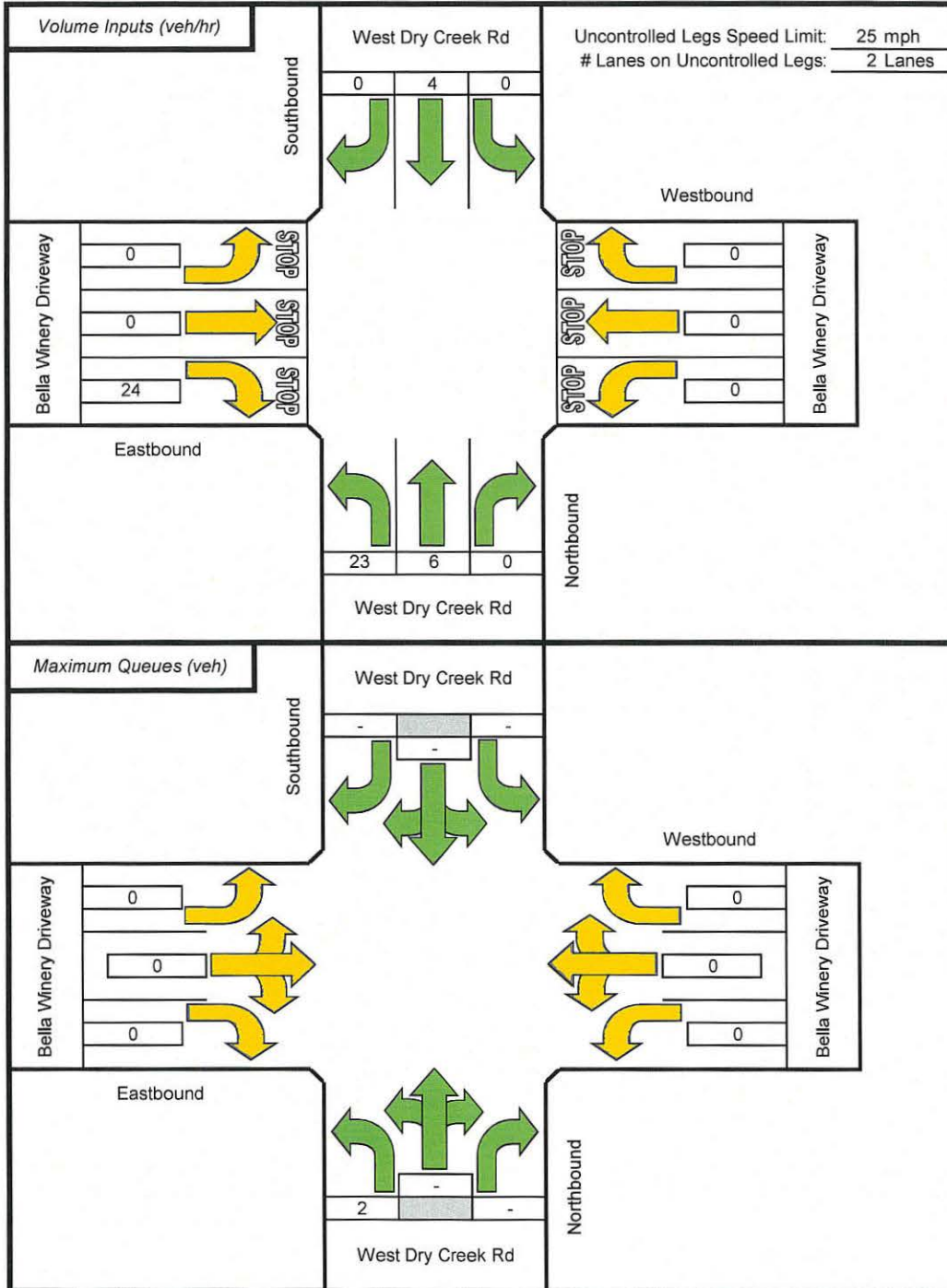


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

Scenario: Wknd Existing
 Stop Controlled Legs: East/West

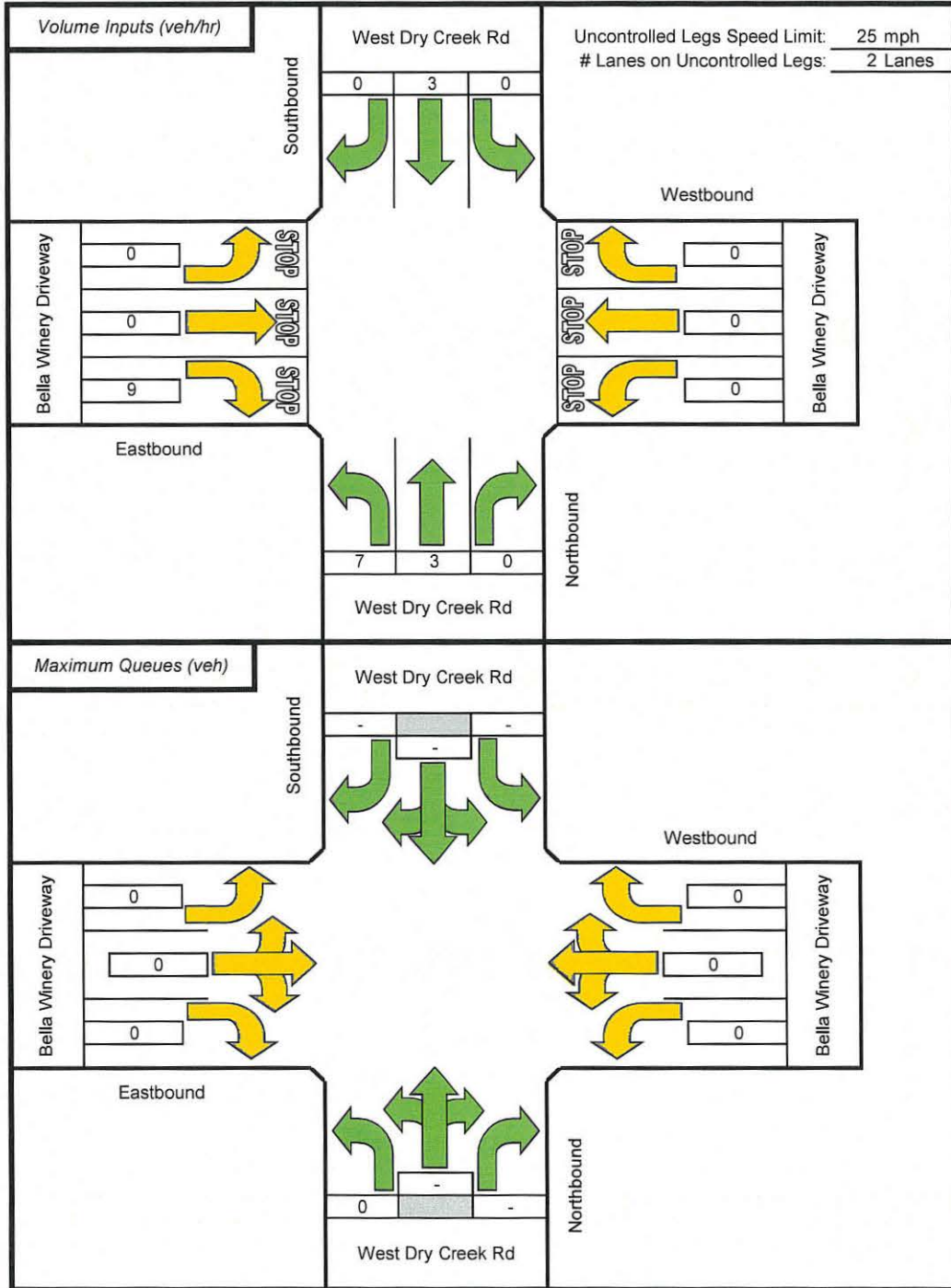


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
Side Street: Bella Winery Driveway

Scenario: Wkday PM Exist+ Approved
Stop Controlled Legs: East/West

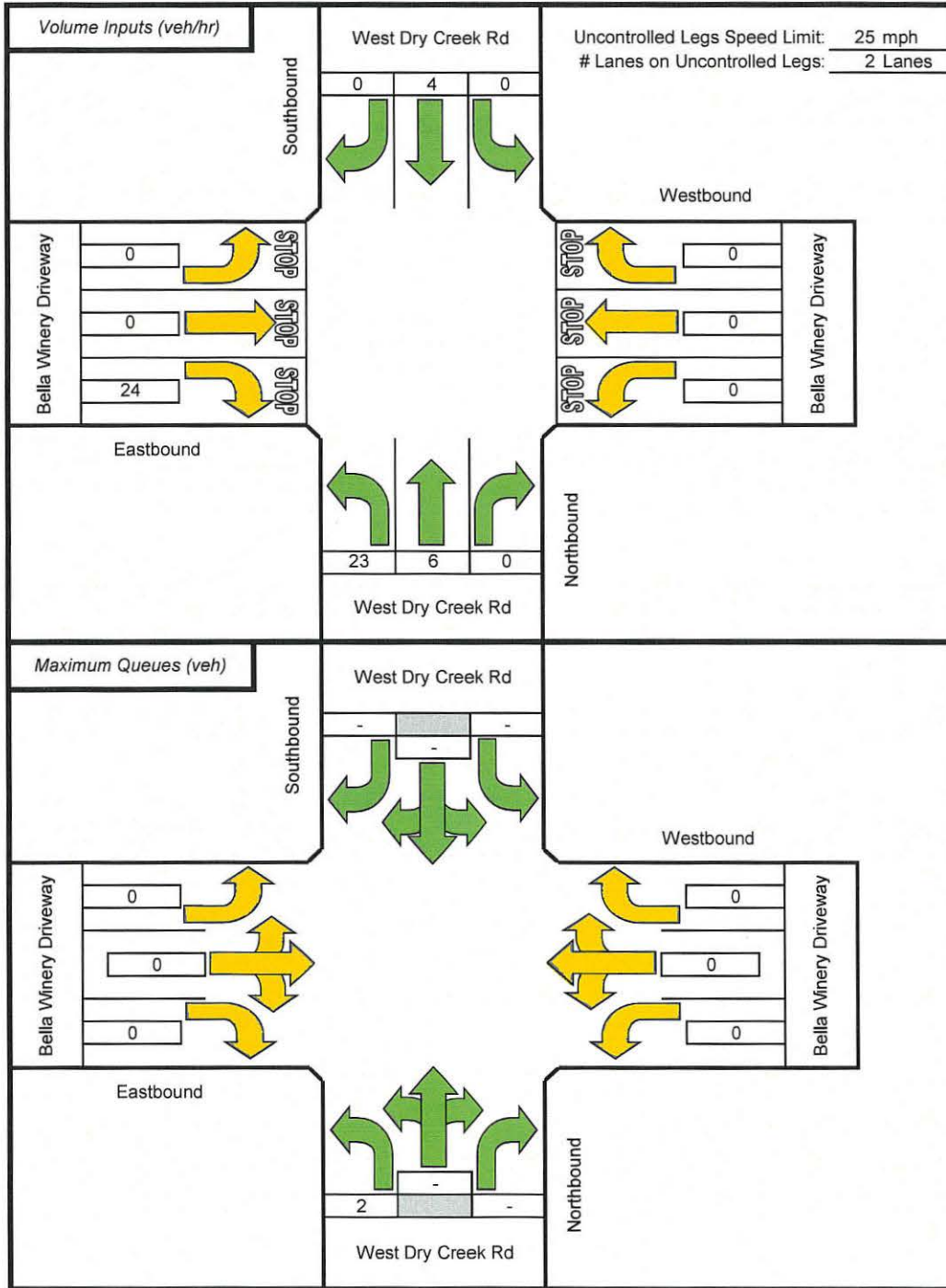


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
Side Street: Bella Winery Driveway

Scenario: Wknd Exist + Approved
Stop Controlled Legs: East/West

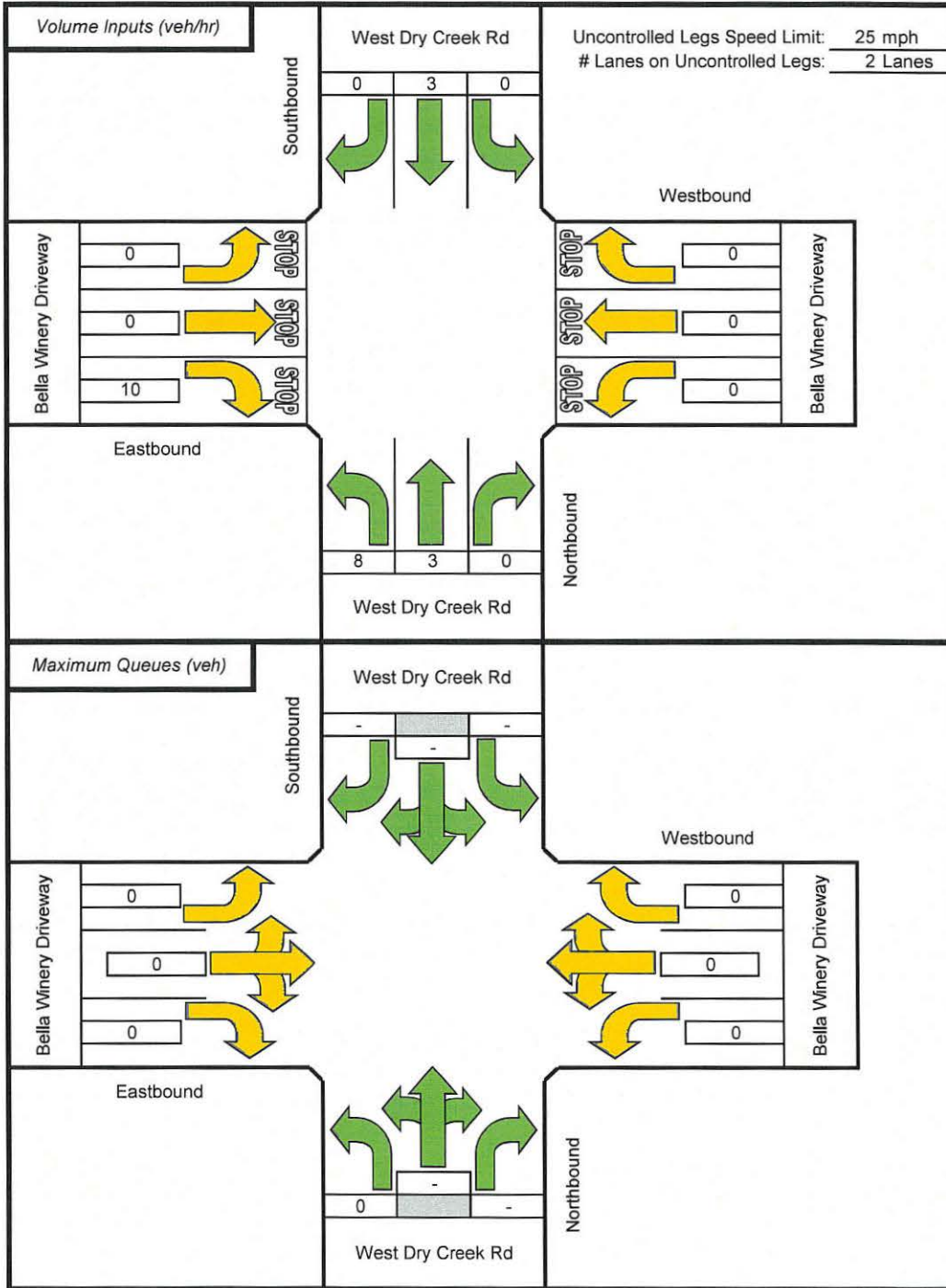


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
Side Street: Bella Winery Driveway

Scenario: Wkday PM Future
Stop Controlled Legs: East/West

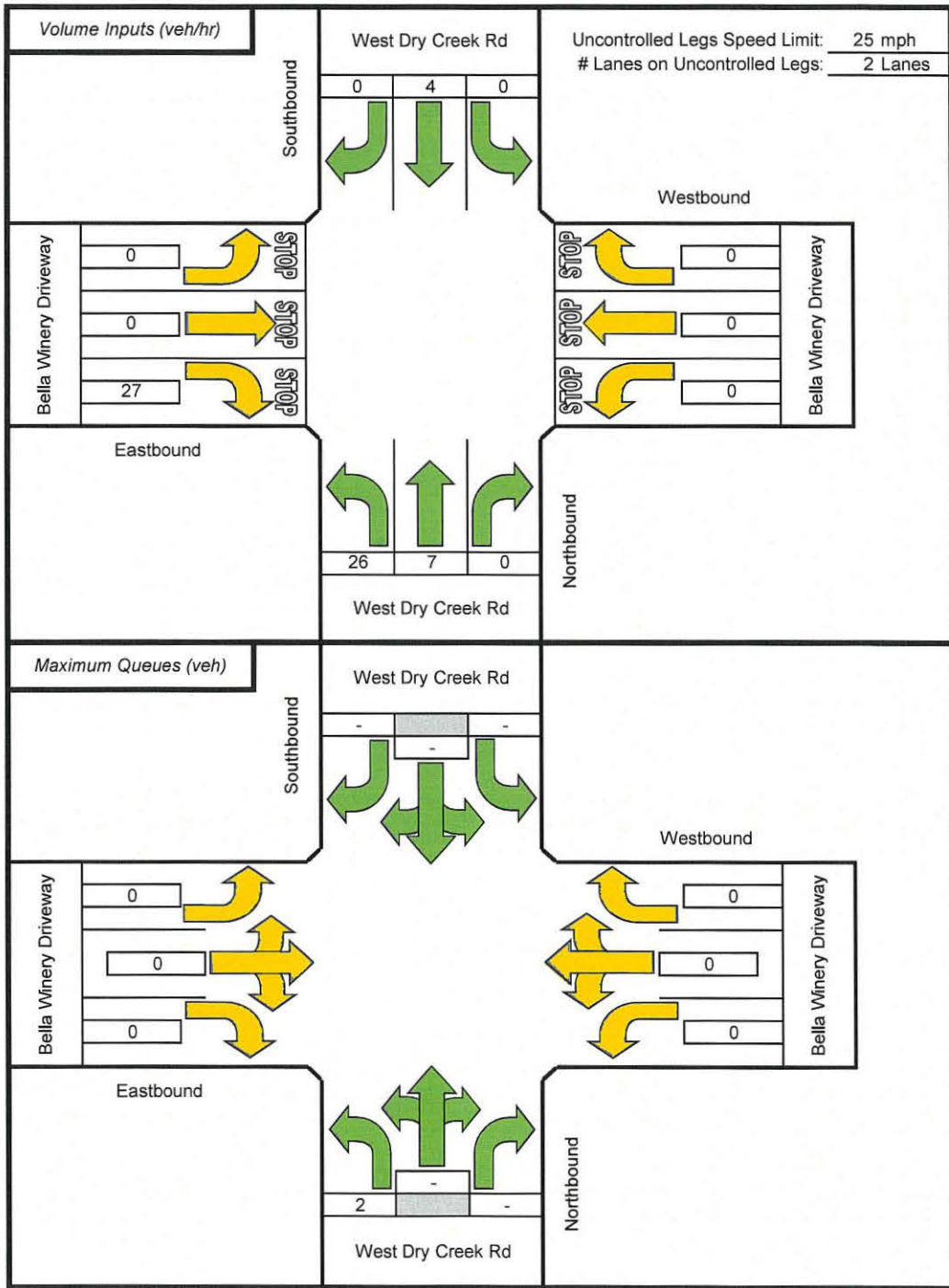


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

Scenario: Wknd Future
 Stop Controlled Legs: East/West

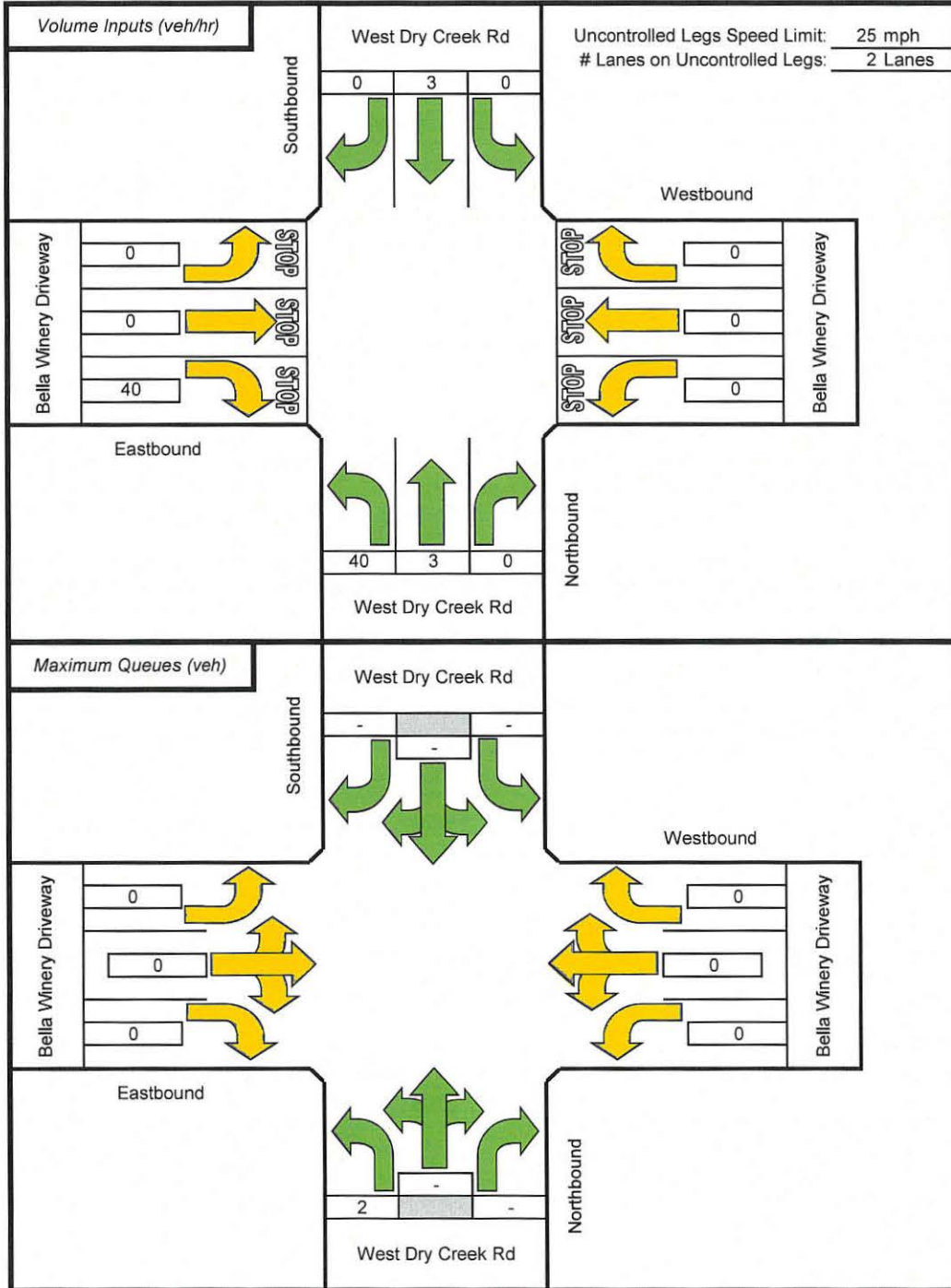


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

Scenario: Wkday PM Existing + Proj
 Stop Controlled Legs: East/West

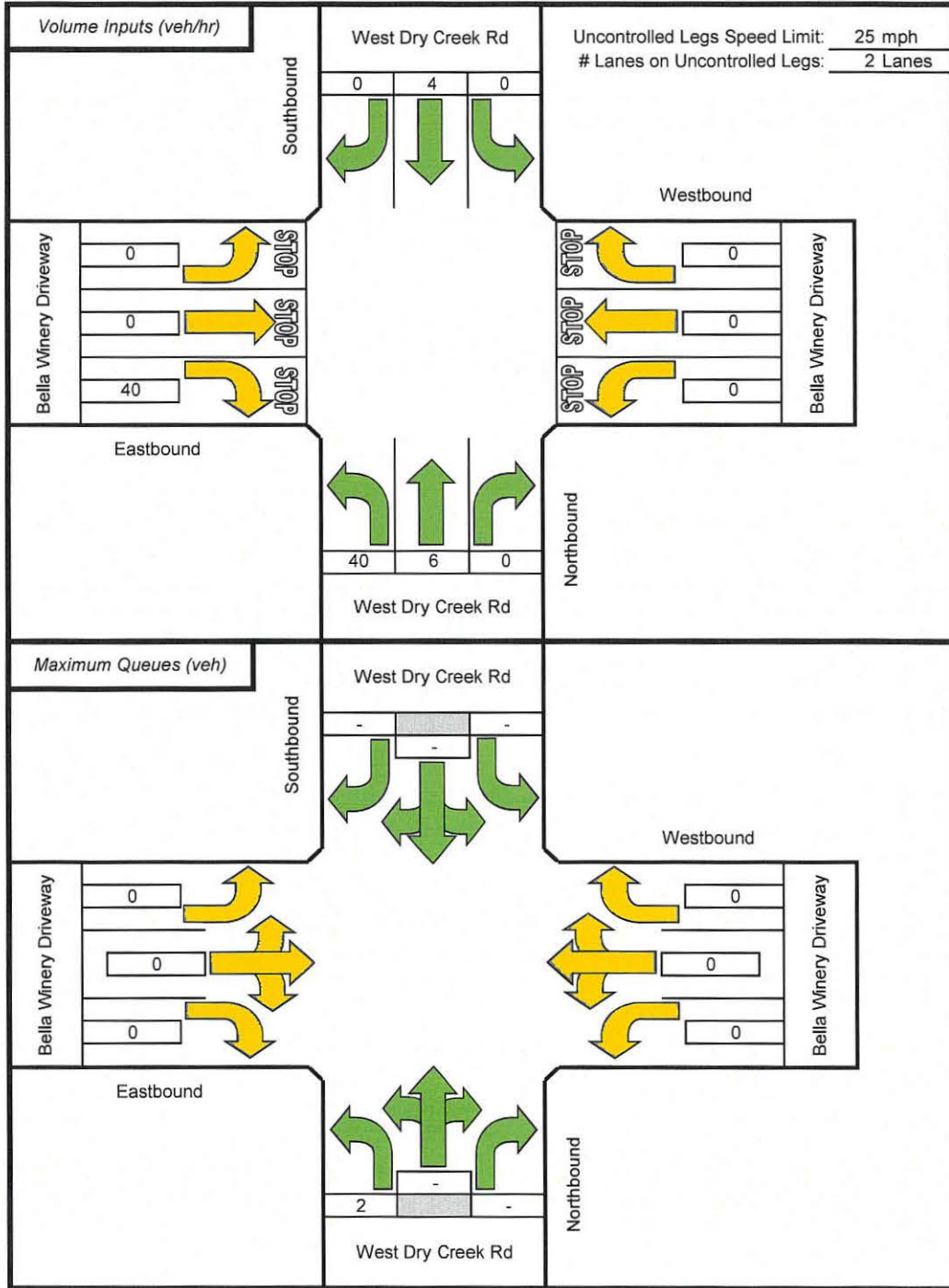


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

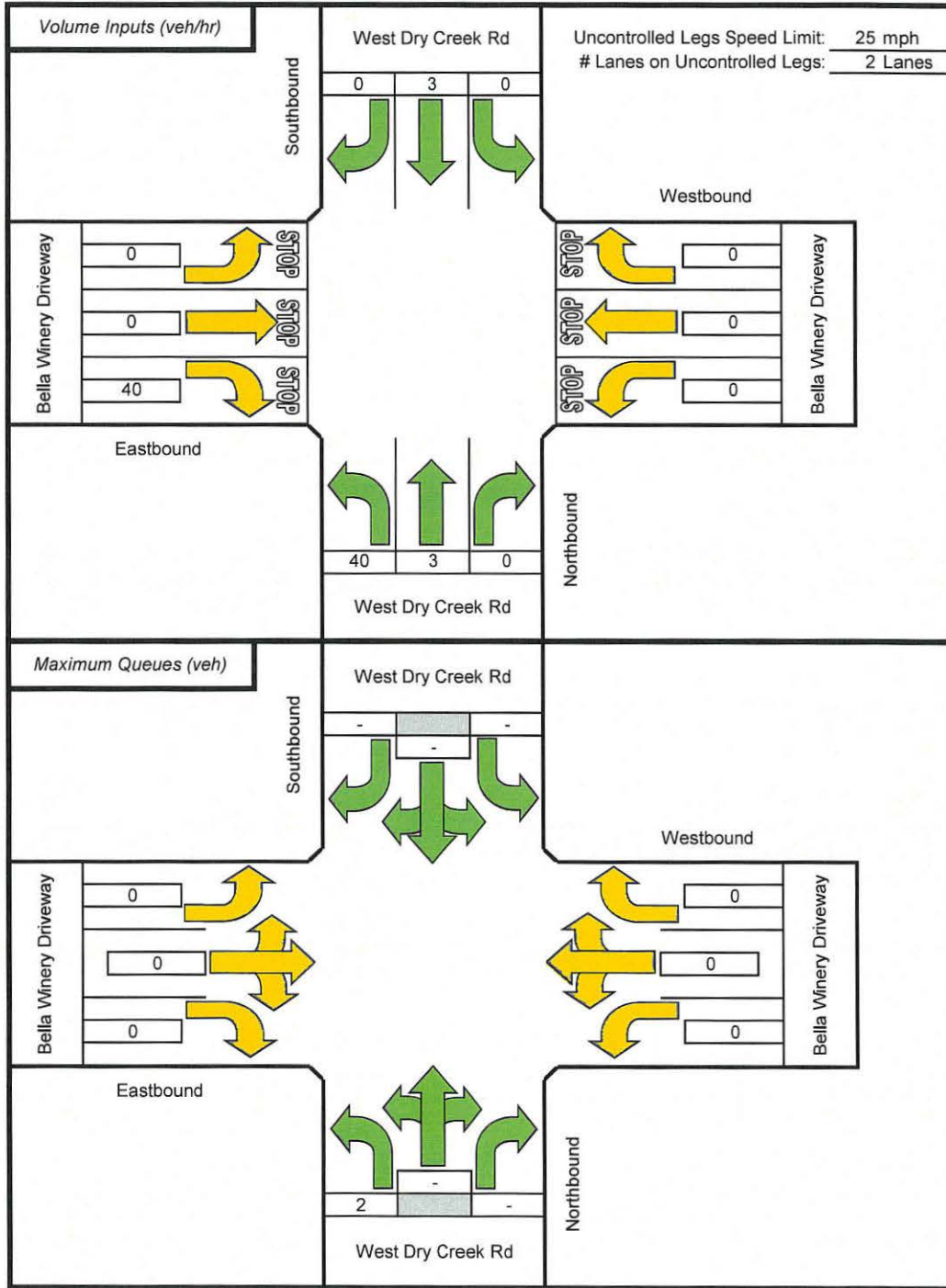
Scenario: Wknd Existing + Project
 Stop Controlled Legs: East/West



Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd Scenario: Wkday PM Exist+ Appr + Proj
 Side Street: Bella Winery Driveway Stop Controlled Legs: East/West

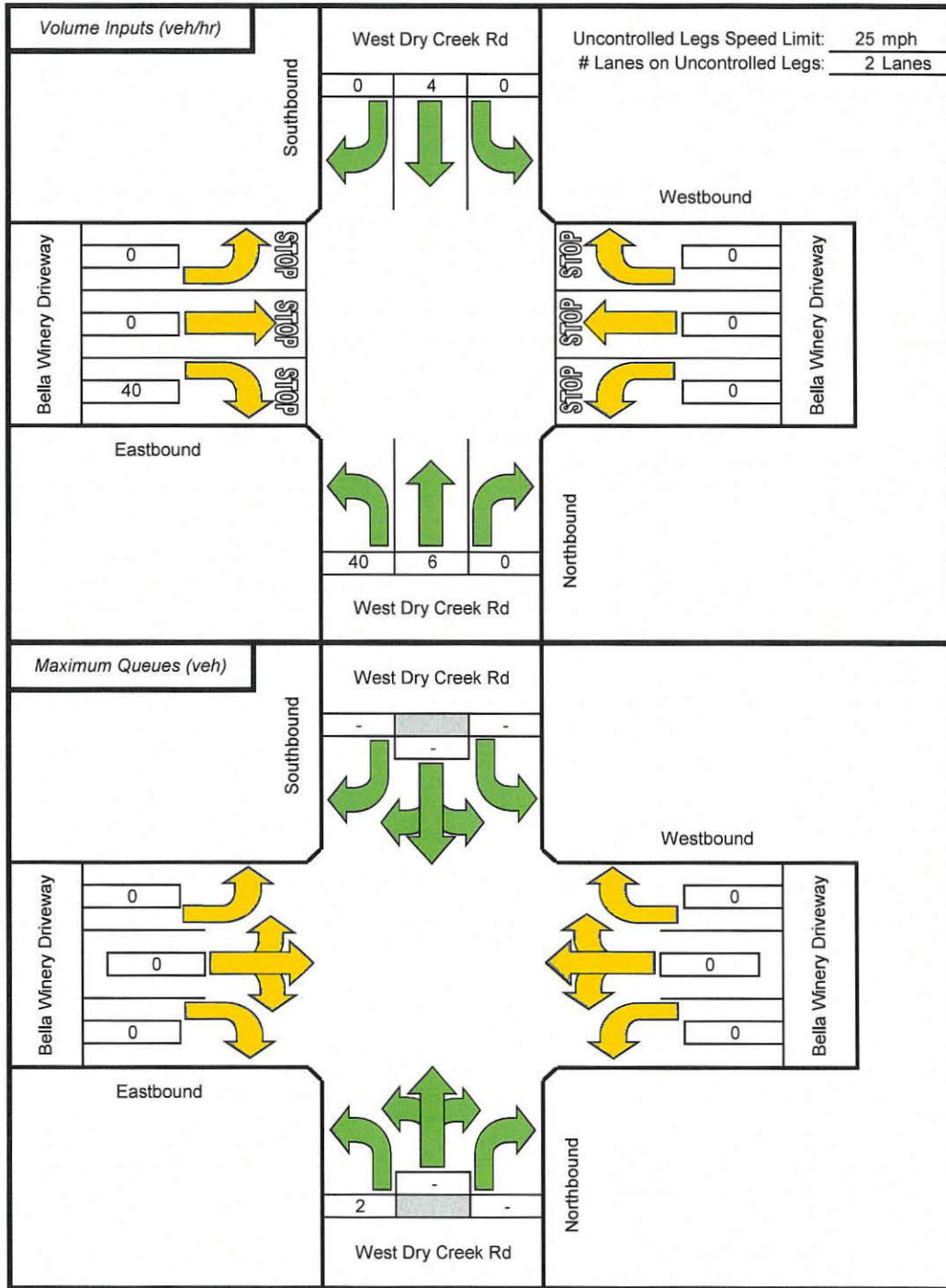


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
Side Street: Bella Winery Driveway

Scenario: Wknd Exist + Appr + Proj
Stop Controlled Legs: East/West

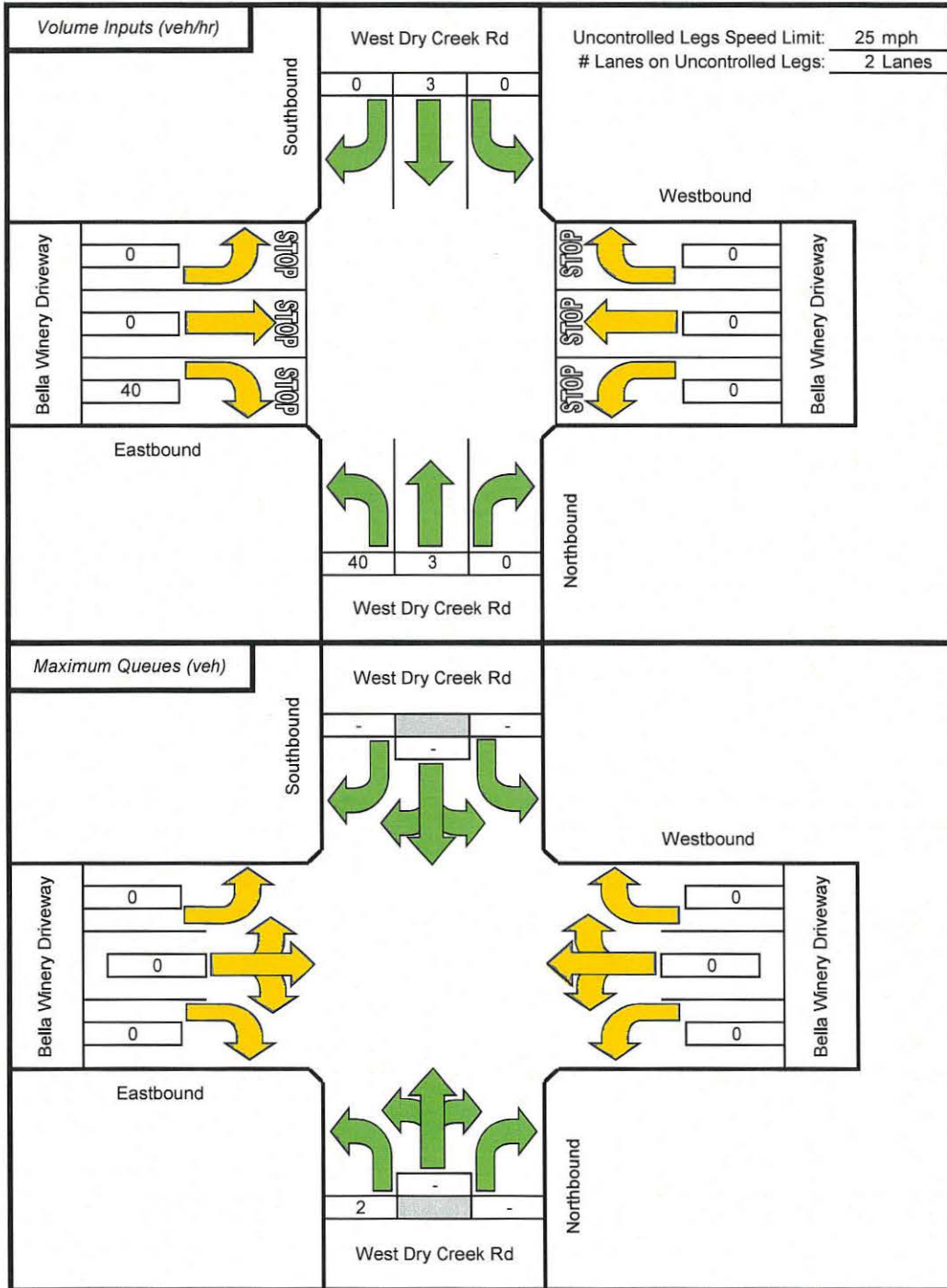


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
 Side Street: Bella Winery Driveway

Scenario: Wkday PM Future + Project
 Stop Controlled Legs: East/West

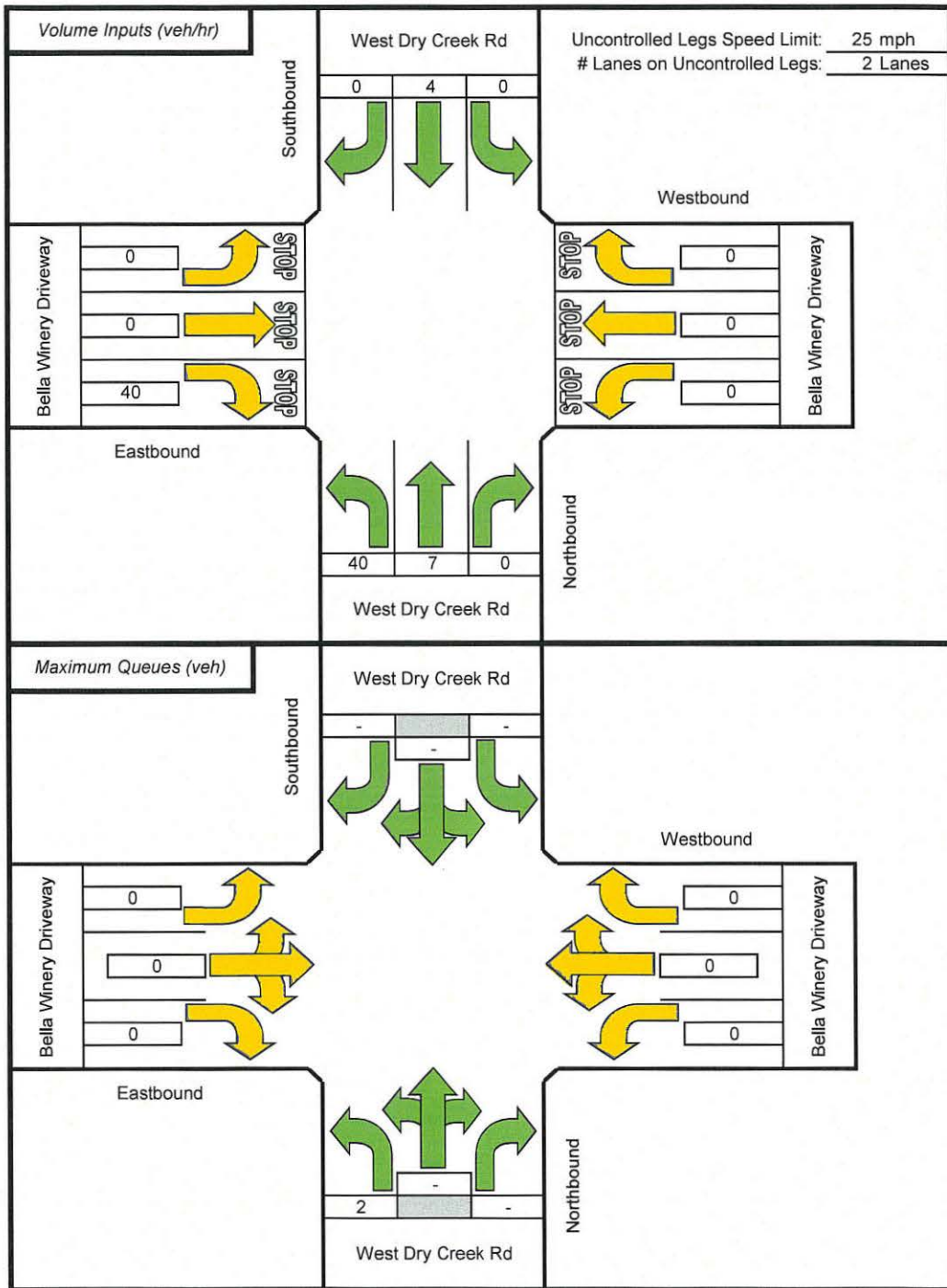


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: West Dry Creek Rd
Side Street: Bella Winery Driveway

Scenario: Wknd Future + Project
Stop Controlled Legs: East/West



Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Appendix F

Bella Vineyards Safety Plans

Bella Vineyards Event Safety Plan

April 21, 2017

To insure road safety, Bella will apply the following conditions during (2) promotional events, (3) holiday weekends and (3) industry wide events:

- 1) 2-5 parking attendants hired from a professional parking company.
- 2) 1 additional staff member designated as a guest counter.
- 3) "No bus" policy for events to keep bigger vehicles off the road.
- 4) Events will be an "open house" format to insure that guests are spread out through the day.
- 5) There will be no "main event" – again to make sure there is not a cluster of people at any one time. If something is happening (for example, grape stomp), it will happen more than once throughout the day.
- 6) Car turn around will occur in the parking lot only or turnaround area adjacent to the driveway, not on the street.
- 7) Parking will be in the parking lot or overflow lot only, not in the street
- 8) Clear parking signs will be maintained to provide extra directional assistance. Signs will provide directional assistance, clearly mark overflow parking and fire lanes.
- 9) Vineyard gate to overflow parking area adjacent to West Dry Creek Road will remain open at every event to prevent road queuing.

In addition, promotional events:

- 1) will limit size to no more than 100 guests at any time
- 2) will occur only in non-peak months (September-May)
- 3) will require guests to have an official reservation and/or ticket (preferably with a small fee to better control RSVP list) to insure that there are not additional guests arriving over the 100 person count.
- 4) may have at least 2 reservation time slots throughout the day to further insure that people aren't arriving in too large of clusters.

Bella Vineyards Parking Safety Plan

April 21, 2017

To insure road safety, Bella will apply the following conditions regarding proposed onsite parking areas for their winery located at 9711 West Dry Creek Road:

The winery has 5 proposed parking areas to accommodate various size groups:

- 1) **Main Lot A** - 8 spots (1 accessible, with 1 additional accessible spot located directly next to the tasting room)
- 2) **Overflow|Event Lot B** - 45 spots
- 3) **Overflow|Event Lot C** - 25 spots
- 4) **Employee|Vendor Lot D** - 20 spots
- 5) **Turnaround E** - 6-car access

1) **Main Lot A** is an existing 8 spot parking area that is designated for daily tasting room traffic and was approved with the original use permit, UPE 99-0088.

2) **Overflow|Event lot B** has 45 spots and will be used as the main overflow lot for all events. This proposed overflow parking area is located across the street from the winery (APN 139-140-001) and the area will be managed by professional parking attendants and a traffic crossing guard. As noted on sheet UP2, all proposed parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. This lot provides adequate room for cars to enter, drive through, and exit. Riparian set back has been determined for this lot by a topo map prepared by Pete Jackson and the area is properly marked and roped off.

3) **Overflow|Event lot C** has 25 spots and will be used as the secondary overflow area located south of the main winery entrance contains 25 parking spaces. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this overflow parking ranges from 47' to 95' wide, and only 25' is required for backing up, and only 25' is required for backing up, there is adequate room for cars to enter and exit.

This area is adjacent to West Dry Creek Road and located 437 feet before the main driveway and is easily accessed by doublewide vineyard gates that already exist as a truck loading area. Because it can be readily accessed, and is located approximately 17 car lengths (25' car length) before the main driveway, this area can also be used as a turnoff to eliminate any potential queuing.

Additionally, with the large width of 47 to 95' noted, coupled with the overall 216'

length of this overflow parking, approximately 8 extra cars could be accommodated in this vicinity, even if all parking spots were occupied. This would allow cars to turn off the public road and provide a second turn off to eliminate any public road queuing.

4) **Employee|Vendor Lot D** has 20 spots above the winery designated for employees or vendors that arrive before guests and leave after guests depart. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this existing gravel parking lot are approximately 100' wide by 140' long, and only 25' is required for backing up, there is adequate room for cars to enter, exit, and turn around. These 20 spots are in a flat dirt/gravel area that is not within the vineyard. It is our truck turnaround /loading area so a large, flat radius exists.

5) **Turnaround E** is 52 feet by 65 feet in dimension and is located adjacent to both the main drive and West Dry Creek Road. This existing turnaround located in the front of the winery meets the minimum 24' turning radius for a passenger car. This allows for 6 cars to be stacked within this turnaround to eliminate potential queuing. The area is flat, graveled and is not located within the vineyards.

Overflow Lot C and Turnaround E create two new "turnoffs" to address any queuing concerns.

Please see sheets UP1 through UP3, reissued 4-21-17, for greater detail.

The maximum number of parking spaces that would be needed on-site to accommodate employees and visitors for the largest industry wide event is 72 spots. This was estimated based on the County's standard vehicle occupancies of one employee or 2.5 visitors per vehicle. The 105 parking spots planned is more than adequate for the largest event, as well as having enough room to prevent queuing or emergency vehicles.

Proposal includes:

- 1) For any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding appropriate parking.
- 2) For larger events with 100 or more guests anticipated, 3 to 5 professional parking attendants will be employed.
- 3) For larger events with 100 or more guests anticipated, a guest counter and traffic crossing guard will be employed.
- 4) For larger industry wide events, winery will work with the industry organization to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.
- 5) In addition to the two proposed turnarounds (8 cars in the LOT C and 6 cars in Turnaround E) as traffic control measures to eliminate any queuing and road impact, Bella winery will station a parking attendant at the intersection of West Dry Creek Road and Yoakim Bridge should the parking lots reach 95% capacity. The attendant will have a 48" x 36" sign to notify drivers that the winery's lot is

full to avoid any unnecessary traffic travelling to the winery.

- 6) Tickets will be used to insure that guests stay within the 100 guest count.
- 7) Vehicles will not be instructed to turn around on the public road.
- 8) An emergency plan will be employed at events with 1 Bella staff member designated as Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.



May 9, 2017

VIA HAND DELIVERY

Traci Tesconi, Supervising Planner
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95401

Re: Bella Winery

Dear Traci,

Attached please find the following documents in response to the comments made by DTPW (received March 8, 2017) regarding the Bella Traffic Study:

1. Memorandum from Lynn Adams which details the responses;
2. Final Traffic Impact Study;
3. Emergency Incident Report of July 19, 2015; and
4. Letter from C.P.A. Valet Premier Parking Service.

As you will note from Lynn Adam's memorandum, we have made significant changes in order to address the issues raised:

- All parking and turnoff areas have been labeled A-E for clarity.
- A large second overflow guest parking area (LOT C) has been added with a width of 47' to 95' and an overall length of 216'. Lot C is directly adjacent to (and accessible by) West Dry Creek Road and provides parking for 25 event guests as well as an 8-car turnout 17 car lengths before the driveway to directly address any potential queuing. Coupled with the 6-car turnout previously proposed at the driveway, the revised plan allows 15 cars to turn to eliminate any on road queuing and to insure emergency access.
- All vineyard parking is eliminated and relocated.

Traci Tesconi, Supervising Planner
Sonoma County PRMD
May 9, 2017
Page 2

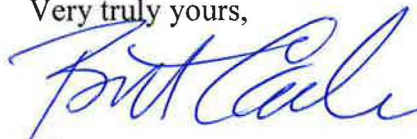
- For events over 100, we have added a crossing guard at the event Lot B, as well as added parking personnel at the intersection of West Dry Creek Road and Yoakim Bridge Road.
- There is both a detailed Event Plan and Parking Plan. Together, both plans address traffic flow and safety.
- New signage is proposed (additional existing signage to be maintained).
- Additional studies and details were added to the report as requested.

We have attached the report verified by the Geyserville Fire Department. It relates to an emergency incident that occurred on a busy summer Sunday. It notes that they arrived in nine minutes from the time the 911 call was received. We feel this is valuable, as traffic reports can arrive at conclusions based on industry accepted data analysis, but here we have an actual event with a busy Sunday and there were no issues for fire truck or ambulance timely arrival.

We appreciate the comments received and Lynn Adams told me she feels the revisions are very valuable to their project and goals.

Please let us know if there are any further comments or concerns.

Very truly yours,



Willard A. Carle III

WAC/lm

cc: John McCarthy – Deputy Director, DTPW
Andrew Manalastas – Assistant Engineer, DTPW
Dalene Whitlock – Principal, W-Trans

Memorandum

To: Traci Tesconi – Supervising Planner, PRMD
From: Lynn Adams – Bella Vineyards

Copy: John McCarthy – Deputy Director, DTPW, | Andrew Manalastas – Assistant Engineer, DTPW | Dalene Whitlock – Principal, W-Trans
Date: May 8, 2017
File No: UPE16-0046
Subject: Response to TPW comments from March 8, 2017 | Bella Traffic Study

General Comments

- 1. The study does not discuss the specific nature of the on-site parking in regards to the provided site plan. It appears some of the proposed on-site parking is in the vineyards. How will patrons wishing to leave be able to exit when parked between the vineyards with other parked vehicles?***

We have adjusted the plan and removed the upper parking that was proposed for overflow guests along the vineyard rows. In addition, we have added a second overflow guest parking area (LOT C) that is directly adjacent to (and accessible by) West Dry Creek Road. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this overflow parking ranges from 47' to 95' wide, and only 25' is required for backing up, and only 25' is required for backing up, there is adequate room for cars to enter and exit

LOT C addresses three critical points:

- LOT C is adjacent to West Dry Creek Road and located 437 feet **before** the main driveway and is easily accessed by doublewide vineyard gates that already exist as a truck loading area. The area is flat and is unobstructed by vineyards.
- As LOT C can be readily accessed, and is located approximately 17 car lengths (25' per car) before the main driveway, this area can also be used as a turnoff to eliminate any potential queuing. With the large width of 47 to 95' noted, coupled with the overall 216' length of this overflow parking, approximately 8 extra cars could be accommodated in this vicinity, even if all parking spots were occupied. This would allow cars to turn off the public road and provide a second turn off location (in conjunction with the previously proposed 6 car TURNOFF E) to eliminate any public road queuing.
- LOT D (above the winery) has decreased in size and is now only proposed for employee and vendor parking. Because there are less spots needed in LOT D, the lot is now completely clear of the vineyards. In addition, since there is no guest

parking above the winery, this eliminates any potential for cars to travel through an event space.

2. ***There is inadequate discussion regarding the width of West Dry Creek Road between Yoakim Bridge Road and the project site. Analyze the potential safety hazards and impacts of adding concentrated event traffic on this narrow road section and the crossing over Pena Creek, including impacts to emergency vehicle access along this road segment. There is increased potential for conflicts from opposing movements. Please analyze and discuss potential mitigations, such as parking restrictions, warning signage, road widening, construction of turnouts, etc.***

Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions.

Under both current conditions and the anticipated future volumes, the study intersections are expected to operate acceptably at LOS A overall and on all side-street approaches, and at peak periods.

A review of collision data for the segment of West Dry Creek Road west of Yoakim Bridge Road revealed that there were no collisions reported during the more than thirteen years for which data is available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. It is noted that SWITRS data includes all collisions, whether the parties involved are one or two vehicles, a vehicle and a bicycle, a bicyclist only, or a vehicle and pedestrian.

On-site circulation and emergency access are expected to operate acceptably:

- There is sufficient space in flat shoulder areas and driveways along West Dry Creek Road to allow approaching vehicles to pull out and pass safely. Historically, emergency vehicles were able to navigate the roads without a problem on a busy summer weekend with 125 guests. The emergency report is attached for historical data to show access with a safe and timely response rate and was verified by the Geyserville Fire Department records.
- Project has an adequate proposed Emergency Plan for event days. The Emergency Plan will be employed at events with 1 Bella staff member designated as Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.
- The two turnout areas provided in the project for a total of 14 cars (in LOT C and TURNAROUND E) allow any and all cars to immediately be pulled off the road in the case of an emergency.

Although West Dry Creek Road adjacent to the project site is considered

substandard in terms of width (averaging 16' width before the Pena Creek Bridge and 14' after), there have been no reported collisions in the last 13 years and drivers are navigating the road safely. Furthermore, there is a low posted traffic speed of 25 MPH along West Dry Creek Road, that further decreases to 20 MPH at the Pena Creek Bridge.

In addition to the on site parking crew that the winery will employ on site for any event over 100 people, a reservation/ticketing system would be used to make sure additional traffic is not heading to the site. In addition, a parking crewmember will be stationed at the West Dry Creek Road/Yoakim Bridge Road intersection to redirect vehicles from the site when capacity is reached to avoid additional traffic to the winery and off the Pena Creek Bridge.

3. ***The queuing analysis does show a left-turn queue of up to 2 cars at the project driveway. Please analyze potential mitigations such as road widening along the project's frontage to allow through movements the ability to pass queued left-turns at the project driveway.***

In order to avoid queuing on the road, two turn-off areas adjacent to the road are proposed. As noted above, LOT C is 47' to 95' wide and 216' in length; there is sufficient room for 25 cars parking, with an additional 8-car turnout to keep cars off the road. At the driveway, there is a second 6-car turnout that is 52 feet by 65 feet in dimension. In addition, the two turnouts are 17 car lengths apart, avoiding potential queuing.

4. ***The study should provide a recommendation for on-site bicycle parking.***

Bicycle facilities serving the project site includes 8 spot bicycle parking provided on-site adjacent to the caves are adequate given the anticipated demand. They are located on the accessible path off of the parking lot that allows safe access.

5. ***The study does not look at the pedestrian impacts, specifically from the overflow parking on the other side of West Dry Creek Road from the project entrance. This potentially places substantial amount of pedestrians unprotected within the road. Please analyze the pedestrian circulation from the overflow parking to the project site and propose mitigations to address pedestrian safety.***

West Dry Creek is a dead-end road to the north, with only 4 residences past the drive so there is very little traffic travelling north past the entrance to LOT A and B.

Some pedestrian traffic will be generated between the overflow parking lot and the winery tasting room during event days. However, a pedestrian pathway exists across from the overflow parking lot (LOT B) to the tasting room. The pathway is located 410 feet north of the main drive, and 60 feet north of the overflow Lot B entrance so it is far out of the car traffic flow.

A traffic guard will be stationed for road crossing during events, and two additional employees will be positioned at the trailhead for check-in to provide additional pedestrian safety. The traffic guard would also be tasked with stopping vehicular traffic to allow pedestrians to cross. Given the minimal volume of pedestrian traffic that is anticipated together with the very low volume of traffic on the roadway and deployment of traffic control and parking personnel, use of the road by pedestrians is expected to be adequate.

- 6. Parking attendants during events should also be available at the intersection of West Dry Creek Road/Yoakim Bridge Road versus at just the project driveway where the turning away of vehicles in the middle of West Dry Creek Road is not ideal. Please submit a detailed Parking and Traffic Management Plan to be incorporated into the project.***

While the Road Study has found that the two proposed turnarounds (8 cars in the LOT C and 6 cars in Turnaround E) as traffic control measures are **expected to eliminate any queuing and thereby any impact** (page 24), Bella winery proposes stationing a parking attendant at the intersection of West Dry Creek Road and Yoakim Bridge should the parking lots reach 95% capacity. The attendant will have a 48" x 36" sign to notify drivers that the winery's lot is full to avoid any unnecessary traffic travelling to the winery.

Please see detailed Parking and Traffic Management Plan included in study.

Specific Comments

- 1. Please include a trip distribution figure and clear explanation for the chosen distribution.***
- 2. Please provide a tabulation of the 95th percentile queue length(s) for each turning movement at each study location and analysis scenario within the main body of the study.***
- 3. Only queuing worksheets for future + project were included. Please also include the worksheets for existing, existing + project, and future analysis scenarios.***

Page 17, Table 7, Trip Generation Summary – Does the listed event trip generation account for employees/staff? Even if so, it should be broken down further to show each visitor and employee/staff trip generation.

Page 20, Paragraph 3, Queuing – Please revise this paragraph. Queuing should not be stated to not be a relevant issue.

The specific comments above have been addressed and the report has been amended.

ACCIDENT/INCIDENT REPORT FORM

Date of incident: 7/19/15 Time: 2:00 AM/PM

Name of injured person: Ernie Melonas

Address: Ventura, CA

Phone Number(s): 805 890-7117

Date of birth: 1939 Male Female

Who was injured person?(circle one) Passenger System Employee Guest 130

Type of injury: Fainted

Details of incident: Guest was with wife & friends eating lunch & passed out. Had a history of similar occurrence. Called 911 and Fire Dept arrived and assessed then called ambulance since he was still feeling faint & nauseous.

Injury requires physician/hospital visit? Yes No

Name of physician/hospital: Healdsburg Hospital

Address: _____

Physician/hospital phone number: _____

Signature of injured party _____

Date

*No medical attention was desired and/or required.

Signature of injured party _____

Date

Return this form to Safety Coordinator within 24 hours of incident.

Lt James Tovan of Geysville Fire Dept.

2:07 Notified

2:16 At Scene



April 21, 2017

To whom it may concern,

CPA Valet is the premier parking and shuttle company servicing local Sonoma County and the wider Bay Area. As a company, we simply strive to give superior professional service with the utmost focus on safety. We have been in business for over 20 years and have been awarded the opportunity to service many hotels, hospitals, wineries, restaurants, weddings, special events, corporate functions, concerts and country clubs with exceptional service.

We have established a consistent and long track record with our customers by standing behind the word "Certified". Each person is carefully screened and references are checked in detail. We train our staff to keep the flow of traffic moving in a safe and efficient way.

CPA Valet, a professional parking company has been retained by Bella Vineyards for all of their events since 2008. The winery has consistently shown an exceptional regard for safety and customer service, requesting the same managers at their events for consistency and site knowledge. Since Bella has two ample overflow parking areas, we have been able to keep the cars moving without road queuing or any county road parking. Since their events are often an "open house" format, we find that there is a consistent flow of traffic that is easy for us to guide to designate parking areas. Their turnaround circle allows us to easily and quickly move cars onto the property instead of allowing them to idle on the county road.

CPA Valet has worked with Bella on many occasions – from the larger industry events such as Barrel Tasting and Passport where they have hired a 5 person parking crew, to smaller holiday weekends such as Valentine's Day where they will employ 2 of our attendants. Even after Bella stopped doing events in 2014, they have used our services for the larger weekend events or holiday weekends just to anticipate any additional cars on the road which we believe shows their commitment to road and customer safety.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick & Soraya Aughney".

Patrick and Soraya Aughney
CPA Valet - Proprietors

Environmental Noise Assessment

Bella Vineyards and Wine Caves Events

Sonoma County, California

BAC Job # 2016-160

Prepared For:

Bella Vineyards and Wine Caves

Attn: Ms. Lynn Adams
9711 West Dry Creek Road
Healdsburg, CA 95448

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

March 19, 2018



Introduction

The proposed Bella Vineyards and Wine Caves Events (project) is located at 9711 West Dry Creek Road in Healdsburg (Sonoma County), California. Please see Figure 1 for a site aerial.

The winery proposes to hold promotional and industry-wide events on the property, which include 10 industry-wide events and 6 ag-promotional events, in addition to up to 24 lunches/dinners. According to project representatives, outdoor amplified music is requested during the 10 industry wide events and 6 ag-promotional events (16 total events). Music is typically a 4 or 5 piece bluegrass band, consisting of a guitar, bass, fiddle, banjo (possible) and vocals. Amplified music is not requested during the 24 lunches/dinners. Figure 2 shows the lawn area where amplified music would occur during the industry-wide events.

In addition to industry-wide events, some of the project lunches may occur on an upper portion of the property at the location shown on Figure 3, whereas the other lunch events could occur within the lawn area identified in Figure 2. All dinners would occur within the cave. Noise would be generated during the lunches by event patrons (voice), and by a vehicle (Pinzgauer) used to conduct winery tours and to transport patrons to the upper redwood grove area. During events, four separate parking areas would be available. Those locations, which are identified on Figure 4, would accommodate 100 vehicles.

Due to the potential noise generation of the outdoor events relative to nearby noise-sensitive uses, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare a noise assessment for this project. Specifically, the purpose of this analysis is to predict event-related noise levels at the noise-sensitive property lines, and to compare those levels against the applicable County of Sonoma noise standards.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 5 shows common noise levels associated with various sources.

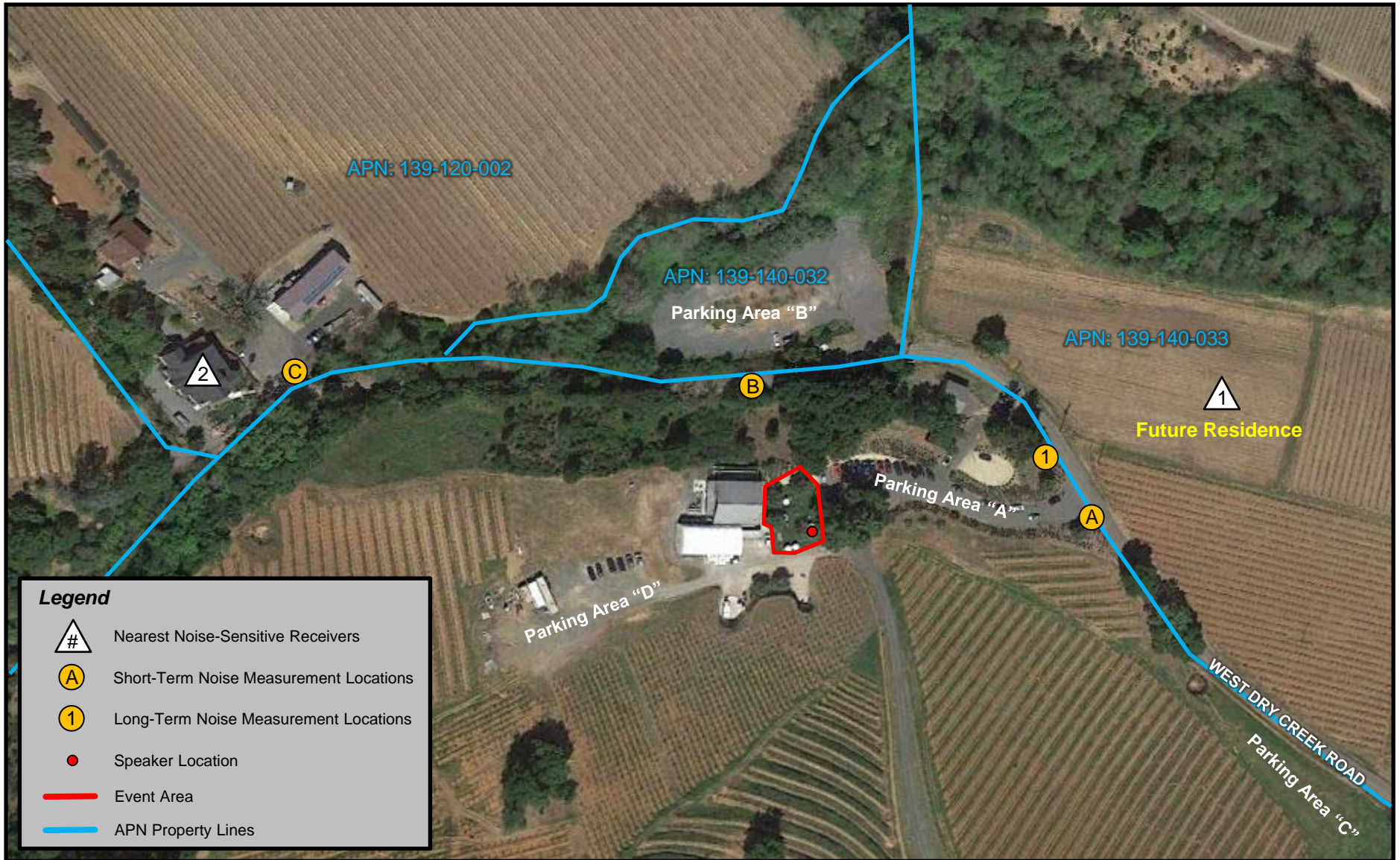
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the

standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.







Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

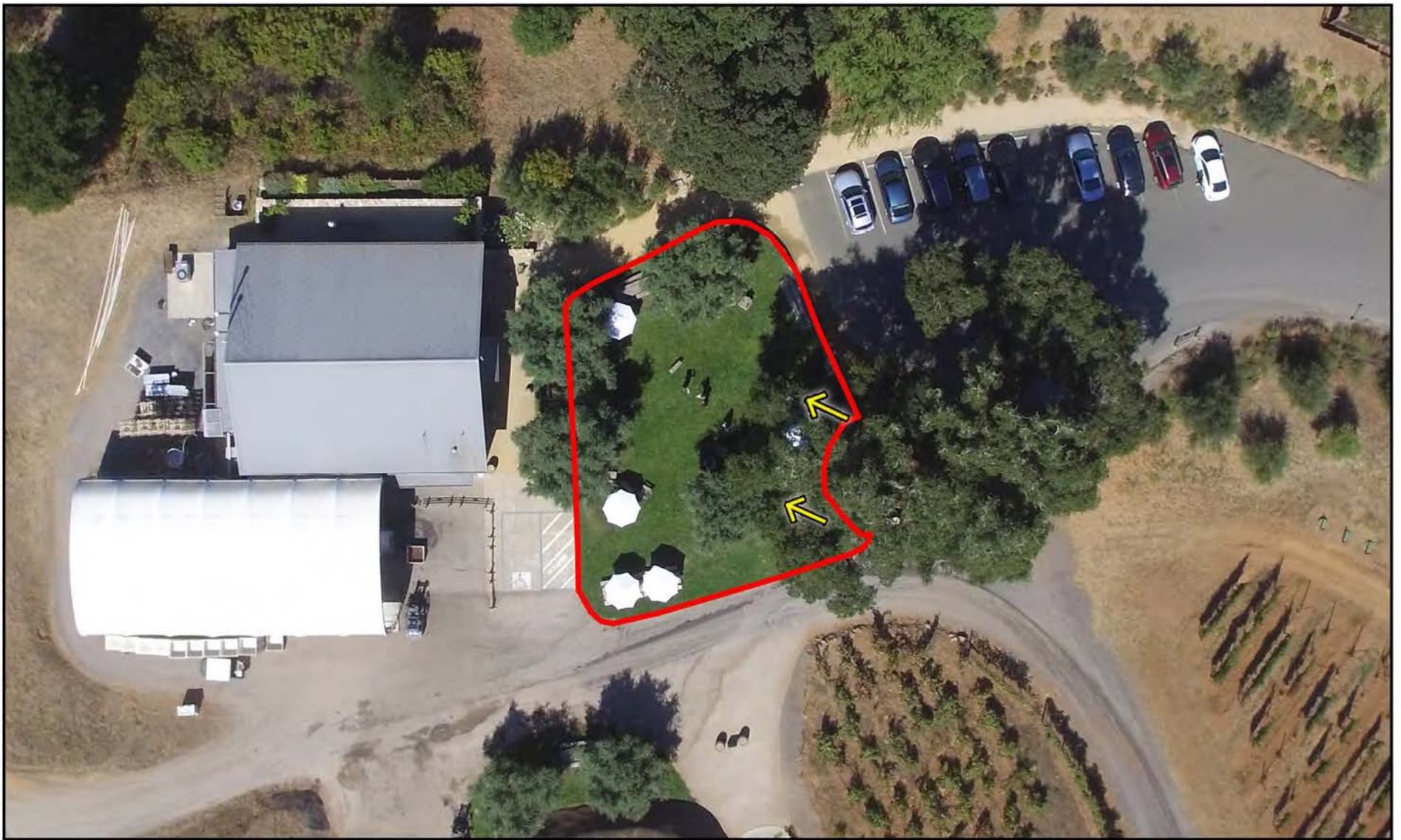
The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 1
 Noise Measurement Locations & Nearest Residences
 Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California



Legend

-  Nearest Noise-Sensitive Receivers
-  Short-Term Noise Measurement Locations
-  Long-Term Noise Measurement Locations
-  Speaker Location
-  Event Area
-  APN Property Lines



Legend



-  Approximate Event Area
-  Speaker Location and Direction



Figure 2
Event Area and Speaker Location
Bella Vineyards and Wine Caves - Sonoma County, California

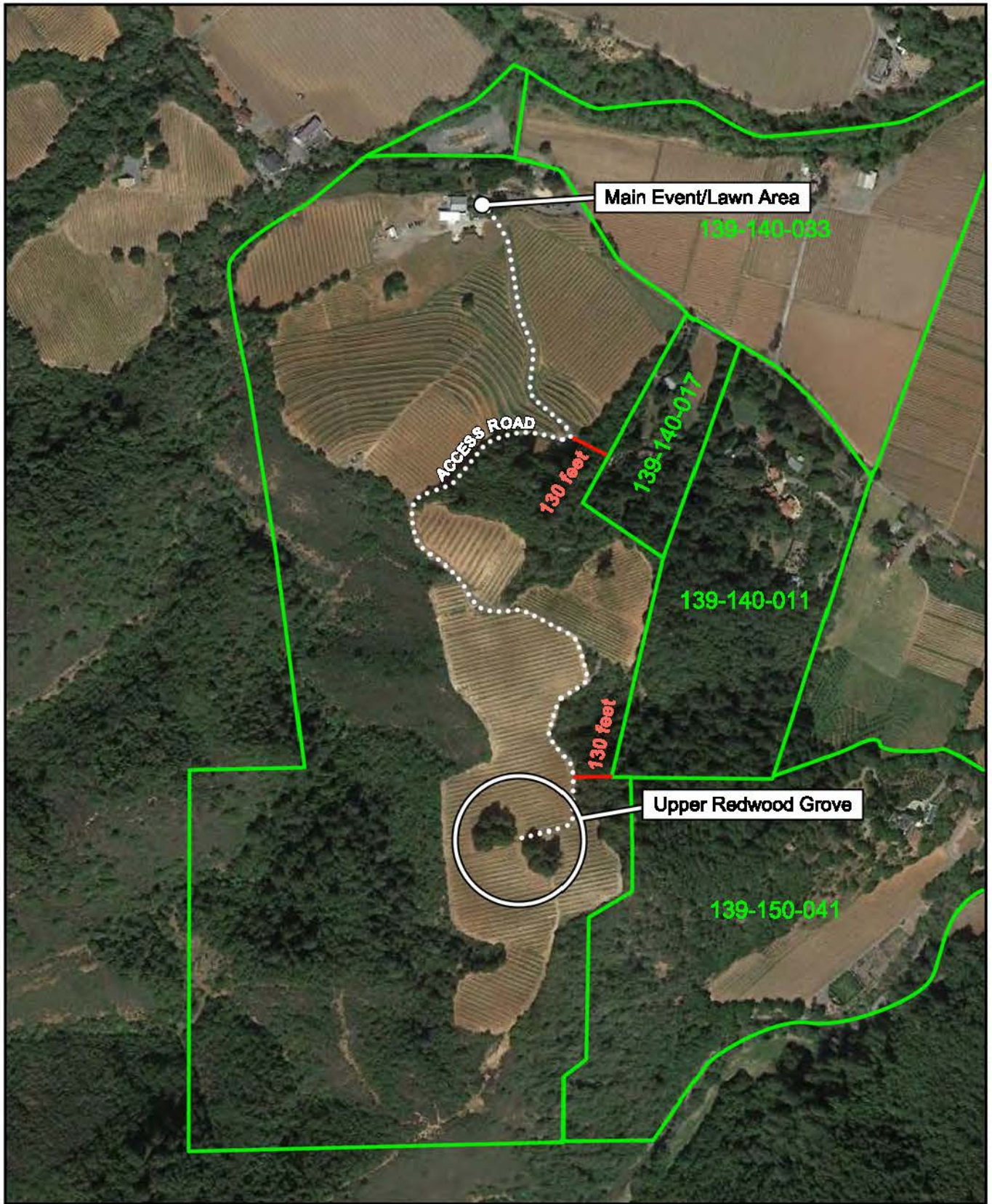


Figure 3
 Outdoor Use Areas
 Bella Vineyards and Wine Caves - Sonoma County, California

Figure 4
Proposed Parking Area Locations
 Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California

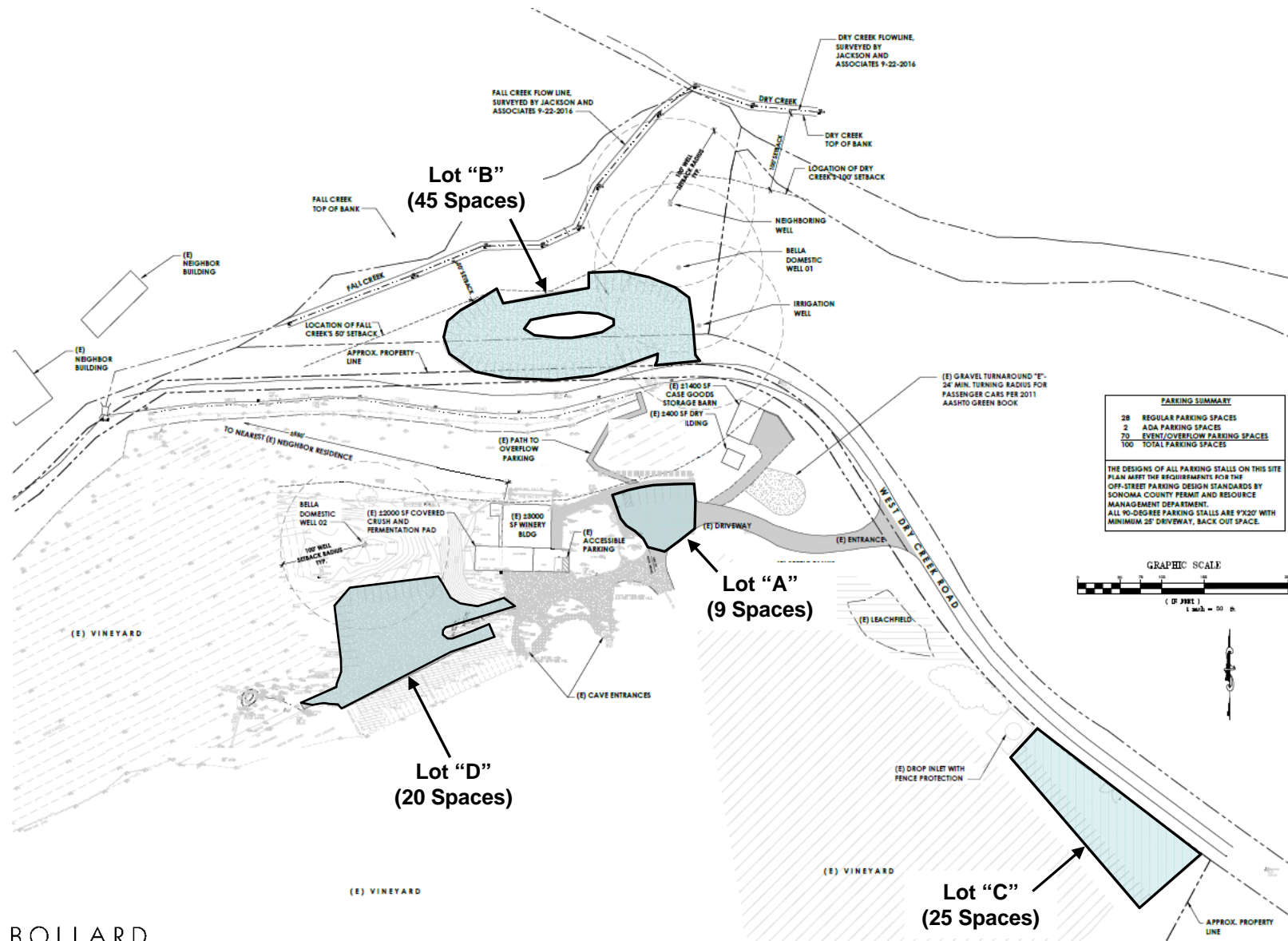
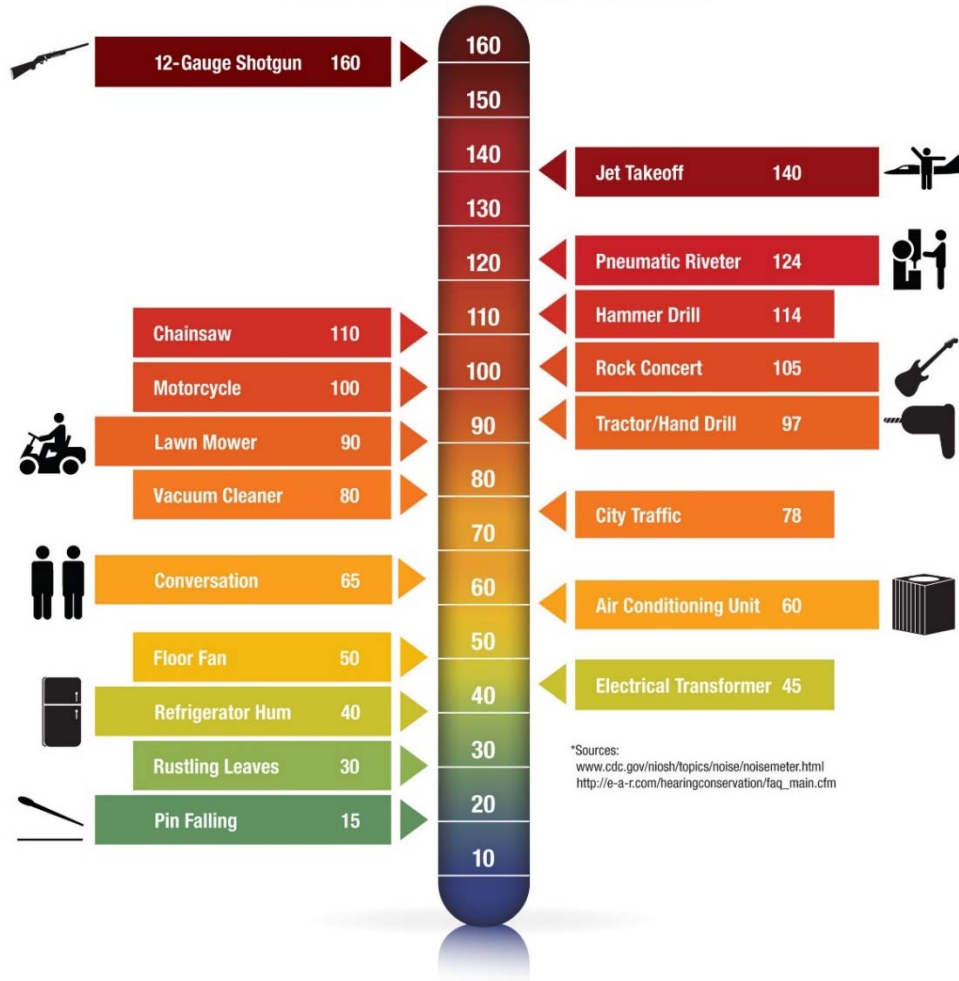


Figure 5
Noise Levels Associated with Common Noise Sources
Decibel Scale (dBA)*



Existing Ambient Noise Environment

The existing ambient noise environment in the immediate project vicinity is primarily defined by agricultural related activities, and to a lesser extent by traffic noise from West Dry Creek Road. To generally quantify noise levels in the project vicinity, BAC conducted long-term (24-hour) noise level measurements on the project site from Wednesday, September 14 to Thursday, September 15, 2016. The noise monitoring location is shown on Figure 1.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used for the noise level measurement survey. The meter was calibrated before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The noise monitoring results are summarized in Table 1. The complete noise monitoring results are provided numerically and graphically in Appendices B and C, respectively.

Table 1 Ambient Noise Monitoring Results Summary¹ Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California		
Site²	Date	Median Noise Level, L₅₀ (dB)
		Daytime³
Site 1 - Along West Dry Creek Road, northern end of property	9/14-9/15	31-51 (35)
Notes: ¹ Detailed noise measurement results are provided in Appendices B and C. ² Site location is shown on Figure 1. ³ Daytime hours are 7 a.m. – 10 p.m. Value in parentheses represents the average of the 4 quietest daytime hours during which event would be held (7 am – 10 pm). Source: Bollard Acoustical Consultants, Inc. (2016)		

As shown in Table 1, median noise levels at the project site were measured to range from 31 to 51 dB L₅₀ during daytime hours (7 a.m. to 10 p.m.). However, upon closer inspection of the noise monitoring results provided in Appendix B, during the same time frame that the proposed events are proposed to take place (11 a.m. to 5 p.m.), measured median noise levels were measured to range from 36-43 dB L₅₀, with the four (4) quietest hours of this period averaging 39 dB L₅₀. The average noise level for the four (4) quietest hours of the entire daytime period (7 am – 10 pm) was computed to be 35 dB L₅₀.

Criteria for Acceptable Noise Exposure

Sonoma County General Plan

The following policies from the Sonoma County Noise Element of the 2020 General Plan are applicable for use at the subject project;

NE-1c: Control non-transportation related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise sensitive land use. Limit exceptions to the following:

- (1) If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of 5dBA above the standard, provided that no measurable increase (i.e. +/- 1.5 dBA) shall be allowed.
- (2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and dog barking at kennels.
- (3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels.

Note that an analysis of the noise generation of the project follows. In cases where an aspect of the proposed events would cause noise levels to exceed ambient noise levels by more than 10 dB, this 5 dB additional reduction in noise standards is applied.

- (4) For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 (following) may be increased by 5 dB. These events shall be subject to a noise management plan including provisions for maximum noise level limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
- (5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of at the exterior property line of the adjacent noise sensitive use where:
- The property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and
 - There is available open land on these noise sensitive lands for noise attenuation.
- This exception may not be used for vacant properties, which are zoned to allow noise sensitive uses.*

Table NE-2: Maximum Allowable Noise Exposures for Non-transportation Sources

Hourly Noise Metric ¹	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7 AM to 10 PM	Nighttime: 10 PM to 7 AM
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute in any hour)	65	60

¹ The sound level exceeded n% of the time in any hour. For example, the L₅₀ is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L₀₂ is the sound level exceeded 1 minute in any hour.

According to the project applicant, the events proposed at Bella Vineyards are proposed to occur during daytime hours (11:30 a.m. to 4:30 p.m.). The Sonoma County General Plan states that the noise standards identified in Table NE-2 shall be reduced by five dBA for noises consisting of primarily speech or music (NE-1c(2)). Because the events would exceed 30 minutes in duration during a given hour, would be limited to daytime hours, and because the events would consist of primarily amplified speech and/or music (5 dB reduction), the corresponding noise level standard of 45 dB L₅₀ has been applied to the project.

As noted above, in cases where an aspect of the proposed events would cause noise levels to exceed ambient noise levels by more than 10 dB, an additional 5 dB reduction in the noise standards is applied.

Event Noise Generation

Amplified Music Sound Levels

As stated previously, amplified music would only occur at the lawn area shown on Figure 2 for a maximum of 16 events per year, limited to the hours of 11:30 am to 4:30 pm.

To quantify the noise levels generated from amplified music, BAC conducted short-term noise level measurements on Wednesday, September 14, 2016 during an event music simulation. Larson Davis Laboratories Models 820 and 831 precision integrating sound level meters were used for the noise level measurements. The meters were calibrated before use and placed on a tripod 5 feet above ground at three locations. Measurement locations, Sites A-C, were intended to quantify event music noise exposure at the nearest property lines, including the property lines of the two nearest residential land uses. See Figure 1 for the noise measurement locations, and nearest existing residences (identified as receivers 1 and 2).

The sound system was set to produce sound levels typical of what would be produced by amplified music playing at an event, as reported by the project applicant. The simulation utilized a reference music level of 70 dB at a distance of 50 feet from the speakers. While music was being played, short-term noise level measurements were conducted at the referenced distance of 50 feet (reference site), and simultaneously at Sites A-C. This reference was selected based on feedback from the project applicant regarding their typical music sound levels during events. BAC believes that it is a conservative level at which amplified music would likely occur at this event area given the relatively small size of the lawn space. Appendix D shows photos of the sound system setup at the event music positioning area. Appendix E shows photos of the short-term noise level measurement locations.

The simulation consisted of playing digital recordings of typical (bluegrass) music which might be used during an event using a pair of Yamaha MSR 400 portable speakers with built-in amplifiers and an MP3 player. The sound system speakers were positioned where the event music setup would typically be positioned at events (southeastern end of event area), and faced northwest towards the main building. Table 2 summarizes the noise level measurement results.

Site ¹	Time	Distance to Property Line	Median Noise Level, L ₅₀ (dB) ²	Field Notes
A	1:13 PM	330	37	Music inaudible, nearby construction noise
B	1:24 PM	200	39	Music barely audible, wind in trees
C	1:30 PM	700	35	Music inaudible
Applicable Noise Standard:			45	
Notes:				
¹ Site measurement locations are shown on Figure 1.				
² Event amplified music simulation was conducted at approximately 70 dBA at reference distance of 50 feet.				
Source: Bollard Acoustical Consultants, Inc. (2016)				

As indicated above in Table 2, music noise levels at the nearest property lines of parcels containing an existing residence (Sites A and C) were measured to range from 35 to 39 dB L₅₀. It should be noted that measurement Site A, which measured an event music simulation noise level of 39 dB L₅₀, was located at the property line of an adjacent parcel with a residence currently being constructed.

As mentioned previously, the applicable Sonoma County General Plan daytime noise standard is 45 dB L₅₀, after downward adjustment of 5 dB for noise sources consisting of speech and music. *Because the measured music sound levels of 35 to 39 dB did not exceed the measured average of the four quietest daytime hours (35 dB) by more than 10 dB, an additional 5 dB reduction in the applicable County noise standard was not warranted.*

Based on the measurement data, event music from the Bella Vineyards property would satisfy the County's daytime noise level criteria at the closest property lines with residential uses provided music levels are limited to 70 dB at the reference distance of 50 feet in front of the speakers. As a result, no additional consideration of noise mitigation measures would be warranted for this aspect of the project. However, the County has requested that a limiter be purchased to maintain amplified music to levels of 70 dB or less at the 50 foot reference distance. In addition, the County has requested that the applicant also provide a noise monitoring plan which includes monitoring and recording music sound levels, and maintaining logs of measured sound levels, during each event where amplified music is proposed. Such a plan is included in the Conclusions and Recommendations Section of this report.

Evaluation of Crowd Sound Levels

The events on the property typically generate approximately 100 people at any given time or interval. After taking into consideration a fluctuation of people going in and out of a nearby on-site wine cave, the resulting number of people typically within either the lawn area or upper redwood grove area at one time was reported to be approximately 30-35 patrons.

In order to quantify event-generated crowd noise from the event area at the nearest noise-sensitive property lines, BAC utilized reference file data for persons speaking in normal and raised voices (normal voice = 57 dB per person at 3 feet & raised voice = 64 dB per person at 3 feet). Based on the provided information of typical patron speech sound generation in the event area and upper redwood grove area, the analysis concluded that worst-case crowd noise exposure is predicted to be approximately 40 dB L₅₀ at the nearest property lines, not including shielding by intervening topography, and considerably lower at the property lines of the two nearest existing residences. After consideration of such shielding, actual crowd noise levels are predicted to be even lower by 5-10 dB, or approximately 30 to 35 dB L₅₀.

Because the sound generated by patrons speaking in normal and raised voices is predicted to range from 30-35 dB at the nearest property lines and the measured average of the four quietest daytime hours was 35 dB, this aspect of the project would not exceed ambient conditions by more than 10 dB, so an additional 5 dB reduction in the applicable County noise standard was not warranted.

Because sound generated by patrons speaking in normal to raised voices is predicted to satisfy the County's daytime noise standard of 45 dB L₅₀ at the nearest noise-sensitive property lines, even when added to the sound of amplified music, no additional consideration of event-generated crowd noise mitigation measures would be warranted for this aspect of the project.

Parking Lot Noise Generation

Bella Vineyards is proposing four (4) parking areas for employees and event patrons. Those locations are identified as Lots "A" through "D" on Figure 4. Parking Area "D", which can accommodate 20 cars, is located west of the bottling area, approximately 300+ feet from the nearest residential property line. Parking area "A", which can accommodate 9 cars, is immediately adjacent to and east of the lawn/event area, approximately 200 feet from the nearest residential property line. The event overflow parking area (Lot "B"), which can accommodate 45 cars, is located on the north side of West Dry Creek Road, approximately 100 feet from the nearest property line, but over 300 feet from the nearest residence. Parking area "C", which can accommodate 25 cars, is located southeast of the outdoor event area on West Dry Creek Road, approximately 80 feet from the nearest residential property line (but over 300 feet to the nearest residence). Note that there is 1 additional accessible parking space next to the winery building.

As a means of determining potential noise exposure due to project parking lot activities, Bollard Acoustical Consultants, Inc. conducted noise level measurements during a parking lot simulation of 36 vehicles arriving and departing a parking lot during a typical hour. The simulation results were adjusted upwards or downwards depending on the number of cars which would be present in each of the 4 parking areas identified on Figure 4, then were projected to the nearest property lines using a 6 dB per doubling of distance attenuation rate. Table 3 shows the results of the worst-case parking lot noise generation at each of the nearest property lines.

Table 3
Predicted Worst-Case Parking Lot Noise Generation at Nearest Property Lines
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California

Parking Area ¹	Distance to Property Line (feet)	Number of Parking Spaces	L ₀₂	L ₀₈	L ₂₅	L ₅₀
A	200	9	34	31	28	27
B	100	45	47	44	41	40
C	70	25	48	44	42	41
D	300	20	34	31	28	27
County Noise Standard:			65	60	55	50
Notes:						
1. Parking locations are identified on Figure 4.						
Source: Bollard Acoustical Consultants, Inc. (2018)						

It should be noted that the 50 dB daytime noise standard is not adjusted downward because parking lot movements do not consist primarily of speech or music. Furthermore, because the predicted median noise levels of 40 dB L₅₀ or less is not more than 10 dB above the measured average of the four quietest daytime hours (35 dB L₅₀), no additional 5 dB downward adjustment of the noise standards is warranted. As a result, parking lot noise generation is predicted to be well within compliance with the County noise standards and no additional consideration of parking lot generated noise mitigation measures would be warranted for this project.

Noise Generated by Transport of Event Patrons to the Upper Redwood Grove and on Winery Tours

Bella Vineyards proposes to occasionally have lunch/dinner events at the upper redwood grove area identified on Figure 3. According to the project representatives, patrons would be transported to that upper redwood grove area along the access road shown on Figure 3 using a “Pinzgauer” vehicle or other similar transportation. Using assessor’s parcel maps, the distance from the nearest point of the access road to the nearest property line containing a residence is at least 130 feet. Figure 3 shows the locations of the nearest property lines to the Upper Redwood Grove access route. Appendix F shows photographs of the Pinzgauer.

As a means of determining potential noise exposure due to the passage of vehicles along the upper redwood grove area access road, Bollard Acoustical Consultants, Inc. conducted noise level measurements of both Pinzgauer and passenger van passbys along the Bella Vineyards access road on the afternoon of September 29, 2016. The passby noise surveys were conducted from a location with an unobstructed view of the access road at a distance of 50 feet from the vehicles as they passed the microphone.

A Larson Davis Laboratories (LDL) Model 831 precision integrating sound level meter was used for the passby noise level survey. The meter was calibrated before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4).

During the passby measurements, BAC staff noted that the total duration of time the vehicle noise was audible as they passed the noise measurement site was 55 seconds for the Pinzgauer and 30 seconds for the van. Because only one (1) vehicle passby would occur along the Upper Redwood Grove access route in any given hour, and because the individual passbys lasted less than 1 minute, the County's L_{02} noise standard would be applicable to this noise source (sources present less than 1 minute per hour). As noted in Table NE-2, the County's daytime L_{02} noise level standard is 65 dB. It should be noted that the 65 dB daytime noise standard is not adjusted downward because vehicle passbys do not consist primarily of speech or music. Due to the duration of time this noise source is present during the hour, the County's L_{08} , L_{25} and L_{50} noise standards would not be applicable to this noise source.

The passby noise level measurement results were extrapolated from the noise measurement distance (50 feet) to the distance to the nearest property line (130 feet), assuming 4.5 dB reduction in noise per doubling of distance from a moving point source. The results of the vehicle passby analysis are provided in Table 4.

Table 4	
Predicted Vehicle Passby Noise Levels at Nearest Property Line (130 feet)	
Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California	
Vehicle	L_{02}
Pinzgauer	54
Van	52
Noise Standard	65
Notes:	
Source: Bollard Acoustical Consultants, Inc. (2016)	

It should be noted that the Table 4 data represent uphill passbys and that the downhill passbys generated even lower noise levels. As shown in Table 4, predicted L_{02} noise levels for both the Pinzgauer and passenger van are well below the County's 65 dB L_{02} noise level standard at the nearest property line. Because the predicted worst-case Pinzgauer passby level of 54 dB L_{02} is less than 10 dB above the average L_{02} of the four quietest daytime hours (50 dB L_{02}), no additional downward adjustment of the County's noise standard is required for this source. As a result, no additional consideration of noise mitigation measures for the vehicles used to transport patrons to the upper redwood grove area would be warranted for this project.

Conclusions and Recommendations

Noise exposure generated from amplified event music at the Bella Vineyards and Wine Caves property is expected to satisfy the applicable Sonoma County General Plan noise exposure criteria of the at the closest noise-sensitive property lines. In addition, noise exposure from event-generated crowd noise, parking lot activities, and transport of patrons to the upper redwood grove area are all also expected to satisfy the applicable County noise exposure criteria at the closest noise-sensitive property lines. As a result, no additional consideration of event-generated noise mitigation measures are warranted for this project. However, in response to feedback from Sonoma County, the following specific noise mitigation measures are recommended for this project:

1. A sound limiter should be procured to limit sound generated by amplified music to a level of 70 dB at a distance of 50 feet from the sound system speakers.
2. Bella Vineyards should procure a sound level meter meeting Type 2 specifications and conduct periodic monitoring of sound during all events which include amplified music. The monitoring should be conducted at the property lines of the nearest residential uses and records should be kept for submittal to the County as directed.

This concludes our environmental noise assessment for the events at Bella Vineyards and Wine Caves. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with comments or questions regarding this evaluation.

Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



Appendix B
Ambient Noise Monitoring Results - Site 1
Bella Vineyards and Wine Caves Events
Wednesday, September 14 - Thursday, September 15, 2016

Hour	Leq	Lmax	Lmin	L02	L08	L25	L50	L90
2:00 PM	53	67	32	63	60	46	41	36
3:00 PM	44	62	32	54	48	42	38	35
4:00 PM	42	60	31	51	47	40	36	32
5:00 PM	41	63	30	49	42	36	34	32
6:00 PM	39	61	29	48	40	33	31	30
7:00 PM	48	56	30	54	53	51	38	32
8:00 PM	52	56	48	55	54	52	51	49
9:00 PM	48	65	44	51	49	48	47	46
10:00 PM	43	48	40	45	45	44	43	41
11:00 PM	40	50	37	43	42	41	40	38
12:00 AM	42	68	33	42	40	38	37	35
1:00 AM	39	64	34	39	38	37	36	35
2:00 AM	37	45	33	41	39	37	36	34
3:00 AM	39	64	32	43	38	36	35	33
4:00 AM	36	49	31	42	38	36	35	33
5:00 AM	38	47	34	42	40	39	38	35
6:00 AM	42	61	36	47	45	42	41	38
7:00 AM	50	67	37	62	51	44	42	39
8:00 AM	55	68	37	65	62	49	44	40
9:00 AM	59	74	33	69	65	53	44	37
10:00 AM	54	69	32	65	58	48	41	35
11:00 AM	55	70	32	65	62	49	41	34
12:00 PM	49	67	32	60	51	47	40	35
1:00 PM	54	71	35	65	60	48	43	38

Daytime	Leq	Lmax	Lmin	L02	L08	L25	L50	L90
Average	49	65	34	58	53	46	41	37
High	59	74	48	69	65	53	51	49
Low	39	56	29	48	40	33	31	30

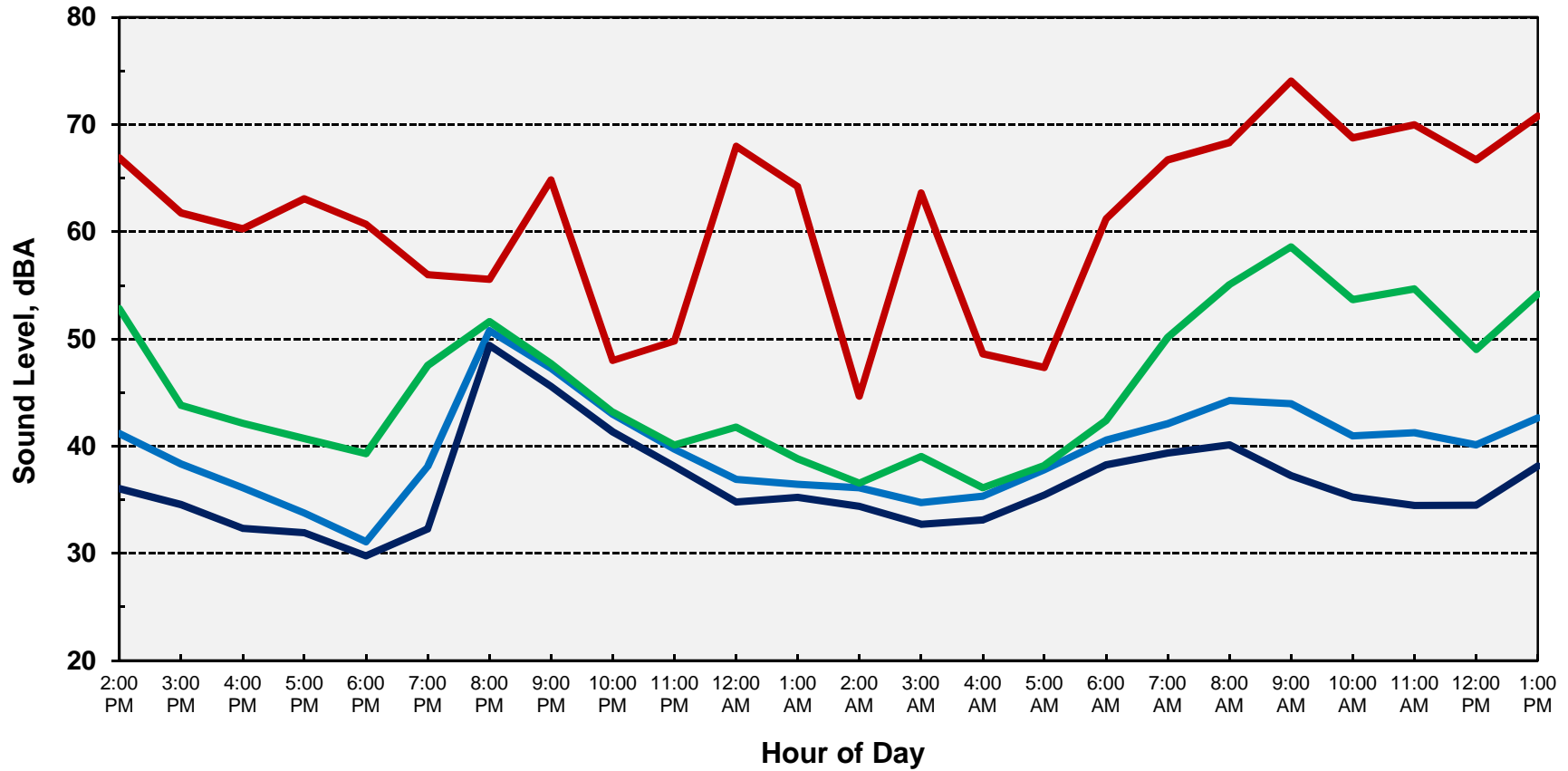
Nighttime	Leq	Lmax	Lmin	L02	L08	L25	L50	L90
Average	40	55	35	43	40	39	38	36
High	43	68	40	47	45	44	43	41
Low	36	45	31	39	38	36	35	33

Ldn:	52
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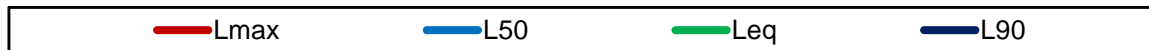
% Daytime Energy:	96%	% Nighttime Energy:	4%
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Appendix C
Ambient Noise Monitoring Results - Site 1
Bella Vineyards and Wine Caves Events
Wednesday, September 14 - Thursday, September 15, 2016



Ldn: 52



Appendix D
Event Area and Simulation Speaker Location
Bella Vineyards and Wine Caves Events Noise Study– Sonoma County, California



Appendix D
Event Area and Simulation Speaker Location
Bella Vineyards and Wine Caves Events Noise Study– Sonoma County, California



Appendix E

Short-Term Noise Measurement Location Photos Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California



Appendix E

Short-Term Noise Measurement Location Photos Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California



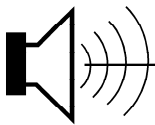
Appendix E

Short-Term Noise Measurement Location Photos Bella Vineyards and Wine Caves Events Noise Study – Sonoma County, California





Appendix F
Pinzgauer Machine
Bella Vineyards and Wine Caves - Sonoma County, California



February 22, 2017

Lynn Adams
Bella Vineyards
9711 West Dry Creek Rd.
Healdsburg, CA 95448

Becky VerMeer
Registered Environmental Health Specialist
Project Review, Sonoma County PRMD

Traci Tesconi
Supervising Planner
Project Review, Sonoma County PRMD

Transmitted via email: Lynn@Bellawinery.com
Becky.VerMeer@sonoma-county.org
Traci.Tesconi@sonoma-county.org

Subject: Clarification on noise setback required for Bella Vineyards tour and Upper Redwood Grove transport vehicles. UPE16-0046.

Dear Lynn, Becky and Traci,

It's my understanding that proposed project condition of approval #59(c) would require the Pinzgauer and other vineyard transport vehicles used for vineyard tours and Upper Redwood Grove picnics to maintain a 130 foot distance to the property lines of sensitive uses. The purpose of this letter is to clarify that the actual setback for these vehicles required to remain within compliance with Sonoma County noise standards is considerably smaller.

I believe the 130 foot distance referenced in COA #59(c) is based on Figure 3 of our September 30, 2016 noise study (figure attached), which shows the approximate distance of 130 feet from the nearest project property lines to the tour vehicle passby route.

In Table 5 of our report, we note that the predicted noise levels of the Pinzgauer and Van at a distance of 130 feet ranged from 52-54 dB L₀₂, which is 11-13 dB below the County's 65 dB L₀₂ noise standard. As a result, these vehicles could actually pass as close as 50 feet from the nearest property lines without causing exceedance of the County noise standards.

I apologize for the confusion as the 130 foot distance was not intended to be set as the minimum setback distance for winery tour vehicles. It was the approximate distance scaled from the vehicle passby area to the nearest residential property line. In the event that the actual distance is less, noise generated by those vehicle passbys would still be in compliance with County noise standards provided a minimum setback of 50 feet is maintained. Therefore, we recommend the distance contained in COA #59(c) be revised from 130 feet to 50 feet.

Bella Vineyards
February 22, 2017
Page 2

Please contact me at (916) 663-0500 or paulb@bacnoise.com if you have any comments or questions regarding this clarification, and thank you again for all your assistance in reviewing this application.

Sincerely,

A handwritten signature in blue ink that reads "Paul Bollard". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul Bollard
President

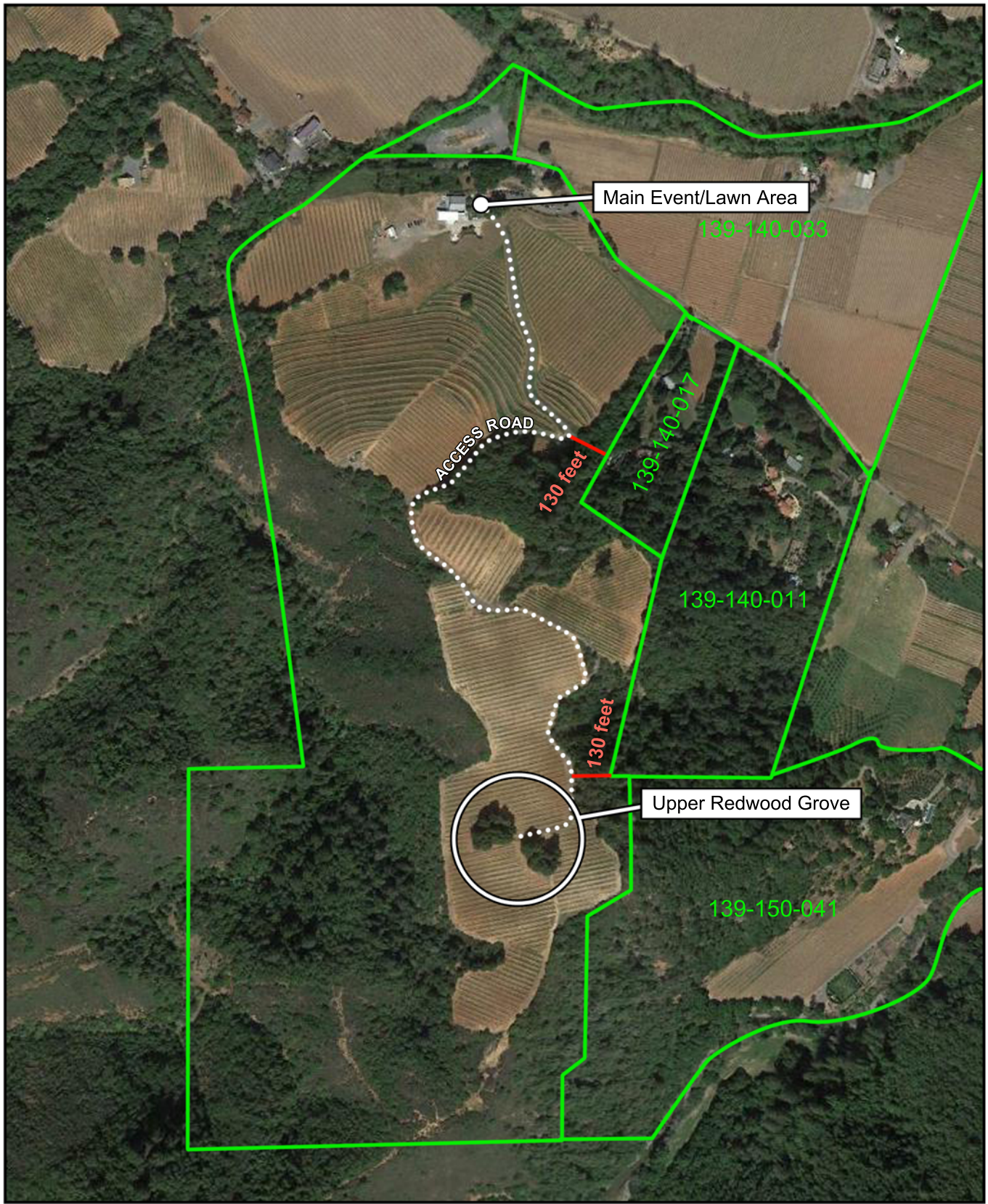
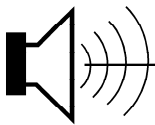


Figure 3

Outdoor Use Areas

Bella Vineyards and Wine Caves - Sonoma County, California



March 22, 2017

Lynn Adams
Bella Vineyards
9711 West Dry Creek Rd.
Healdsburg, CA 95448

Becky VerMeer
Registered Environmental Health Specialist
Project Review, Sonoma County PRMD

Traci Tesconi
Supervising Planner
Project Review, Sonoma County PRMD

Transmitted via email: Lynn@Bellawinery.com
Becky.VerMeer@sonoma-county.org
Traci.Tesconi@sonoma-county.org

Subject: Analysis of potential noise impacts associated with 25-space event overflow parking area adjacent to West Dry Creek Road.

Dear Lynn, Becky and Traci,

Pursuant to a request from Lynn Adams, Bollard Acoustical Consultants, Inc. (BAC) has evaluated the noise generation of the 25-space parking area proposed adjacent to West Dry Creek Road at the nearest property lines to the east and south. This letter summarizes the methodology and findings of this additional evaluation.

As a means of determining potential noise exposure due to project parking lot activities, Bollard Acoustical Consultants, Inc. utilized the noise measurement results of a parking lot simulation of 36 vehicles arriving or departing a parking lot during an hour. The simulation results were adjusted to a parking lot size of 25 vehicles and projected to the nearest property lines. Table 1 shows the results of the parking lot noise generation at the two nearest property lines.

Table 1						
Predicted Noise Levels at Nearest Property Lines to Overflow Parking Area						
Bella Vineyards and Wine Caves Events – Sonoma County, California						
Property Line	Distance to Property Line (feet)	Number of Cars	L₀₂	L₀₈	L₂₅	L₅₀
South	70	25	48	44	42	41
East	90	25	46	42	40	38
			65	60	55	50
Source: Bollard Acoustical Consultants, Inc. (2016)						

Bella Vineyards

March 22, 2017

Page 2

It should be noted that the 50 dB daytime noise standard is not adjusted downward because parking lot movements do not consist primarily of speech or music. Furthermore, because the predicted median noise levels of 38 dB L₅₀ or less is not more than 10 dB above the measured average of the four quietest daytime hours (35 dB L₅₀), no additional 5 dB downward adjustment of the noise standards is warranted.

The Table 1 data indicate that noise generated within the proposed 25-space overflow parking area would be well within compliance with Sonoma County noise standards at the nearest property lines. As a result, no additional consideration of parking lot generated noise mitigation measures would be warranted for this aspect of the project.

Please contact me at (916) 663-0500 or paulb@bacnoise.com if you have any comments or questions regarding this supplemental information, and thank you again for all your assistance in reviewing this application.

Sincerely,



Paul Bollard
President

Bella Vineyards Parking Safety Plan Prepared by Lynn Adams

April 21, 2017

To insure road safety, Bella will apply the following conditions regarding proposed onsite parking areas for their winery located at 9711 West Dry Creek Road:

The winery has 5 proposed parking areas to accommodate various size groups:

- 1) **Main Lot A** - 8 spots (1 accessible, with 1 additional accessible spot located directly next to the tasting room)
- 2) **Overflow|Event Lot B** - 45 spots
- 3) **Overflow|Event Lot C** - 25 spots
- 4) **Employee|Vendor Lot D** - 20 spots
- 5) **Turnaround E** - 6-car access

1) **Main Lot A** is an existing 8 spot parking area that is designated for daily tasting room traffic and was approved with the original use permit, UPE 99-0088.

2) **Overflow|Event lot B** has 45 spots and will be used as the main overflow lot for all events. This proposed overflow parking area is located across the street from the winery (APN 139-140-001) and the area will be managed by professional parking attendants and a traffic crossing guard. As noted on sheet UP2, all proposed parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. This lot provides adequate room for cars to enter, drive through, and exit. Riparian set back has been determined for this lot by a topo map prepared by Pete Jackson and the area is properly marked and roped off.

3) **Overflow|Event lot C** has 25 spots and will be used as the secondary overflow area located south of the main winery entrance contains 25 parking spaces. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this overflow parking ranges from 47' to 95' wide, and only 25' is required for backing up, and only 25' is required for backing up, there is adequate room for cars to enter and exit.

This area is adjacent to West Dry Creek Road and located 437 feet before the main driveway and is easily accessed by doublewide vineyard gates that already exist as a truck loading area. Because it can be readily accessed, and is located approximately 17 car lengths (25' car length) before the main driveway, this area can also be used as a turnoff to eliminate any potential queuing.

Additionally, with the large width of 47 to 95' noted, coupled with the overall 216'

length of this overflow parking, approximately 8 extra cars could be accommodated in this vicinity, even if all parking spots were occupied. This would allow cars to turn off the public road and provide a second turn off to eliminate any public road queuing.

4) **Employee/Vendor Lot D** has 20 spots above the winery designated for employees or vendors that arrive before guests and leave after guests depart. As noted on sheet UP2, all proposed and existing parking spaces conform to Sonoma County off-street parking standards, including adequate back-up space of 25'. Since the dimensions of this existing gravel parking lot are approximately 100' wide by 140' long, and only 25' is required for backing up, there is adequate room for cars to enter, exit, and turn around. These 20 spots are in a flat dirt/gravel area that is not within the vineyard. It is our truck turnaround /loading area so a large, flat radius exists.

5) **Turnaround E** is 52 feet by 65 feet in dimension and is located adjacent to both the main drive and West Dry Creek Road. This existing turnaround located in the front of the winery meets the minimum 24' turning radius for a passenger car. This allows for 6 cars to be stacked within this turnaround to eliminate potential queuing. The area is flat, graveled and is not located within the vineyards.

Overflow Lot C and **Turnaround E** create two new "turnoffs" to address any queuing concerns.

Please see sheets UP1 through UP3, reissued 4-21-17, for greater detail.

The maximum number of parking spaces that would be needed on-site to accommodate employees and visitors for the largest industry wide event is 72 spots. This was estimated based on the County's standard vehicle occupancies of one employee or 2.5 visitors per vehicle. The 105 parking spots planned is more than adequate for the largest event, as well as having enough room to prevent queuing or emergency vehicles.

Proposal includes:

- 1) For any event having more than 50 attendees, a minimum of two parking attendants will be stationed at the site to assist guests in finding appropriate parking.
- 2) For larger events with 100 or more guests anticipated, 3 to 5 professional parking attendants will be employed.
- 3) For larger events with 100 or more guests anticipated, a guest counter and traffic crossing guard will be employed.
- 4) For larger industry wide events, winery will work with the industry organization to have traffic safety CHP (or other qualified personnel) located at the cross section of Yoakim Bridge Road and West Dry Creek Road.
- 5) Tickets will be used to insure that guests stay within the 100 guest count.
- 6) Vehicles will not be instructed to turn around on the public road.
- 7) An emergency plan will be employed at events with 1 Bella staff member designated as Emergency Coordinator and all parking attendants equipped with communication devices to halt any outgoing vehicles in case of an emergency.

Bella Vineyards Event Safety Plan Prepared by Lynn Adams

April 21, 2017

To insure road safety, Bella will apply the following conditions during (2) promotional events, (3) holiday weekends and (3) industry wide events:

- 1) 2-5 parking attendants hired from a professional parking company.
- 2) 1 additional staff member designated as a guest counter.
- 3) "No bus" policy for events to keep bigger vehicles off the road.
- 4) Events will be an "open house" format to insure that guests are spread out through the day.
- 5) There will be no "main event" – again to make sure there is not a cluster of people at any one time. If something is happening (for example, grape stomp), it will happen more than once throughout the day.
- 6) Car turn around will occur in the parking lot only or turnaround area adjacent to the driveway, not on the street.
- 7) Parking will be in the parking lot or overflow lot only, not in the street
- 8) Clear parking signs will be maintained to provide extra directional assistance. Signs will provide directional assistance, clearly mark overflow parking and fire lanes.
- 9) Vineyard gate to overflow parking area adjacent to West Dry Creek Road will remain open at every event to prevent road queuing.

In addition, promotional events:

- 1) will limit size to no more than 100 guests at any time
- 2) will occur only in non-peak months (September-May)
- 3) will require guests to have an official reservation and/or ticket (preferably with a small fee to better control RSVP list) to insure that there are not additional guests arriving over the 100 person count.
- 4) may have at least 2 reservation time slots throughout the day to further insure that people aren't arriving in too large of clusters.

MAXIMUM DAILY & ANNUAL WATER DEMAND

9-12-16
 Updated 2-22-18

Bella Vineyards and Winery

The following table summarizes the total projected water use for Domestic, Process, Landscape, and Vineyard Irrigation Water usage. The Domestic Wastewater indicated in the table and calculations below represents the water usage per employee and visitor. The Process Wastewater indicated in the table and calculations below represent the existing maximum water usage for the production of 15,000 cases of wine. The Landscape Irrigation usage represents the existing irrigation demand for the landscaping in and around the buildings. The Vineyard Irrigation usage represents the water use for the existing vineyard on site. See calculations below for all values represented in the following tables.

The first table summarizes the maximum daily demand possible on a given day. The second table summarizes the total annual water used by the entire property.

It is important to note that the Winery Project only includes the Domestic Wastewater, Process Wastewater, and Landscape Irrigation. **The total annual water use for the Winery is 1.53 AF per year.** The Vineyard is a permitted use, with or without a winery on the property. A three bedroom home utilizes 0.5 AF per year on average. As a result, and from the table below, the winery will use the equivalent water of three 3-bedroom homes per year.

Domestic Wastewater (GPD)	Process Wastewater (GPD)	Landscape Irrigation (GPD)	Vineyard Irrigation (GPD)	MAX. DAILY DEMAND (GPD)
1438 gpd	1200 gpd	680 gpd	13,125 gpd	16,443 gpd

	ANNUAL TOTAL (Acre-feet)
Domestic Wastewater	0.48
Process Wastewater	0.55
Landscape Irrigation	0.5
Vineyard Irrigation	14.7
TOTAL WATER USE	16.23 AF

	ANNUAL TOTAL (Acre-feet)	WATER USE EQUIVALENT TO:
3-BED RESIDENCE	0.5	
WINERY	1.53	Three 3-bedroom homes

Projected Domestic Water Use:

Bella Winery has public tasting and tours. In addition, they are proposing to continue participating in a maximum of five two-day industry-wide events as well as 6 agricultural promotional, for a total of 16 event days per year. Those events that would include food service will be catered, as a result there will be no commercial kitchen waste associated with the events. Additionally, Bella Winery plans to host 24 winemaker catered luncheon or dinner gatherings per year. Note that some events or gatherings may be held during the week days, but for the purpose of this study, weekend values are utilized to be conservative.

EVENT TABLE				
<u>Description</u>	<u>Quantity</u>	<u>Date & Time Period</u>	<u>Attendees (max. on site at any given time)</u>	<u>Attendees (total attendees over the course of a day)</u>
County-wide Industry Two-Day Events	5 events/ 10 days	January – December (exclude Harvest)	Event Specific	500 (range 200-500)
Ag Promotional Events	2	January - June & Oct. – Dec.	100	300
Holiday Open House Events	4	Feb., July, Nov., & Dec.	100	300
Winemaker Luncheon or Dinner Gatherings	24	January - December	35	35

TASTING ROOM VISITOR TABLE				
<u>Description</u>	<u>Quantity</u>	<u>Date & Time Period</u>	<u>Max. Visitors Week Days</u>	<u>Max. Visitors Weekends</u>
Regular Tasting Room Visitors – Average	Ongoing except during events	Jan. – Oct. & Dec.	40	161
Regular Tasting Room Visitors – Peak Month	Ongoing except during events	November	50	300

AVERAGE WEEK DAY:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
40 tasting room visitors x 2.5 gpd	=	<u>100</u>
Total	=	287.5 gpd

AVERAGE WEEKEND DAY:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
161 tasting room visitors x 2.5 gpd	=	<u>402.5</u>
Total	=	590 gpd

AVERAGE WEEKEND AG PROMOTIONAL OR HOLIDAY EVENT DAY:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
300 event visitors x 2.5 gpd	=	<u>750</u>
Total	=	937.5 gpd

AVERAGE WEEKEND DAY w/ LUNCH OR DINNER:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
161 tasting room visitors x 2.5 gpd	=	402.5
35 lunch/dinner visitors x 2.5 gpd	=	<u>87.5</u>
Total	=	677.5 gpd

AVERAGE WEEKEND INDUSTRY WIDE EVENT DAY:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
50% of 500 event visitors x 5 gpd	=	<u>1250</u>
Total	=	1437.5 gpd

HARVEST WEEK DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
40 visitors x 2.5 gpd	=	<u>100</u>
Total	=	332.5 gpd

HARVEST WEEKEND DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
161 visitors x 2.5 gpd	=	<u>402.5</u>
Total	=	635 gpd

HARVEST WEEKEND AG PROMOTIONAL EVENT DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
300 event visitors x 2.5 gpd	=	<u>750</u>
Total	=	982.5 gpd

HARVEST WEEKEND DAY w/ LUNCH OR DINNER:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
161 tasting room visitors x 2.5 gpd	=	402.5
35 lunch/dinner visitors x 2.5 gpd	=	<u>87.5</u>
Total	=	722.5 gpd

PEAK MONTH WEEK DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
50 visitors x 2.5 gpd	=	<u>125</u>
Total	=	357.5 gpd

PEAK MONTH WEEKEND DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
300 visitors x 2.5 gpd	=	<u>750</u>
Total	=	982.5 gpd

PEAK MONTH WEEKEND AG PROMOTIONAL EVENT DAY:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
300 event visitors x 2.5 gpd	=	<u>750</u>
Total	=	982.5 gpd

PEAK MONTH WEEKEND DAY w/ LUNCH OR DINNER:

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
300 tasting room visitors x 2.5 gpd	=	750
35 lunch/dinner visitors x 2.5 gpd	=	<u>87.5</u>
Total	=	1070 gpd

ANNUAL DOMESTIC WATER USE TABLE				
	Projected Use	# Days Per Year	TOTAL (gallons)	TOTAL (acre-feet)
Average Week Day	287.5 gpd	211	60,662.5	
Average Weekend Day	590 gpd	48	28,320	
Ave. Weekend Ag Promo. or Holiday Event Day	937.5 gpd	4	3,750	
Average Weekend Day with Lunch or Dinner	677.5 gpd	20	13,550	
Average Weekend Industry Wide Event Day	1437.5 gpd	10	14,375	
Harvest Week Day	332.5 gpd	30	9,975	
Harvest Weekend Day	635 gpd	11	6,985	
Harvest Weekend Ag Promotional Event Day	982.5 gpd	1	982.5	
Harvest Weekend Day with Lunch or Dinner	722.5 gpd	2	1,445	
Peak Month Week Day	357.5 gpd	20	7,150	
Peak Month Weekend Day	982.5 gpd	5	4,912.5	
Peak Month Weekend Ag Promotional Event Day	982.5 gpd	1	982.5	
Peak Month Weekend Day with Lunch or Dinner	1070 gpd	2	2,140	
TOTALS		365	155,230	0.48 AF

Existing Process Water Use:

Cases of wine produced onsite = 15,000 cases

Gallons of wine produced onsite = 2.4 gallons/case x 15,000 cases = 36,000 gal

Generation rate = 5.0 gal PW/gal wine

Annual Volume = 36,000 gal wine x 5.0 gal PW/gal wine = 180,000 gal PW = **0.55 AF**

AVERAGE DAY FLOW:

36,000 gal PW ÷ 365 days = 99 gpd PW

HARVEST FLOW (per PRMD guidelines):

Generation rate = 1.5 gal PW/gal wine

$\frac{36,000 \text{ gallons wine} \times 1.5 \text{ gal PW/gal wine}}{45 \text{ days}}$ = 1200 gpd PW

PEAK WEEK HARVEST DAY FLOW (actual flow per day based on facility):

Generation rate = 60 gal PW/ton of grapes crushed

Peak Week = 130 tons

Peak Week Day = 108 tons/6 days = 18 tons

18 tons grapes crushed/day x 60 gal PW/ton of grapes = 1100 gpd PW

Existing Landscape Irrigation:

Bella Winery has a total of 5500 SF of lawn area and another 12,000 SF of lavender shrub drip area. The Lawn area is irrigated by sprinklers and the lavender by drip irrigation.

5,500 sf lawn area x $\frac{0.40 \text{ (rotary sprinklers)}}{100 \text{ sf}}$ = 22 gpm

22 gpm x 20 minutes per day = 440 gpd

440 gpd x 243 days = 106,920 gallons = **0.33 AF**

12,000 sf shrub area x $\frac{0.10 \text{ (drip irrigation)}}{100 \text{ sf}}$ = 12 gpm

12 gpm x 20 minutes per day = 240 gpd

240 gpd x 243 days = 56,160 gallons = **0.17 AF**

Existing Vineyard Irrigation:

The existing 34 acre vineyard is irrigated by the onsite well. Of the 34 acres, 3.8 acres is dry farmed with no irrigation.

Typical water usage for vineyard irrigation is as follows:

Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	additional 0.25 acre feet per acre per year
Frost Protection	additional 0.25 acre feet per acre per year

Based on 2014 well meter readings, Bella Vineyards uses 158,632 gallons per acre in a year. This corresponds to 0.48 AF per acre, which falls within the normal range stated above.

$$158,635 \text{ gallons} \times 30.2 \text{ irrigated acres} = 4,790,777 \text{ gal per year} = \mathbf{14.7 \text{ AF}}$$

$$4,790,777 \text{ gal per year} = 13,125 \text{ gpd}$$

Total Projected Water Use:

$$0.48 \text{ AF} + 0.55 \text{ AF} + 0.33 \text{ AF} + 0.17 \text{ AF} + 14.7 \text{ AF} = \mathbf{16.23 \text{ AF}}$$

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

May 18, 2016

Sonoma County Permit Resource
Management Department - Well and Septic
2550 Ventura Ave.
Santa Rosa, CA 95403

Attention: Ms. Becky VerMeer

Re: Bella Vineyards & Wine Caves
9711 West Dry Creek Road
Sonoma County, CA
APN 139-140-029
Use Permit Modification
Wastewater Feasibility Study
SMA Project No. 2012018

Dear Becky,

The purpose of this letter is to supplement the Bella Vineyards and Wine Caves Land Use Permit Modification application. The Use Permit Modification has been submitted to clarify events. The current Use Permit (UPE 99-0088) allows for a maximum annual wine production of 15,000 cases, public tasting and retail sales. Employees have increased from 5 in the original Use Permit (3 employees + 2 owners) to 10 full time and five part time employees during non-harvest and 13 full time and 5 part time during harvest. No increase in production or visitation is requested, however, this WWFS is presented to show that the existing onsite wastewater system may need to be expanded to adequately treat and dispose of the wastewater generated by this facility under the current PRMD Guidelines.

- Attachment I: Wastewater System Flow Diagram
- Attachment II: Wastewater System Design Criteria, Evaluation, & Calculations
- Attachment III: Letter by Dimensions 4 and Existing Leachfield Layout with proposed expansion

The attached information regarding the proposed improvements should be sufficient for review at the Use Permit level. If you have any questions or require further information, please feel free to contact me at (707) 824-9730.

Sincerely,



Steven Martin P. E.

Attachments

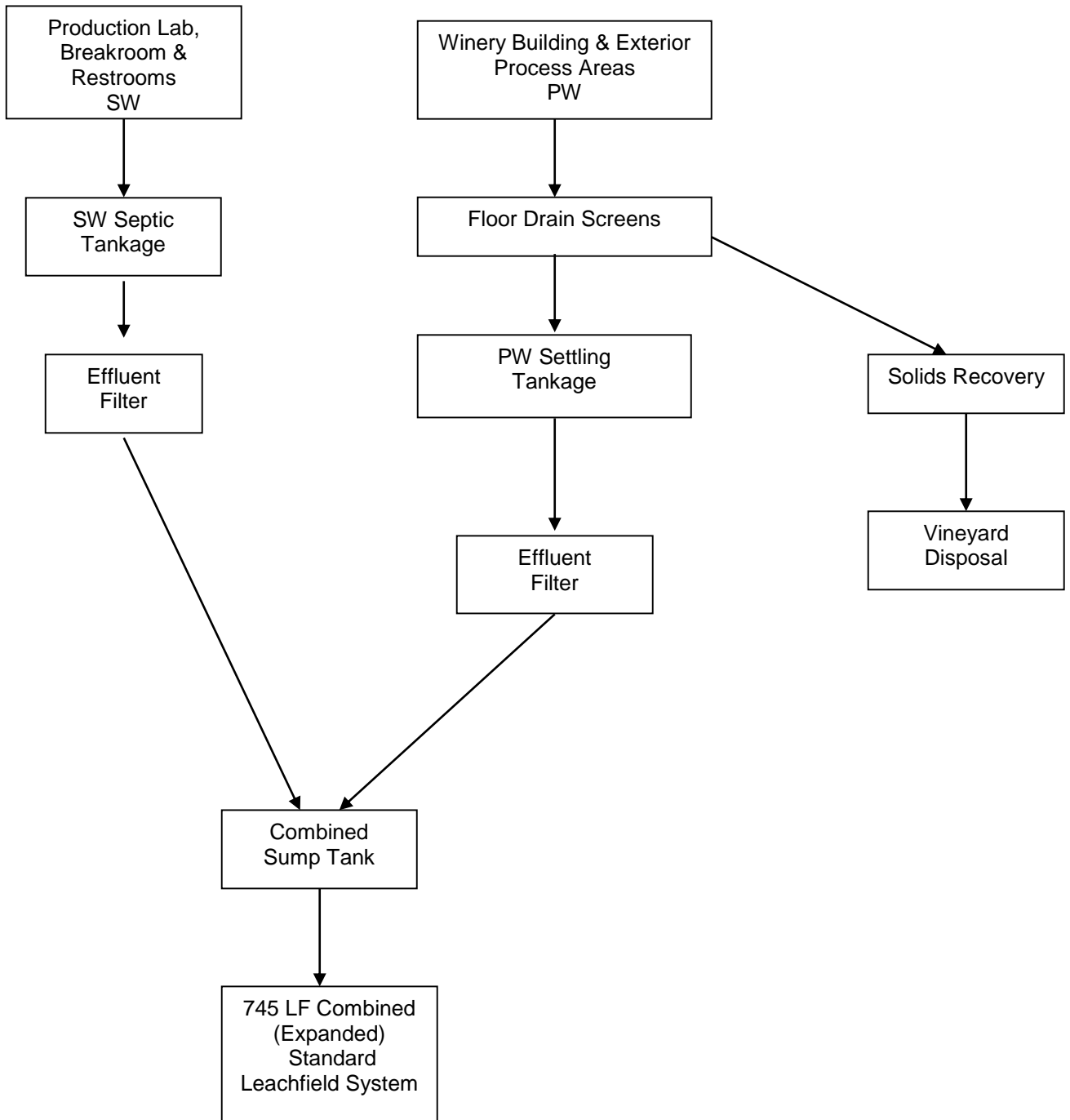
ATTACHMENT I

**SANITARY & PROCESS WASTEWATER
MANAGEMENT SYSTEM
FLOW DIAGRAM**

**EXISTING
SANITARY & PROCESS WASTEWATER
MANAGEMENT SYSTEM
FLOW DIAGRAM**

Sanitary Wastewater

Process Wastewater



ATTACHMENT II

**SANITARY & PROCESS WASTEWATER
MANAGEMENT SYSTEM
DESIGN CRITERIA, EVALUATION,
AND CALCULATIONS**

BELLA WINERY
9711 West Dry Creek Road
Healdsburg, California

**WASTEWATER MANAGEMENT SYSTEM
DESIGN CRITERIA & EVALUATION**

SANITARY WASTEWATER

Sanitary wastewater (SW) at the proposed winery consists of typical wastewater generated from restrooms, break rooms and laboratory facilities.

Bella Winery has public tasting and tours. In addition, they are proposing to continue participating in a maximum of five two-day industry-wide events as well as 6 agricultural promotional, for a total of 16 event days per year. Those events that would include food service will be catered, as a result there will be no commercial kitchen waste associated with the events.

<u>Description</u>	<u>Quantity</u>	<u>Date & Time</u> <u>Period</u>	<u>Attendees</u> <u>(max. on site at</u> <u>any given time)</u>	<u>Attendees</u> <u>(total attendees over</u> <u>the course of a day)</u>
County-wide Industry Two-Day Events	5 events/ 10days	January - December	Event Specific	500 (range 200-500)
Ag Promotional Events	2	January - December	100	300
Holiday Open Houses	4	January - December	100	300

Per the Sonoma County PRMD Policy Number 9-2-31, for facilities hosting 11 to 25 special events per year, the design capacity of the wastewater system must be increased by 50% of the fifth largest flow, and the remaining 50% may be accommodated by portable toilets. As a result, 50% of a 500 person industry wide event is included in the calculations below.

EXISTING SW FLOWS

AVERAGE DAY:

10 full-time employees x 15 gpd	=	150
5 part-time employees x 7.5 gpd	=	37.5
50 visitors x 2.5 gpd	=	<u>125</u>
Total	=	312.5 gpd

PEAK DAY (HARVEST):

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
300 visitors x 2.5 gpd	=	<u>750</u>
Total	=	982.5 gpd

PEAK DAY (HARVEST w/ EVENT):

13 full-time employees x 15 gpd	=	195
5 part-time employees x 7.5 gpd	=	37.5
50% of 500 visitors x 5 gpd	=	<u>1250</u>
Total	=	1482.5 gpd

Design SW flow = 1482.5 gpd SW

PROCESS WASTEWATER

Process wastewater (PW) is generated from typical winery processing activities including crushing, fermentation, barrel storage and bottling with tank, barrel, equipment and floor cleaning. Production includes approximately 248 tons of grapes crushed, produced and bottled onsite (corresponding to 15,000 cases of wine). Only wine processing occurs at the facility; no distilling operations will occur.

PW FLOWS

Cases of wine produced onsite = 15,000 cases

Gallons of wine produced onsite = 2.4 gallons/case x 15,000 cases = 36,000 gal

Generation rate = 5.0 gal PW/gal wine

Annual Volume = 36,000 gal wine x 5.0 gal PW/gal wine = 180,000 gal PW

AVERAGE DAY FLOW:

36,000 gal PW ÷ 365 days = 99 gpd PW

HARVEST FLOW (per PRMD guidelines):

Generation rate = 1.5 gal PW/gal wine

$\frac{36,000 \text{ gallons wine} \times 1.5 \text{ gal PW/gal wine}}{45 \text{ days}}$ = 1200 gpd PW

PEAK WEEK HARVEST DAY FLOW (actual flow per day based on facility):

Generation rate = 60 gal PW/ton of grapes crushed

Peak Week = 130 tons

Peak Week Day = 108 tons/6 days = 18 tons

18 tons grapes crushed/day x 60 gal PW/ton of grapes = 1100 gpd PW

Design PW flow = 1200 gpd PW

Combined SW & PW flow = 1482.5 gpd SW + 1200 gpd PW = 2682.5 gpd total

PW & SW TREATMENT & DISPOSAL

PRIMARY STANDARD SEPTIC SYSTEM

The existing standard system was installed in 2003 and consists of 490 linear feet of 48" deep standard trench leach line with 18" of rock under the pipe, and a 200% reserve area consisting of 950 linear feet. In 2007, Dan Write, RCE the designer of the installed system, submitted to PRMD a letter outlining the actual capacity of the system (see attached). He showed that the total amount of leachline installed (490 lf) actually supports a total flow of 1764 gallons per day, sized at 3.6 gallons per linear foot.

In order to accommodate the calculated flows, the wastewater system will need to be expanded to support a total flow of 2682.5 gallons per day.

$2682.5 \text{ gpd} / 3.6 \text{ gplf} = 745 \text{ linear feet.}$

A total of 255 linear feet (745-490) will need to be added to the existing standard system in order to accommodate the projected increase in flows. The existing leachfield has leachlines that vary in length from 40 lf to 100 lf. The reason for the shorter lines was to keep the leachlines outside of the vineyard. However, the percolation test holes extended beyond those short lines into the vineyard. By extending the lines into the vineyard, we believe that the additional 255 lf can be accommodated within the vicinity of the existing system (see attached).

RESERVE AREA

In order to address the reserve area, the flows will be separated out into separate treatments. The sanitary wastewater (SW) flows of 1482.5 gpd would have a 200% reserve area accommodated in the currently designated standard system reserve area.

$1482.5 \text{ gpd} / 3.6 \text{ gplf} = 412 \text{ linear feet} \times 200\% = 824 \text{ lf total required for SW reserve area.}$

Note that there is currently 950 lf of expansion area located approximately 400' from the primary leach field. With the addition of 255 linear feet to the existing system, all of the previously designated 950 lf of reserve area is still available for the SW reserve area. Since $950 \text{ lf} > 824 \text{ lf}$, there is more than adequate reserve area for the SW flows.

Since process wastewater (PW) can be treated and reclaimed separately from SW, we propose the PW reserve area to consist of a proprietary biological treatment unit. Should the PW reserve area ever need to be constructed, the PW would continue to be collected and initially treated in 5000 gallons of septic tankage, and then treated in a MOD20 Biological Treatment Unit by Common Ground Resources, Inc. The PW would then be stored in an above ground storage tank prior to drip irrigation of the existing vineyard on site.

ATTACHMENT III

**DESIGN ENGINEER'S LETTER
LEACHFIELD LAYOUT WITH PROPOSED EXPANSION**

Dry Creek Valley Citizens Advisory Council

Guidelines for Use Permits with Visitor Serving Uses

Approved April 20, 2017

Committee Members:

Bill Smith

Ruth Wilson

Mike Tierney

Vicky Farrow

Jenny Gomez

Sharon Pillsbury, Secretary

Dry Creek Valley

Guidelines for New Use Permits with Visitor Serving Uses

Section 1. Scope

The purpose of this document is to provide a set of definitions and preferred standards that will be used by the Dry Creek Valley Citizens Advisory Council (DCVCAC) as guidelines for investigating, discussing and considering applications for use permits that include visitor serving uses in agricultural zones in Dry Creek Valley. These guidelines will help to establish clear expectations so applicants and neighbors have a basis for more open dialogue and common understanding. The guidelines are a pilot program to assess the value of setting standards locally and will also help to inform future actions by the Board of Supervisors on winery events.

Section 2. Goals

1. Support agriculture and related agricultural promotion on a scale that best fits the character of Dry Creek Valley.
2. Establish a set of clearly defined guidelines for use by the Dry Creek Valley Citizens Advisory Council in considering use permits that include new visitor serving uses.
3. Communicate the guidelines so applicants, neighbors and County representatives have clear expectations and a basis for open dialogue and understanding.
4. Favorably consider new applications where the overall project is substantially consistent with the guidelines.

Section 3. How to Use this Guidance Document

We recognize that all projects are unique and each will continue to be considered on a case-by-case basis considering the specific aspects of the project, property, location, and planned mitigations.

There are eight categories listed in this document, and for each category, there is associated guidance as to what would be considered appropriate and would contribute to a favorable decision by the DCVCAC. A less than favorable condition in any one category would not necessarily equate to an overall unfavorable decision. In general, the overall combination of more and less favorable conditions will be used by CAC members to evaluate the use permit application.

Section 4. Guidelines

1. Access and Traffic

1. There is access to the parcel on public roadways of at least 18 feet in width.
2. There is adequate ingress and egress to the property, including adequate site distances to the entrance and distance from crossroads and other driveways. The highest volume of expected visitors can enter and exit the property safely without traffic backup on public roadways.

Dry Creek Valley

Guidelines for New Use Permits with Visitor Serving Uses

2. Site

1. The parcel is at least 20 acres.
2. The majority of the usable land is in agriculture, some portion of which is pertinent to the visitor serving uses.
3. There is sufficient water on the parcel to support all new uses without negatively impacting neighboring properties.
4. All parking is on-site. There is no parking along public roadways.
5. Parking plans that utilize road easements have the written agreement of all neighbors that share those easements.
6. Parking in vineyard rows and avenues may be inadequate in wet conditions.

3. Activities and Events

1. All activities and events will promote products grown or processed on the site and will be hosted by the proprietor, with on-site management by the proprietor's staff. The facility will not be rented out for use by a 3rd party and no rental fees will be charged.
2. New use permits will specify limits for each of the categories of Activities and Events listed below. (See Section 6 for Activities and Events Definitions.) Projects that support the guidelines will be viewed as more favorable. The limits for Activities and Events are shown below.

Activities and Events	Guidelines
Public and Direct Sales Activities During regular hours	<ul style="list-style-type: none">• Limited to the Maximum Persons at One Time set in the use permit• Limited to the hours of 10am – 5pm
Direct Sales Activities Outside of regular hours	<ul style="list-style-type: none">• 50 visitors at one time, or the Maximum Persons at One Time, whichever is less• Maximum of 12 times a year• Maximum of two per month• Limited to the hours of 8 – 10am or 5 – 10pm
Trade Marketing Activities	<ul style="list-style-type: none">• Limited to the Maximum Persons at One Time set in the use permit• Limited to the hours of 8am – 10pm
Association Sponsored Events	<ul style="list-style-type: none">• Up to 15 event days per year• Traffic and parking plans required if Maximum Persons at One Time limits are exceeded• Limited to the hours of 10am – 5pm

Dry Creek Valley

Guidelines for New Use Permits with Visitor Serving Uses

Activities and Events	Guidelines
Winery Events	<ul style="list-style-type: none"> • Up to double the Maximum Persons at One Time set in the use permit • Maximum of 2 days per quarter • Events outside of regular hours limited to 2 event days per year • Limited to the hours of 8am – 10pm

4. Noise Impact

Noise impact is one of the most complex categories in Use Permits with Visitor Serving Uses. We encourage applicants to pay close attention to the Sonoma County General Plan 2020 Noise Element, particularly Policy NE-1c, when crafting their use permit application. Requests for outdoor amplified music, especially after 5pm, will typically require noise studies and mitigation measures and may not be appropriate for some projects.

1. All noise impact conforms to the Sonoma County Noise Standards as set forth in the General Plan.
2. Applicant has noted the distances in each direction from the visitor serving areas to the neighboring residences and indicated noise mitigations, if necessary. Projects with greater than required distances from property lines and existing residences are more favorable.
3. All outdoor amplified music ends by 9pm.

5. Food Service

1. Restaurants are not allowed. There will be no food prepared to order from a menu.
2. Catering and commercial kitchens are acceptable, including such equipment as stoves, wood-fired ovens and barbecues.
3. Wine and food pairing is allowed between the hours of 10am and 5pm, especially when it showcases site or locally grown foods.
4. Sale of pre-packaged foods is allowed.
5. All food service requires appropriate health permits.

6. Facilities

1. Projects with facilities and production less than or equal to the following limits will be viewed favorably
 - Visitor serving areas: X square feet under roof
 - Production facilities: Y square feet under roof
 - Production (for wineries): Z cases per year

Dry Creek Valley

Guidelines for New Use Permits with Visitor Serving Uses

2. Facilities are sited to minimize visual impact. Projects with buildings and landscaping that are of an appropriate scale to the area will be considered favorably.
3. Nighttime lighting levels are at the minimum necessary to provide for security and safety of the use and users. Exterior lighting that minimizes glare and spillover onto neighboring parcels will be considered favorably.
4. Marketing accommodations for private guests are allowed, provided that the use promotes or markets agricultural products grown or processed on the site, the scale of the use is appropriate to the production and/or processing use and no commercial use of private guest accommodations is allowed (i.e. rental fees are not charged).

7. Production

New wineries that use at least X% of grapes from Sonoma County and at least Y% of grapes from Dry Creek Valley will be viewed favorably.

8. Concentration

Different areas within the Dry Creek Valley are distinct in terms of concentration of residents, wineries and other developed uses, so it is difficult to establish specific limits. Requests for new use permits that take density into consideration and seek to reduce the impact on nearby existing wineries or residences will be viewed more favorably. Such factors as the proximity to other wineries, residences and intersections will be considered. In general, projects that are not clustered around existing developed uses or are closer to major highways will be viewed as more favorable.

Section 5. Suggested Best Practices

The applicant has met or offered to meet at least once with neighbors to describe and hear reactions to their plans.

1. This includes all neighbors who are likely to be impacted by the project.
2. Best practice suggests that multiple meetings over the course of the planning process are most effective, with one meeting very early in the project before plans are developed in detail.

Section 6. Definitions

A. Maximum Persons at One Time

The Maximum Persons at One Time is defined as the total visitors on the site at one time that can be accommodated by:

1. The septic system
2. On-site parking as follows:
 - a. 1 space for each employee

Dry Creek Valley

Guidelines for New Use Permits with Visitor Serving Uses

- b. 1 space for every 2.5 visitors
3. Building occupancy levels as authorized by the Fire Department

B. Activities

4. **Public Sales Activities** are defined as wine tasting, tours, wine and food educational pairings, seminars and other hospitality related activities supporting the promotion of wine sales that are open to the public.
 - a. Will not exceed the Maximum Persons at One Time limit established in the application.
 - b. Do not require an invitation.
 - c. A fee may be charged.
 - d. May be advertised to the public.
5. **Direct Sales Activities** are defined as by-invitation activities such as winemaker lunches or dinners, release days or pickup parties designed to promote the sale of agricultural products.
 - a. Will not exceed the Maximum Persons at One Time limit established in the application.
 - b. A fee may be charged.
 - c. Invitations may be issued using such methods as mail, email, websites or social media.
6. **Trade Marketing Activities** are defined as by-invitation activities for staff, trade or distribution partners.
 - a. Will not exceed the Maximum Persons at One Time limit established in the application.
 - b. Are not advertised to the public.

C. Events

1. **Association Sponsored Events** are defined as events sponsored by a recognized organization to promote wine sales and tourism, conducted across multiple sites within a specified geographic area.
 - a. Meet the requirements and follow the best practices of the association sponsoring the event.
 - b. Have adequate mitigation plans for septic and parking if they exceed the Maximum Persons at One Time limit.
 - c. Parking along public roadways is not allowed.
2. **Winery Events** are those events that are expected to exceed the Maximum Persons at One Time limit.
 - a. Invitations may be issued (using such methods as mail, email, websites or social media).
 - b. Must be explicitly requested in the use permit specifying the number of events annually and the maximum size of each event.

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Guidelines for New Use Permits with Visitor Serving Uses

- c. Require adequate mitigation plans for septic and parking if the visitors expected exceed the Maximum Persons at One Time limit. Parking along public roadways is not allowed.

Dry Creek Valley Citizens Advisory Council
Regular Meeting Minutes
August 18, 2016
Healdsburg Fire Station Training Room
601 Healdsburg Avenue, Healdsburg CA

Call to Order

Chairperson Tom Rued called to order the regular meeting of the Dry Creek Valley Citizens Advisory Council at 6:03 pm.

Roll Call

Present Councilmembers: Jason Boaz, Vicky Farrow, Tom Rued, Charlee Schanzer, and Ruth Wilson.

Approval of Minutes

On a motion by Councilmember Charlee Schanzer, seconded by Councilmember Ruth Wilson, the July 21, 2016, Dry Creek Valley Citizens Advisory Council meeting minutes were approved with corrections. The motion carried on a voice vote. (5-0).

Public Comments on Non-Agenda Items - None

Correspondence -

Secretary Sharon Pillsbury acknowledged the great many letters and comments that were sent via email to the council regarding the Bella Use Permit Modification. They were from: Gene Valla, Frank Davis, Ann Petersen, Dan Contrares, John Rader, Jessica Ross, Brent Lindsay, Jesse Contreras, Judy Edmonds, Beth Strickland, Judith Olney, and Charlee Schanzer.

Councilmember Announcements and Disclosures – Information Only

Councilmember Boaz disclosed that he had met with the applicants and several neighbors both for and against tonight's referrals. He also spoke with James Gore about the memo. Councilmember Farrow disclosed that she spoke with Charlee about her intention to recuse herself from the Bella vote, Barry Collier, and another neighbor of Bella. Councilmember Rued disclosed that he had spoken with applicants and Charlee. Councilmember Schanzer disclosed that she spoke with both applicants. She also spoke Bella neighbors, but not in her capacity as a councilmember. Councilmember Wilson disclosed that she spoke with applicants from Bella, as well as neighbors and Charlee.

Council Chair Tom Rued—introduced the referrals and gave instructions on the proceedings.

Referrals from PRMD –

File Number: UPE16-0014
Applicant Name: Valhall Vineyards
Owner Name: Bengt Akerlind
Site Address: 996 Dry Creek Road, Healdsburg
APN: 089-040-035

Project Description: Request for a Use Modification to allow an increase in wine production from 500 cases annually to 1,000 cases annually, tasting open to the public, expand hours open to the public, add 24 agricultural promotional events a year and 10 industry wide events with amplified music on a 6.76 parcel.

Bengt Akerlind was the presenter for Valhall Vineyards. He is owner and partner with Katarina Bonde. Mentioned scheduling conflicts in June and July and thanked the council for the opportunity to present. He gave a brief overview of the winery—what they have been doing and what they would like to do. They have been in the valley for 18 years and started as winegrowers. They began making wine using facilities at Mauritsen Winery, but will be using the facilities at Comstock Winery as they are closer. They began to feel that these offsite arrangements were not quite what they wanted and applied for a use permit for a tasting room and winery. This permit was granted in 2011.

They applied for the Use Permit modification to make it a better fit. Changes include changing hours to remain open to 5:00pm. They would like to have a picnic area. They would like to add to the current 10 events. The original understanding was that an event encompassed two days, so they need to correct the permit to reflect 20 event days, and are adding four additional days for wine club events. They have applied for outdoor amplified music that is not allowed under their current permit. They would also like to increase production from 500 to 1,000 cases annually and allow grape crush on their premises as well as permission to bring in a bottling truck. The current bottling trucks are much smaller than the old 18-wheeler versions and would run with onsite electricity. They would also like to have 3 full time and several part time employees. They would like to charge for tasting, which is not allowed under their current permit.

Council Discussion:

Councilmember Vicky Farrow asked for clarification on events--24 agricultural promotional events and 10 industry wide events. How many industry wide events are there?

Councilmember Jason Boaz also asked for clarification.

Bengt Akerlind outlined the industry wide events: Winter Wineland, Barrel Tasting, Passport, Food and Wine Affair a total of 12 days. With the Ag Promo events a total of 24 event days.

Councilmember Charlee Schanzer asked about their entrance—she has concerns.

Bengt explained that current egress and ingress requires them to use neighbors property. They use 12 ft. of their property and 12 ft. of the neighbor's property. They do not have a legal easement. They hope to widen the access point entirely on their property to the required 24 feet and not be dependent on their neighbors. They are seeking the guidance of a California Traffic Engineer. There is one in Santa Rosa, but she is very busy.

Council discussed making access improvement a condition of approval.

Councilmember Farrow agreed that having the entire driveway on Valhall's property would be great. She does not like to see parking on Dry Creek Road or traffic lining up onto Dry Creek Road.

Councilmember Schanzer asked about parking on easement.

Bengt Akerlind clarified that parking is currently on main lawn area, but overflow parking is along that road.

Councilmember Schanzer expressed concern over the liability issue of parking on the easement.

Bengt Akerlind clarified that the easement property is by the creek and they have a 12 ft. easement with 32 Winds. He was not sure of exact measurements.

Councilmember Farrow wanted to clarify that overflow parking is all on their property.

Councilmember Tom Rued asked if there was room for the overflow parking and still room for access for 32 Winds.

Katerina Bonde said that during events 32 Winds is open and traffic can pass. She mentioned that they are willing to adjust this area to make sure there is adequate space.

Councilmember Wilson questioned the size of the parcel and mentioned the density in that area of Dry Creek. She thinks that a 1,000 case winery may not need 24 event days.

Councilmember Boaz asked for further clarification of event days.

Bengt Akerlind said that the industry wide events usually attract 300-400 people per day. They average about 30 at one time. They do not allow busses or large vehicles. They use a parking attendant. Besides the events they already have, they would like to do wine club events with 30-40 people. They participate in 12 event days currently. There are 9 events with 16 event days. Wine Road has tried to add a one day event in May. They do not have control over the number of days for industry wide events, so they are trying to allow a little leeway.

Councilmember Farrow restated that there are 10 industry wide event days for 5 events, plus 4 other events.

Councilmember Boaz clarified that the 8 additional days would not be used until industry wide event days are added.

Councilmember Wilson asked about size and number for wine club events.

Katerina Bonde answered that there are usually 50 to 60 people, but others are smaller. They take place from 2 to 7pm. They are asking for an additional four events for up to 60 people for their wine club.

Bengt Akerlind agreed that they keep these wine clubs small and exclusive.

Public Comments

Judy Edmonds commented that she and her husband have lived in Dry Creek for 20 years. They live across from West Winds/Valhall Vineyards and have never had any problems parking problems.

Richard Kagel is a neighbor and the president of the Dry Creek Valley Association (DCVA). He reminded the council that permits run with the land. He mentioned that the property could be sold and we do not know who the future owners may be. This request would allow amplified music outside. Though the current owners intend it to be for acoustic music, he again questioned the unknown intent of future owners. He also mentioned that they are in a relatively densely populated area of Dry Creek Valley. He said the owners intent is to not allow buses or larger vehicles, but that unless it is listed in the permit, there is nothing to prevent this in the future.

Bengt Akerlind clarified that their property is now on 7 acres due to a lot line adjustment.

Craig Fassler is a Norton Road resident. He also shared that he had not observed any traffic issues related to Valhall.

Councilmember Wilson asked how amplified music is controlled in a permit. Her thought was that zero amplification would be too limiting.

Bengt Akerlind suggested it could be controlled by limiting decibels.

Councilmember Farrow reminded the council that noise standards have already been set by county ordinance.

Councilmember Boaz asked about noise barrier walls mentioned in the referral.

Bengt Akerlind told the council that the noise barrier walls have been built and approved by the county.

On a motion from Councilmember Schanzer and a second from Councilmember Wilson, the Dry Creek Citizens Advisory Council moved to recommend approval of UPE16-0014 at 996 Dry Creek Road, Healdsburg conditional on completion moving the ingress and egress to their property entirely to conform to ASHTO standards and no amplified music.

Councilmember Boaz stated he would support a motion that includes more clarification of events. He asked that they clarify that the additional 4 days are for up to 60 people. He does not have a problem with amplified music.

Councilmember Farrow also stated she has no problem with amplified music, but does not understand the parking on shared easement.

Councilmember Schanzer revised her motion to allow amplified music and to include a clarification of the 4 additional events to state they would be for up to 60 people.

Councilmember Farrow still wondered about the easement.

Councilmember Wilson clarified easement issues from her personal experience. There were grapes planted on their shared easement that had to be removed to allow free passage.

Bengt Akerlind stated that parking on the easement is allowed in their current permit.

Councilmember Boaz explained they are trying to reach a consensus so they can make a good recommendation.

Restatement of motion:

On a motion from Councilmember Schanzer and a second from Councilmember Wilson, the Dry Creek Citizens Advisory Council moved to recommend approval of UPE16-0014 at 996 Dry Creek Road, Healdsburg conditional on the following changes: The permit should be conditional on moving the ingress and egress to their property entirely, to conform to ASHTO standards. Permit should state that four additional events would be for up to 60 people. Permit should state that parking would be disallowed on shared property easement. The motion carried on a roll call vote (5-0).

Councilmember Jason Boaz-aye
Councilmember Vicky Farrow-aye
Councilmember Tom Rued-aye
Councilmember Charlee Schanzer-aye
Councilmember Ruth Wilson-aye

Council Chair Tom Rued—introduced the referral for UPE16-0046

File Number: UPE16-0046
Applicant Name: Bella Vineyards
Owner Name: Adam Vineyards LLC
Site Address: 9711 Dry Creek Road, Healdsburg
APN: 139-140-029

Project Description: Request for a Use Permit modification to clarify the events at Bella Vineyards and Wine Caves. The agricultural promotional events include six per year with a maximum number of 100 guests per event and participation in up to five industry-wide events for a total of 10 event days per year (the Barrel Tasting event is not requested), and a maximum of two catered luncheons or dinners per month with up to 35 guest maximum for distributors, wine club members, VIP customers, or business meetings on 98.74 acres. There are no changes to the winery's annual 15,000 case production capacity, the public tasting room, and retails sales approved under UPE99-0088.

Councilmember Charlee Schanzer recused herself from the vote on this item due to a conflict of interest.

Lynn Adams, one of the owners of Bella made the presentation on their behalf. She agree that their request of a permit modification was somewhat unusual (their current permit is under review by the Board of Supervisors). She gave a history of their winery. They started the winery in 1996. They have 98 acres on West Dry Creek Road, and the original permit was granted in 2000. At that time, permits were vague or silent on many issues, and there were fewer wineries and fewer neighbors, and less regulation overall. She agrees with the county's strides towards clarity in regulation. She stated that they have spent the past two years meeting with and listening to neighbors to find out what changes they would like to see.

They are hoping to come up the best solution for their site. They have learned that the Barrel Tasting event was overwhelming for their road and participants tended to be disrespectful of neighborhood. They no longer wish to participate in this event. They also hire 3-5 parking attendants for each event to help control issues like off-road parking, and turning around in neighbors' driveways. They have added signage to help alleviated problems as well. Neighbor Gene Valla has worked with Google Maps to correct the current map that shows that the road goes through, when in fact it is a dead end. They agree that buses do not work in their location and they have turned them away when they show up. They do not allow groups over 8. They have worked to reduce traffic to their winery by 20 percent.

They have worked with neighbors to come up with the proposal that is in this Use Permit Modification. They have approval of 83% of the neighbors for the current proposal. . They have capped the number of dinners and are trying to make sure there are not a lot of lights at night. They are limiting their request for industry wide events. They would like to participate in Passport and are working with Preston and Zichichi wineries to make it work. They are asking for 6 promotional events—those will be wine club events and holidays—they have specified on the permit that they will not happen during peak times—summer. They are stating their limit as 100 at a time and 300 per day for these events. They are specifically requesting that they be allowed to sell tickets to their events in order to better manage the number of people attending. They plan to have a counter, and this is specified in the application.

Lynn Adams further clarified that their 6 agricultural promotional events will include 2 wine club events and 4 additional open house events on national holidays. These events will be held during regular business hours. They will not be participating in the 6 days of Barrel Tasting. They will have amplified music only during events, not to exceed 80 decibels. They will not have weddings or third party rentals. They have not built any new buildings. They have refurbished 3 barns on the property. They built the 8,000 sq. ft. caves to be environmentally conscious and aesthetically pleasing to the site. They did a lot of work in the vineyards by adding French drains to prevent erosion.

Council discussion:

Councilmember Wilson received the revised application that was sent by the county after 5:00 this afternoon, but she asked the applicant how it differs from the original referral.

Lynn Adams responded that they were told events for less than 35 people did not count as events. They want this to be on their permit. She stated that dinners or lunches—2 per month—would be for a total of 24 people. She wanted to clarify this because a neighbor was concerned that they were asking for 2 per month—a total of 24 events. She said one of these events would be a staff dinner and one would be a neighborhood BBQ. Having friends over for dinner will be covered in the permit as well. There are 8 more left.

Councilmember Farrow mentioned that they updated referral states that the 24 lunches and dinners would include no more than 12 dinners.

Councilmember Boaz asked for confirmation that for the past 18 months they have held no events.

Lynn Adams stated that they were allowed, but have voluntarily not had any events.

Councilmember Boaz asked if there have been any improvements on the roads or property.

Lynn Adams said they are doing more on directing and controlling traffic—they have added signage and they are using parking attendants. There has been a gate installed that helps insure traffic turns around on their property. The neighbors had a temporary fence that insured folks didn't park in the vineyard. Now there is a line of newly planted trees that also keep people from parking there.

Councilmember Boaz asked if there are any events in the wine caves.

Lynn Adams replied that there will be, and they were allowed. The capacity of the cave is larger than they have ever allowed.

Councilmember Boaz asked about business meetings.

Lynn Adams said they plan to hold staff dinners that would include only family and staff.

Councilmember Farrow asked if all 6 Ag Promo events are held during the day. Lynn said yes. Vicky liked that they had worked with the neighbors to develop proposal.

Lynn Adams spoke again to events and clarified that they would like to be able to celebrate Valentine's Day, etc., so the county suggested they put that down as an actual event. They have specified four holidays. They will not be encouraging attendance on Labor Day or Memorial Day weekends. She questioned that under 35 was not an event. Said it was still unclear. They are allowed to have unlimited dinners, but they have tried to be more specific.

Councilmember Farrow reminded the council that the neighbors have agreed to more events than Bella is asking for.

Public Comments

Nancy Columbo has been living in Dry Creek for 11 years. She is a banker and winegrower. She has experience with them that shows them to be dedicated to family and business. She believes they approach their business carefully and thoughtfully. She likes that they have transformed their property to capitalize on its natural beauty. It is a family operation and they are generous to the community.

Lou Preston is a neighbor on this end of West Dry Creek Road. He is familiar with the neighborhood feel. Their property has about 2/3 of a mile of road frontage. Most of the road is one lane—only 11 feet wide in some areas. The nature of the problem is the dangerous traffic and severe impact on the neighborhood. It's a problem that can't be solved. How to make it tolerable? Lynn is proposing to reduce traffic. He expressed his concern about nighttime, as the road is definitely more perilous as night. He expressed concern about the possible number of night time events. He assured the council that this decision would be setting a precedent. If other wineries on the road do the same 12 events, how do they manage that? He mentioned that the idea of turning it into a restaurant venue is scary. He emphasized that too much traffic is not good.

David Madrus stated that he used to work for Bella but no longer has a vested interest except as a neighbor. He likes that they are placing strict limits on everything as it will make it easy to regulate. He would also be happy to not have many night time events. He said that he doesn't believe the 12 events they are asking for will happen.

Cheryl Davis lives at 8867 West Dry Creek. She is concerned about increase in traffic since they bought their property and said it has changed a lot since her boys were young. The traffic is her main concern. She is afraid someone is going to get hurt. She loves the winery, but does not believe the road can take the traffic.

Charlee Schanzer is a neighbor on West Dry Creek. She mentioned all the support emails. She stated that the winery is asking for 10 industry wide events with up to 500 people per day, six ag events for up to 300 people, and 24 lunches and dinners with no more than 12 dinners for up to 35 people. She emphasized that these are events. She gave a history of the permitting to Bella—in 1999 the BZA allowed tasting by appointment but disallowed special events due to the substandard road. In 2002 they were allowed public tasting but denied events due to substandard road. She

mentioned that the BZA found Bella in violation of their use permit because of events in 2014, and that the appeal of this decision has not moved forward. The applicant has not shown any evidence that the safety of the road has been improved. She continued her presentation, reading from her opposition letter. She mentioned that Bella used a letter from a former PRMD director that that said they had the right to conduct industry-wide events, but stated that the director did not have the authority to modify or override an existing use permit without public notice. The modification of use permits must be done by the BZA. She asked the council to distinguish between the views of those who are truly impacted by the proposed events and those that are seeking to support the wine industry and the Adams.

Margaret Petersen is a property owner at the end of West Dry Creek Road. She mentioned the problems with good maps that indicate the road goes through to the dam. They have people coming through their property all the time. She also mentioned the Sonoma County Visitors Map that shows Ferrari Carano and Sabragia with their names running onto West Dry Creek event though they are on Dry Creek Road. She mentioned the neighboring property that was recently subdivided. There were up to 15 vehicles per day as they worked on one of the properties. There are now two other properties for sale that will most likely be subdivided. One of the newer residents had a wedding and there was a bus parked on the road, as well as cars parked along the road where they don't belong. She asked the council to consider that more traffic may be attributed to Bella than is warranted.

Greg Fassler has been coming to Dry Creek for 30 years. He is an engineer by background. He agrees the road is narrow, but has not personally had a problem with traffic coming the other way. He likes to think about statistics and asked how many accidents have actually happened on that stretch of road.

Judy Edmonds has been a Dry Creek resident for 20 years. She is taking a different slant and mentioned her past position in the bay area of Ronald McDonald house. She is aware of the value of support from local businesses. Her husband is currently on the Healthcare Board, which the Adam's support. She thanked them for their support of the community.

Richard Kagle clarified that his is speaking as a resident of Dry Creek Valley (not as the president of the DCVA). He also did not speak to the particulars of this application. He praised the DCVCAC stating that this meeting was a good example of what they had hoped they would do. He hopes the county will take what happens here seriously. He is happy with the process Bella has used to find a local solution by working with their neighbors, and to come to this council to share what they have been doing. He is really pleased to see the progress made and the way things are working. He again expressed that he hopes the county respects what the DCVCAC does. He also is concerned about cookie-cutter solutions that the county may come up with.

Lynn Adams thanked everyone for speaking and expressed the hope for ongoing conversations and solutions that work for everyone. She mentioned they have done road counts twice: at Yoakim Bridge Road, closer to the winery, and beyond the winery. The findings of those counts indicated that 80% of the traffic is not going to Bella (though the studies were done on non-event days). They also noticed that traffic at harvest is faster, so they have established a pace car to keep workers at speed limit to Yoakim.

Steve Martin worked with Lynn and Scott Adams on their original permit. He mentioned that they are not requesting changes to their current 15,000 case production. There will be not change for tasting. They are just trying to clarify events. Stated that the use permit is for public tasting and production. It does not preclude events. He mentioned that a traffic study shows 10,000 annual trips—revised would put them at 5,800, so they are going from 28 trips per day to 16 trips per day. He called attention to the fact that the Peer Review was not done by the county. The county does not consider West Dry Creek a one-lane road. Residences are assigned an average of 10 to 16 trips per day, so they do not exceed the allowed traffic for a residence.

Questions from Council

Councilmember Farrow thanked everyone for working over the past two years on finding a solution. This is exactly what the council would like to see. She reminded everyone that the councilmembers are citizens, not engineers or traffic experts, etc. The council goes to the county experts for recommendations. The council is to be a forum for dialog for communication in the neighborhood. This area is zoned for land intensive agriculture. Growing, production, and promotion are all allowed. This area is particularly concerning because of the narrow road—it is not even like the rest of West Dry Creek Road. She noted that there is lots of residential use in this stretch. There is also recreational use. She is a proponent of preserving rights. Other wineries on the road have permits that are silent to events. She believes that Bella’s decision to not participate in Barrel Tasting is huge. Other events seem reasonable—less than others have been granted. The dinners would not be at peak times and limited in number. She believes it passes the test for what works in that part of Dry Creek Valley. Most neighbors are comfortable with this and supportive. She is leaning toward support of this Use Permit modification.

Councilmember Wilson appreciates the way the community has worked together. Her understanding is that the problems were caused by the success of Bella. She applauded everyone, especially Lynn, for doing the hard work.

Councilmember Boaz thanked everyone, but admitted he is struggling with this. He believes the council’s decision is important for neighbors, important for Bella’s business, etc. He looks at these issues from a different perspective. Community input means a lot to him. He thanked Richard Kagle for his supportive input on the DCVCAC and agreed he is happy the way this meeting has progressed. He is also happy that Bella have been good neighbors and have worked so hard on this. For him, public safety is most important. He spoke with many people about industry wide events and found that conventional wisdom is that if you have a tasting room you can do the events. He does not agree with this. He questioned if it was 3 to 5 events. Food and Wine Affair, Winter Wineland, and Passport are the events currently. Prelude to Passport is another possible event they would like to include for the future. Lynn stated she is working with Winegrowers to lower the attendance at Bella during Passport. Lunches and dinners? 12 and 12 sounds fine. He does not believe these have much impact. He wondered why the DCVCAC is hearing this Use Permit Modification when the appeal is still in progress. He stated that they are asking for 6 other events with 100 people at a time and a total of 300 people attending. He would be more supportive of a request included the industry wide events and smaller events with a revisit of the permit at a later date. Steve Martin stated that there are conditions of approval and PRMD will do a review in 2 years. He agrees that the road has a traffic calming event, but expressed concern about emergency vehicle access, especially during winter when they may have to deal with mud. Obviously the road is not going to be widened. He wonders how the needs of Bella, the neighbors, and public safety can be met. He thinks this is a very special situation. He would definitely like to see parking attendants required for events. He wondered if traffic to Bella could be moderated at Zichichi. He would like to see mitigation factors added to the Use Permit modification request. He asked for traffic mitigation, continued work with neighbors, and a traffic plan for emergency access. He had noticed that signage at Preston asks for no party larger than eight. He asked if they could work with the county on this. He wanted to hear what applicants, neighbors, and other council members had to say. He would like to see some compromise, and is concerned about having 300 people at events.

Lynn Adams said she is working with Winegrowers to see if traffic can be controlled at Yoakim Bridge Road. She mentioned that the 300 people events would not be held at peak times. She believes they have solved parking problems by using parking attendants. They have been working to prevent turnarounds in neighboring driveways. She is very concerned about being able to have wine club dinners. She is hoping two is not a lot—of the six they are asking for 2 are wine club, plus holidays are not events. To be in agreement with the director of PRMD, they wanted to include holiday promotions. They are trying to be as transparent as possible.

Councilmember Boaz wants to see everything be successful, but believes that events for 300 people is a big give on the council’s part.

Councilmember Farrow mentioned that they are asking for six quasi holiday promotions—they were doing more before.

Councilmember Rued believes it is good that they are being tighter in their definitions that is required. He mentioned that this has been DCVCAC's most well attended meeting and the most letters received. He let the audience know that the council will be losing three members at the end of the year and encouraged their involvement.

On a motion from Councilmember Farrow, seconded by Councilmember Wilson, the Dry Creek Valley Citizens Advisory Council recommended approval of UPE16-0046 for 9711 West Dry Creek Road, on condition of inclusion of mitigation for traffic and parking be in place for all events. The motion carried on a roll call vote (4-0).

Councilmember Boaz—aye

Councilmember Farrow—aye

Councilmember Rued—aye

Councilmember Wilson—aye

Discussion Items

There was a brief mention of the letter to James Gores office regarding Minor Use Permits, Lot Line Adjustments, and Design Review referrals, etc. It was agreed that when the ad hoc meeting takes place, they will address the 4 votes issue with James.

The Ad Hoc committee meeting regarding work scope for DCVCAC is in the process of being scheduled—it is still about 2 months out and will be scheduled after harvest. James' office has been contacted regarding quarterly attendance to address the DCVCAC.

Charlee mentioned that she will miss the October meeting. Jason mentioned that they are expecting a baby and could also miss the October meeting.

Agenda Items for future meetings

Approval of letter to James Gore's office.

It was mentioned that we received a referral today that is outside of our area—LLA16-0016 for Louis J Foppiano Ranches, Inc., at 12521 and 12707 Old Redwood Highway.

Adjournment

There being no other Council business to discuss, the meeting was adjourned at 6:43 pm, on a motion by Councilmember Schanzer, seconded by Councilmember Farrow. The motion carried on a voice vote, (4-0).

Approved Date: _____

Tom Rued, Chair:



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: April 24, 2018

Vote Requirement: Majority

Department or Agency Name(s): PRMD- Permit Sonoma

Staff Name and Phone Number:

Matt Gilster 707-565-5276

Supervisorial District(s):

Fifth

Title: *Freestone Commercial Land Use and Zoning Changes*

Recommended Actions:

- 1) Hold a public hearing on the proposed Freestone General Plan land use amendments and zoning changes.
- 2) Adopt a Resolution amending the General Plan land use map and related Ordinance rezoning 17 parcels in Freestone to resolve inconsistencies between General Plan Policy LU-12e and the General Plan land use maps, regarding the extent of commercial uses.

Executive Summary:

Permit Sonoma planning staff is recommending an amendment of the General Plan land use designation and zoning of 17 properties in Freestone to resolve land use mapping and zoning conflicts with General Plan Policy LU-12e that limits commercial uses in Freestone. General Plan land use maps approved in 1989 created an expansion of Limited Commercial land use designations and Rural Commercial zoning in Freestone, while the written policy LU-12e clearly intended to limit commercial use to the existing uses.

Discussion:

On March 23, 1989 the Board of Supervisors adopted a County of Sonoma General Plan Update. The 1989 General Plan update included new General Plan land use maps which applied a parcel-specific land use designation to every parcel within the unincorporated County for the first time. The General Plan Update also included Policy LU-12e which regulates the extent of Limited Commercial (LC) land use designations in Freestone. Policy LU-12e states:

“General Plan Policy LU-12e: Use the “Limited Commercial” category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental and Sea Ranch. Outside these communities, apply the “Limited Commercial” designation only to existing uses and limit their expansion.”

Although Freestone is not called out specifically in policy LU-12e, it is included in the area outside of the specified larger towns. The language of Policy LU-12e clearly limits Limited Commercial land use designations in Freestone to property with commercial uses at the time of General Plan Policy adoption and precludes expansion of existing uses outside of the specified communities.

According to file records, at the time of the 1989 General Plan Update, there were only six properties in Freestone being used for commercial activity. These existing commercial properties either had an approved commercial use permit or had historically been used for commercial use. However, the General Plan land use maps approved in 1989 designated 21 parcels in Freestone as a Limited Commercial land use.

Based on the language of General Plan Policy LU-12e and supporting discussion in the attached staff report, it is staff's recommendation that in order to maintain consistency with the County General Plan, only properties in Freestone that had commercial activities at the time of the General Plan Policy adoption in 1989 should have a Limited Commercial land use designation and Commercial Rural zoning. Property in Freestone not used for commercial activity at the time of the General Plan adoption in 1989 should have a land use designation and zoning which reflect the use of the property at the time of the 1989 General Plan adoption.

Permit Sonoma planning staff is recommending an amendment of the General Plan land use designation and rezoning of 17 properties in Freestone. The amendments are proposed to resolve land use mapping and zoning conflicts with General Plan Policy LU-12e. The Planning Commission's recommendation was to support staff's proposal, with revisions on two parcels, to retain split zoning to limit potential expansion of existing uses.

If the land use and zoning changes are approved as recommended, commercial activity in Freestone would be limited to seven properties. The total number of properties designated Limited Commercial and zoned Commercial Rural would be reduced from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Rural Commercial would be reduced from a total of 21.65 acres to 7.74 acres.

The recommended changes will ensure that any further expansion of commercial uses in Freestone will be limited unless Land Use Policy LU-12e is amended or superseded by a new General Plan. Any uses rendered legal non-conforming by the proposed changes will be allowed to continue to operate, subject to Section 26-94-010 of the County Code.

Parcels of Interest

378 and 380 Bohemian Highway (APN: 073-120-032) has an active commercial business, Freestone Artisan Cheese, and is recommended to be designated and zoned Rural Residential. However, the Cheese Shop could continue to operate indefinitely as a legal non-conforming commercial use pursuant to its existing use permit. The addition of alcohol sales to the existing use permit for Freestone Artisan Cheese is subject to a pending appeal to the Board.

516 and 520 Bohemian Highway (APN: 073-130-074) is a split zoned Rural Residential and Rural Commercial parcel. The front .5 acres of the property is zoned Rural Commercial. The property is developed with two single family homes and a dilapidated building which was historically used as a retail store front located on the Rural Commercial portion of the site. The commercial store front ceased operation sometime previous to 1982. On May 13, 1982 a Use Permit was approved for a 4 bedroom Bed and Breakfast called the Green Apple Inn. The Bed and Breakfast is an allowed use in the Rural Residential zoning district and the B&B was located on the Rural Residential zoned portion of the site. Staff is recommending the removal of the Limited Commercial land use designation and Rural Commercial zoning due to the lack of commercial use at the time of the 1989 General Plan Update. The Green Apple Inn could continue to operate indefinitely as it has an approved Commercial Use Permit and is located in a zoning which permits Bed and Breakfasts with up to five bedrooms.

Additional parcels are discussed in detail in the attached planning commission staff report.

Planning Commission Recommendation

On February 1, 2018, the Planning Commission, with a 5-0 straw vote, recommended approval of the proposed Freestone Land Use and Zoning changes, and directed staff to return to the Commission for final action with a revised map, resolution, and parcel chart which retains the existing split land use and zoning designations of the CS Fund (APN: 073-130-035), and Osmosis Day Spa (APN: 073-130-041) properties.

On March 1 2018, The Planning Commission with a 5-0 vote, recommended approval of the revised Freestone Land Use and Zoning changes.

SB 18 Required Tribal Consultation

Government Code § 65352.3 requires the County to engage in tribal consultation for General Plan amendments 90 Days before the adoption of proposed amendments. On January 16, 2018 staff sent out invitations to local tribes requesting consultation. No local tribes requested further consultation on the proposed amendments within 90 days of the date of the invitation. The SB 18 consultation requirements have been satisfied.

Public Notice

Staff mailed notice of the public hearings to all property owners and tenants within 600 feet of affected properties. Physical public notice signs were posted in Freestone at the General Store, Wildflower Bakery, and on multiple telephone poles in town. Notice was also sent via email to all members who provided staff with their email or provided email information at a previous public hearings and workshop. Notice of the hearings was also published in the Press Democrat.

Policy Alternatives:

1. Adopt the attached Resolution and Ordinance Approving the General Plan land use map amendments and zone changes.

2. Direct staff to prepare alternative language to amend Policy LU-12e with the intent of not changing the existing zoning and land use designations in Freestone.
3. Direct staff to prepare alternative language to amend Policy LU-12e to allow Limited Commercial Land Use Designations and Rural Commercial Zoning in Freestone in a custom configuration other than as presently designated.

Prior Board Actions:

3/6/1989: The County Board of Supervisors adopted the 1989 General Plan Update which included parcel specific General Plan land use maps and General Plan Land Use Policy LU-12e.

6/13/2017: The County Board of Supervisors approved the 2017 Comprehensive Planning work plan. The work plan directed Permit Sonoma staff to review the land use designation and zoning of property in Freestone which may have been affected by a potential mapping error.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The proposed amendments are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of General Plan Policies, land use mapping, and zoning information on which the public relies. The amendments will ensure any new commercial uses proposed in Freestone are consistent with the County General plan and are subject to the appropriate level of review.

Fiscal Summary			
Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			
Narrative Explanation of Fiscal Impacts:			
No fiscal impact will occur. The Freestone Land Use and Zoning Changes is a Board directed project that was included in the 2017-2018 Permit Sonoma Comprehensive Planning Work Plan.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
None.			
Attachments:			
Attachment A:	Draft Resolution with Exhibit A Sectional District Land Use Map		
Attachment B:	Draft Ordinance with Exhibit A Parcel List/Proposed Zoning and Exhibit B Sectional District Zoning Map		
Attachment C:	Planning Commission Resolution No.		
Attachment D:	Planning Commission Minutes 2-1-2018		

Attachment E: Planning Commission Staff Report and Attachments 2-1-18

Attachment F: Planning Commission Draft Minutes 3-1-2018

Attachment G: Planning Commission Memo and Attachments 3-1-2018

Related Items "On File" with the Clerk of the Board:

N/A



County of Sonoma

State of California

Date: April 24, 2018

Item Number: _____
Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County of Sonoma, State Of California, Find The Project To Be Exempt From CEQA And Approve The General Plan Amendment And Zone Changes As Requested To Resolve A General Plan Inconsistency Between General Plan Policy LU-12E And General Plan Land Use Map Of Freestone.

Whereas, on March 23, 1989 the Board of Supervisors adopted the 1989 General Plan which included Policy LU-12e and new Land Use Maps which created parcel specific land use designations for all property in Freestone; and

Whereas, The Permit and Resource Management Department has identified inconsistencies between General Plan Policy LU-12e and the land use designation and zoning of multiple parcels in Freestone; and

Whereas, Permit Sonoma proposes to change the land use designation and zoning of the multiple parcels to reconcile inconsistencies between these parcels and Policy LU-12e of the General Plan; and

Whereas, the Permit Resource and Management Department determined that the proposed changes to land use designations and zoning were exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

Whereas, on April 24, 2018 The Board of Supervisors had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board of Supervisors regarding the Project.

Now, Therefore, Be It Resolved that the Board of Supervisors makes the following findings:

1. The proposed amendments are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of

General Plan Polices, land use mapping, and zoning information on which the public relies.

2. The proposed land use amendments are consistent and compatible with polices of the Sonoma County General Plan in that they will amend the parcel specific land use designations of 17 parcels to ensure consistency with the General Plan policies LU-12e and LU-1a. LU-12e restricts Limited Commercial land use designations in the Sonoma Coast/Gualala Basin Planning Area to parcels which had existing commercial uses at the time of the 1989 General Plan Update. Policy LU-1a states that when existing planning polices conflict the most restrictive shall apply, in this case, General Plan Policy LU-12e restricts commercial land use designations while the existing General Plan land use map does not, therefore Policy LU-12e should be applied.

3. The proposed zone changes are consistent with the Sonoma County General Plan as amended because the prescribed parcel specific zoning designations will be allowed within the prescribed parcel specific land use designation of each parcel to be amended. Existing commercial use of parcel APN: 073-120-032 (Freestone Artisan Cheese) would be allowed to continue as a legal non-conforming use.

4. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the amendments will not have a significant effect on the environment. The amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development.

Be It Further Resolved that the Board of Supervisors finds the project to be exempt from CEQA and approves the changes illustrated in Exhibit A, General Plan Land Use Map, for the 17 parcels identified in the Ordinance Amending The Official Zoning Database Of The County Of Sonoma, Adopted By Reference By Section 26-02-110 Of The Sonoma County Code, To Change The Zoning Of Various Property In Freestone In Order To Conform With The Policies Of The General Plan, adopted this date by the Board.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute

Resolution #
Date: 4-24-18
Page 3

the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:

Rabbitt:

Zane:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

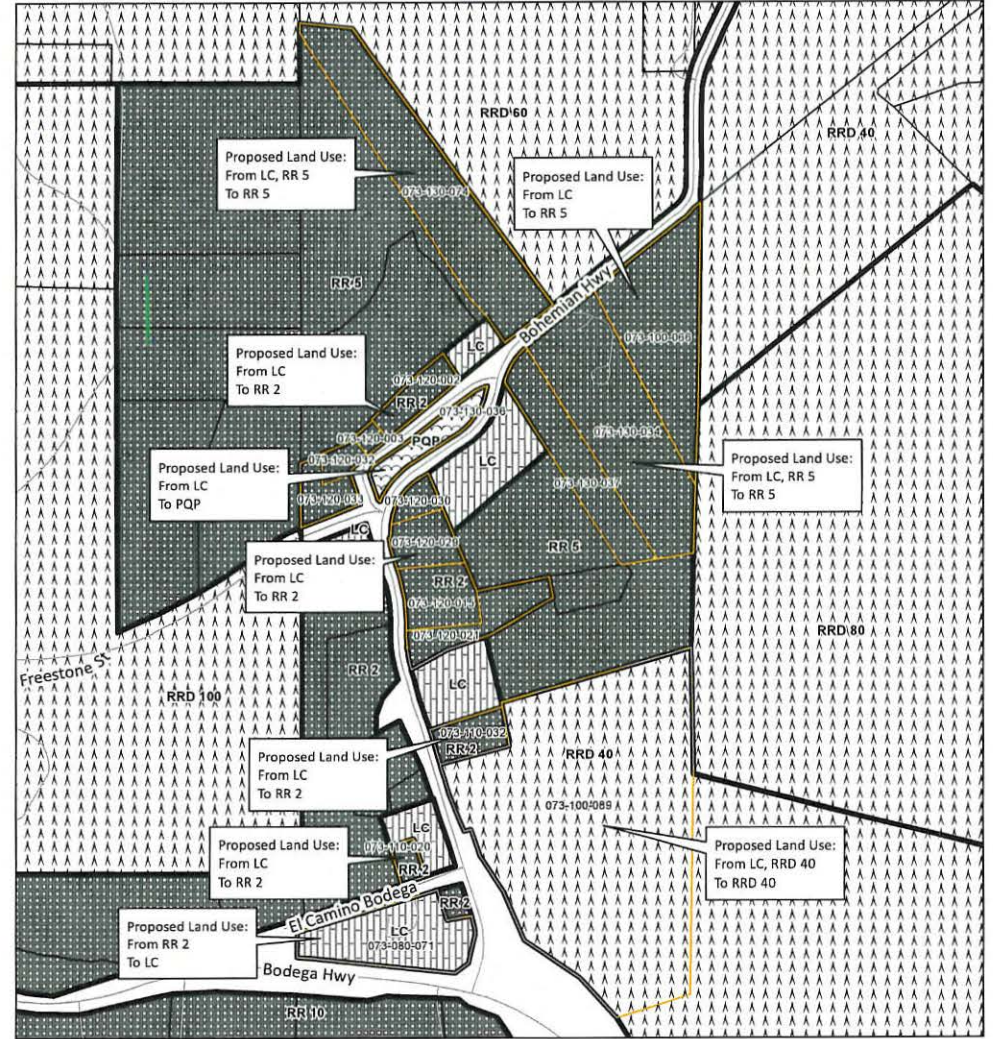
EXHIBIT A

General Plan Map

Existing General Plan Land Use



Proposed General Plan Land Use

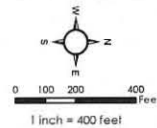


General Plan Land Use

- Resource and Rural Development
- Rural Residential
- Limited Commercial
- Public / Quasi Public

Base Map Data

- Subject Parcels
- Land Use by Area
- Parcels
- Street



FILE: ZCE17-0014
 APN: 073-080-071; 073-100-066, -089; 073-110-020, -032;
 073-120-002, -003, -015, -021, -029, -030, -032, -033;
 073-130-034, -036, -037, -074
 Resolution No. TBD



Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, TO CHANGE THE ZONING OF VARIOUS PROPERTY IN FREESTONE IN ORDER TO CONFORM WITH THE POLICIES OF THE GENERAL PLAN.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the real properties to the zoning set forth in the list of parcels provided in Exhibit "A", Zone Changes, as illustrated in Exhibit "B", Zoning Map, attached hereto and incorporated herein by this reference (collectively, "the Amendments"). The Board hereby finds the Amendments to be consistent with the Sonoma County General Plan. The Director of the Permit and Resource Management Department is directed to incorporate the Amendments into the OZD. (ZCE17-0014).

Section II. This action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the Amendments will not have a significant effect on the environment. The Amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The Amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development. The adopted changes will not increase development potential and have been made to ensure consistency with Sonoma County General Plan Policy LU-12e.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section IV. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the

names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2018, and finally passed and adopted this X day of X, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ___ Rabbitt: ___ Gore: ___ Hopkins: ___ Zane: ___

Ayes: _____ Noes: _____ Absent: _____ Abstain: _____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Exhibit A Zone Changes

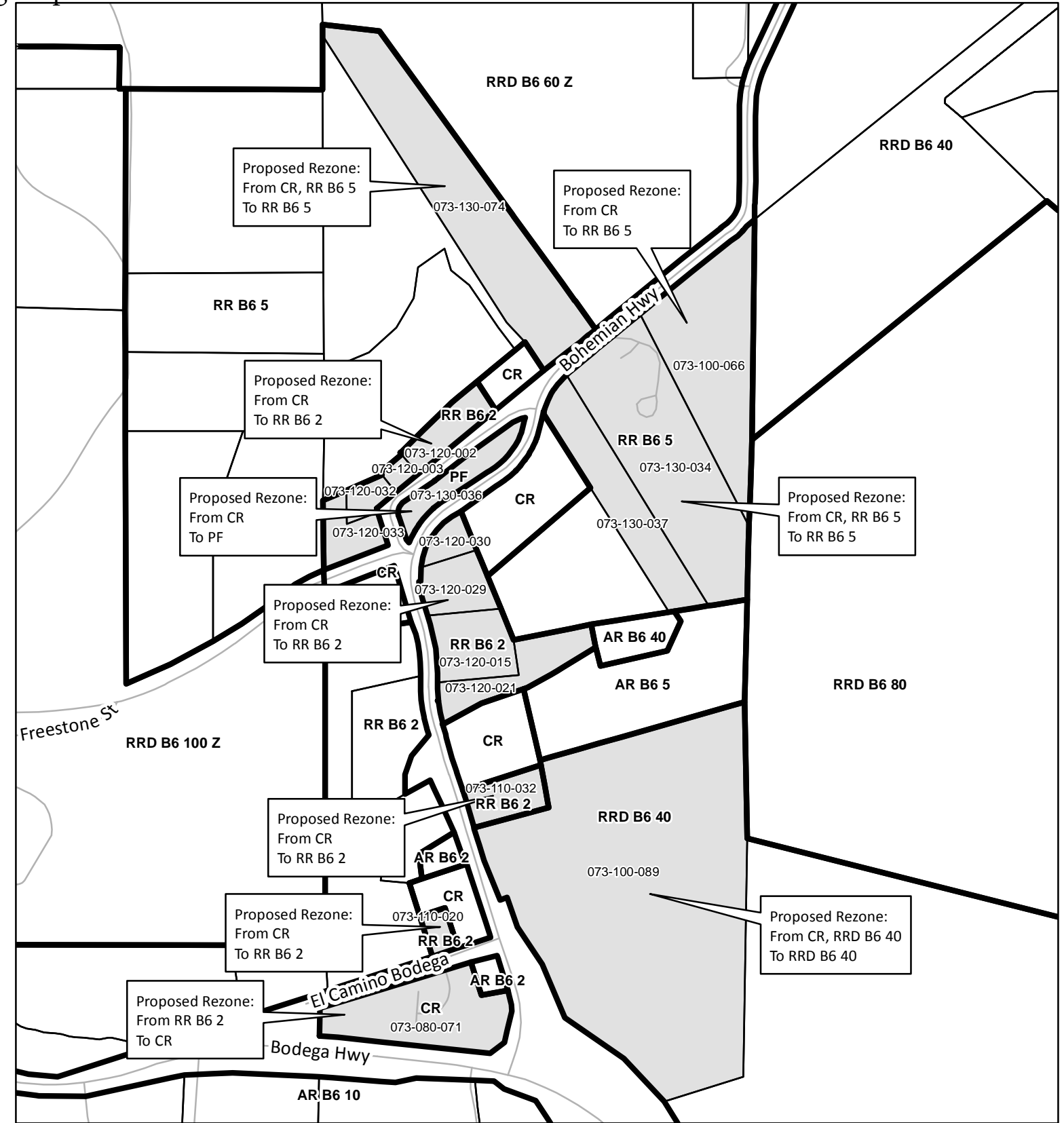
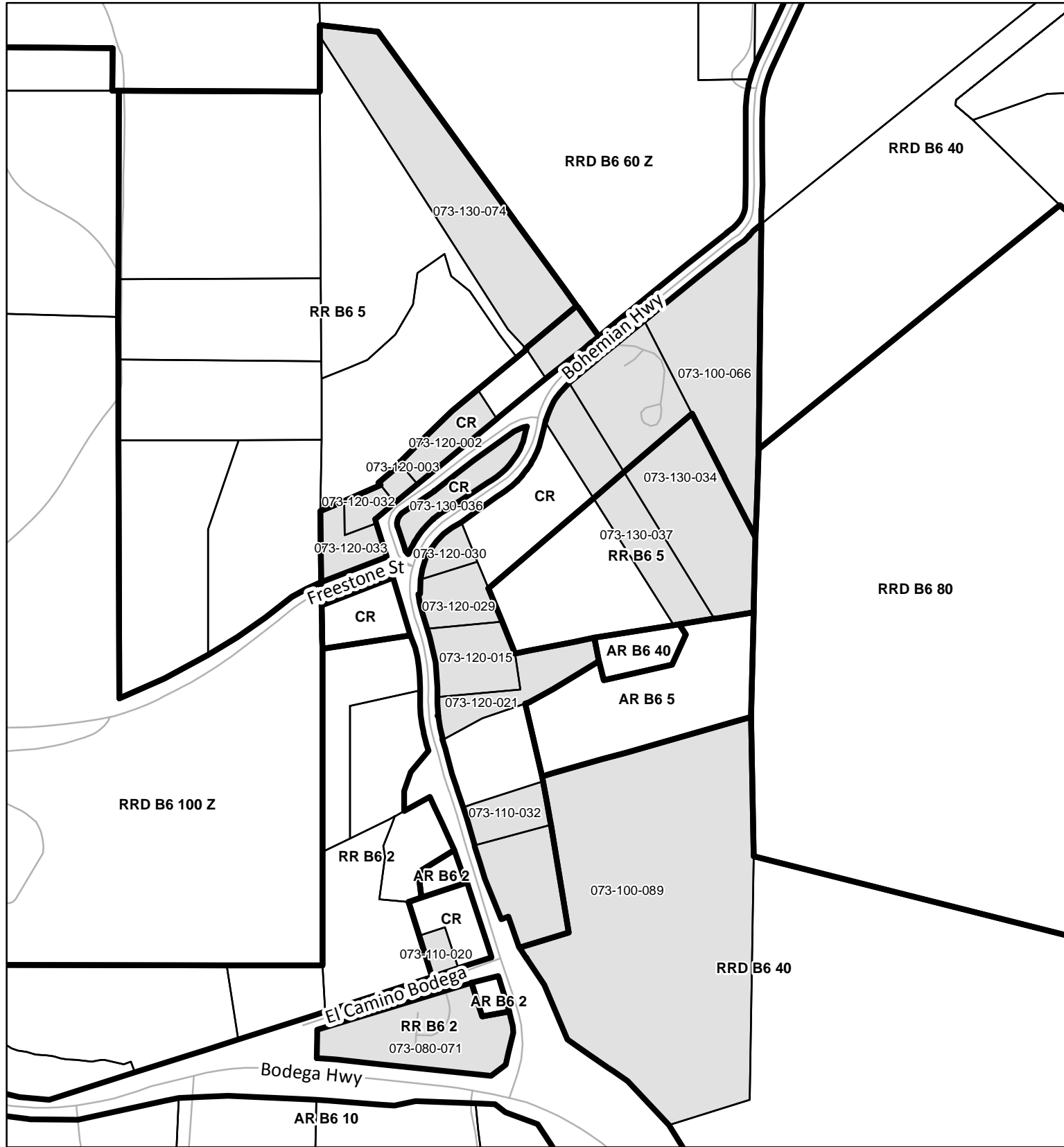
	Address	APN	Existing Base Zoning	Proposed Base Zoning	Proposed Combining Zones *	Reference
1	12740 Bodega Highway, Sebastopol	073-100-089	CR, RRD	RRD	B6 40, HD RC200/50 SR	Webley Property, PLP17-0001
2	12747 El Camino Bodega, Sebastopol	073-080-071	RR	CR	HD RC200/50 SR	Phelps Tasting Room, UPE01-0063
3	456 Bohemian Highway, Sebastopol	073-130-036	CR	PF	HD SR	Freestone Fire Station
4	378 Bohemian Highway, 380 Freestone Street, Sebastopol	073-120-032	CR	RR	B6 2, HD SR	Freestone Artisan Cheese, UPE11-0073
5	281 Bohemian Highway, Sebastopol	073-120-015	CR	RR	B6 2, HD SR	Residence
6	12790 Bodega Highway, Sebastopol	073-110-020	CR	RR	B6 2, HD SR	Residence
7	201 Bohemian Highway, Sebastopol	073-110-032	CR	RR	B6 2, HD RC50 SR	Residence
8	215 Bohemian Highway, Sebastopol	073-120-021	CR	RR	B6 2, HD RC50 SR	Residence
9	301 Bohemian Highway, Sebastopol	073-120-029	CR	RR	B6 2, HD SR	Residence
10	425 Bohemian Highway, Sebastopol	073-120-030	CR	RR	B6 2, HD SR	Residence
11	374 Freestone Street, Sebastopol	073-120-033	CR	RR	B6 2, HD SR	Residence
12	463 Freestone Street, Sebastopol	073-120-003	CR	RR	B6 2, HD SR	Residence
13	460 Freestone Street, Sebastopol	073-120-002	CR	RR	B6 2, HD SR	Residence
14	521 & 525 Bohemian Highway, Sebastopol	073-130-034	CR, RR	RR	B6 5, HD RC200/50 SR	Residence
15	611 Bohemian Highway, Sebastopol	073-100-066	CR	RR	B6 5, HD RC50 SR	Residence
16	516 & 520 Bohemian Highway, Sebastopol	073-130-074	CR, RR	RR	B6 5, HD SR	Residence
17	493 Bohemian Highway, Sebastopol	073-130-037	CR, RR	RR	B6 5, HD RC200/50 SR	Residence

* With the exception of the B combining district, existing combining zones will not change.

Existing Zoning

Exhibit B Zoning Map

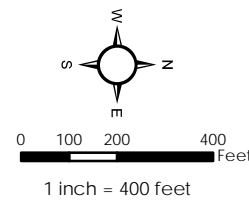
Proposed Zoning



Base Map Data

- Subject Parcels
- Base Zone
- Parcels
- Street

Note: With the exception of the B Combining District, existing Combining Districts will not change and are not shown on map.



FILE: ZCE17-0014
 APN: 073-080-071; 073-100-066, -089; 073-110-020, -032;
 073-120-002, -003, -015, -021, -029, -030, -032, -033;
 073-130-034, -036, -037, -074
 Ordinance No. TBD
 Sectional District Map No. TBD



Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



Resolution Number

County of Sonoma
Santa Rosa, California

DATE March 1, 2018
ZCE17-0014 Matthew S Gilster

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGES AS REQUESTED TO RESOLVE A GENERAL PLAN INCONSISTENCY BETWEEN GENERAL PLAN POLICY LU-12E AND THE GENERAL PLAN LAND USE MAP OF FREESTONE.

WHEREAS, on Mach 23, 1989 the Board of Supervisors adopted the 1989 General Plan which included Policy LU-12e and new Land Use Maps which created parcel specific land use designations for all property in Freestone; and

WHEREAS, The Permit and Resource Management Department has identified inconsistencies between General Plan Policy LU-12e and the land use designation and zoning of multiple parcels in Freestone; and

WHEREAS, Permit Sonoma proposes to change the land use designation and zoning of the multiple parcels to reconcile inconsistencies between these parcels and Policy LU-12e of the General Plan; and

WHEREAS, the Permit Resource and Management Department determined that the proposed changes to land use designations and zoning were exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 1, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendments are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of General Plan Polices, land use mapping, and zoning information on which the public relies.
2. The proposed land use amendments are consistent and compatible with polices of the Sonoma County General Plan in that they will amend the parcel specific land use

designations of 17 parcels to ensure consistency with the General Plan policies LU-12e and LU-1a. LU-12e restricts Limited Commercial land use designations in the Sonoma Coast/Gualala Basin Planning Area to parcels which had existing commercial uses at the time of the 1989 General Plan Update. Policy LU-1a states that when existing planning policies conflict the most restrictive shall apply, in this case, General Plan Policy LU-12e restricts commercial land use designations while the existing General Plan land use map does not, therefore Policy LU-12e should be applied.

3. The proposed zone changes are consistent with the Sonoma County General Plan as amended because the prescribed parcel specific zoning designations will be allowed within the prescribed parcel specific land use designation of each parcel to be amended. Existing commercial use of parcel APN: 073-120-032 (Freestone Artisan Cheese) would be allowed to continue as a legal non-conforming use.
4. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the amendments will not have a significant effect on the environment. The amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the proposed changes to the Official Zoning Database as shown in Exhibit A (attachment A); General Plan land use amendments as shown in Exhibit B (attachment C); and

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



County of Sonoma
Permit & Resource Management Department

**Sonoma County Planning Commission
DRAFT MINUTES**

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

Date: February 1, 2018
Meeting No.: 18-01

ROLL CALL

Larry Reed
Paula Cook
Ariel Kelley
John Lowry
Dick Fogg, Chair

STAFF MEMBERS

Jennifer Barrett
Matt Gilster
Vanessa Starr for Lisa Posternak
Amanda Rhodes, Secretary
Leslie Thomsen, County Counsel

1:05 PM Call to order and Pledge of Allegiance

PLANNING COMMISSION REGULAR CALENDAR

If you wish to speak on an item under discussion by the Planning Commission which appears on this agenda, you may do so upon receiving recognition from the Chairperson. State your name and address for the record before making your presentation. All hearings are taped. Time limitations on public testimony are limited to three minutes, or as imposed at the discretion of the Chair.

Item No.: 1
Time: 1:05 PM
File: ZCE17-0014
Appellant: N/A
Applicant: County of Sonoma
Owner: Various
Cont. from: N/A
Staff: Matt Gilster
Env. Doc: Exempt under the General Rule stated in CEQA Guidelines Section 15061(b)(3)

Proposal: Amend the Official Zoning Database and General Plan to change the General Plan land use designation and zoning of 19 parcels in Freestone order to resolve inconsistencies between General Plan Policy LU-12e and the General Plan land use maps

Location: Various properties within Freestone

APN: Various

District: 5

Zoning: Commercial Rural (CR), Rural Residential (RR), Agricultural Residential (AR), Rural Resources Development (RRD)

Staff presentation. **Matt Gilster** summarized the staff report, which is incorporated herein by reference.

Commissioner Lowry commented that he respects the General Plan as the basis for decisions about more land use as a compelling argument. **Planner Gilster** stated that the inconsistency with the map needs to be resolved to be able to limit the expansion of commercial uses in Freestone.

Commissioner Cook asked for more information about the current zoning vs. proposed.

Public hearing opened at 1:38 PM

Eric Koenigshofer, representing the Freestone-Bodega Bay Committee, stated that their intent is to promote the accurate implementation of the General Plan Land Use Element Objective LU 12.3 The Coastal Plan discourages commercial uses in the Sonoma Coast Gualala Basin Planning Area except for Bodega Bay, and Freestone is remainder group. The plan used the LC category for existing and local commercial uses. In Freestone in 1989, there were three unquestionable commercial uses: The Freestone Store, the hotel, and the bakery corner. The Phelps Tasting Room had an approved Use Permit, as did Osmosis, and the CS Fund. The town of Freestone is part of the remainder group. Mr. K went over the various permits for parcels being considered. In his opinion, to designate entire parcel as commercial would overstate policy intent. It is obvious that General Plan objective was to prohibit new commercial uses and limit the expansion of existing commercial uses. Mr. K opposed using the split zoning policy, except for unique circumstances, which this is. He urged the Commissioners to recommend the Board approve the split zone land approach and modify the Phelps portion to include the corner piece of the Phelps property.

Commissioner Kelley commented that the map for split zoning on the CS Fund did not seem to bifurcate for the septic area on the map. Mr. K stated he had no objection to adding it.

Commissioner Reed asked about the Phelps property zoned as RR2. Mr. K stated that it was originally permitted as Pastoral, a dry goods store. One of the conditions of approval from 25 years ago was to rezone prop to commercial. There is not enough septic area to build a residence.

Giovanna Mueller, 380 Bohemian Hwy., Freestone, owner Freestone Cheese Shop, stated that this process has been very upsetting for her and her family. Her dream was to have a small business in the community that focuses on locally grown products. They looked for a long time before they found the location in Freestone, and then it took two years in open. Changing the General Plan will negatively affect their property value. Commercial property has value, and to roll back the clock 30 years will have a negative impact on them. She wondered how the County will compensate the 19 property owners who will be negatively impacted with the decision, and was not sure what the rationale for this is. She

did not think it is fair that one sentence of the General Plan should be able to affect 19 property owners who have owned the property for a while.

Judith Stone, Bohemian Hwy., thanked the Chair for setting the meeting protocol. Applause is not appropriate and she feels safer. The little parcel that was the United Methodist Church needs further research before being folded into to the Limited Commercial designation. There is another dispute about the property at 611 Bohemian Highway, which was owned by the CS Fund and in commercial use in 1989. **Chair Fogg** said this needs further research.

Omar Mueller, 280 Bohemian Hwy., owner of the cheese shop in Freestone, said it has been one year since the last hearing. He has received bills for \$16,000 from the County. If his property is changed to residential it will jeopardize his business. The \$100,000.00 cost of a Minor Use Permit would jeopardize his business. He already put \$300,000 into his business, and it is hard to make a living. He asked for a chance to run his business as a commercial enterprise in the community. The future value should reflect what he has put into it.

Gene Cooley, Sebastopol, supports the staff recommendation to bring the zoning and land use classification into consistency with the General Plan with the exception of the tricky situation of split zoning. He wants to retain the split zoning rather than expand commercial zoning, which he feels would be inconsistent. Freestone is a rural and historic area and it is important to maintain these characters in zoning and to be consistent with the General Plan.

Robert Guthrie, Freestone, supported the work of Mr. Koenigshofer and the staff recommended. He stated that his family has been in the area since 1941. He expressed concern about the future of commercial business on the area: sound, traffic, and water. The Salmon Creek water level has severely gone down. Guthrie said the creek has changed dramatically, and expressed concern about the creek going dry with increased commercial uses. He opposes major projects in the area.

James Sharp, Occidental, indicated that the map is wrong, and policy is what the intent was. Shame on those who did not find this years ago and do something. A new General Plan update is ahead and this should be reviewed again in a few years. He expressed sympathy for the cheese shop. Does not think anyone should take away their business. Mr. Sharp considers the village his village and always drives 25 mph. He did not think that the original policies should be denigrated.

Scott Seidman, Freestone, strongly supported the staff recommendation. When the General Plan was written it was meant to preserve rural character. Pastures and watersheds were not meant to be turned into parking lots. Freestone was exempted from becoming commercial. There is a shortage of special and charming places such as Freestone. Freestone needs to be protected. Sonoma County leaders recognized this years ago. Correct the official Zoning Database to be consistent with the General Plan.

Judith Smith, Freestone, resident since 2012, stated her property is one of the split-zone properties. She had hoped to develop on it. She understand her property to be LC zoning and does not want the zoning designation to be changed. The Freestone Historic Guidelines state that certain areas in a small community can be selectively exempted. The historic district and zoning were developed in tandem to provide a small commercial corridor for a village. This issue is very divisive to the small community of Freestone.

Lolly Petroni, Freestone, downtown resident, grew up there. The staff report says although Freestone not called out specifically in LU12 e, maybe it was left out in the previous paragraph by error. She read from her written comments, adding that Mr. Koenigshofer and County are overreaching in wanting to change zoning for 19 Freestone properties in an attempt to stop the Webley project. She did not think that there were errors on the zoning map.

Bailey Malone, CS Community Fund, Freestone, owns two properties. She was unsure why her property was targeted by Mr. Koenigshofer, who never reached out to her. Her entire parcel has been in continuous commercial use since 1983 and they have a Use Permit. The use does not generate much traffic. They have worked quietly in the community for 35 years, employ five staff, and are open from 9:00 to 5:00 Monday through Friday. Changing their zoning would restrict their ability to do business in the future. Malone resented Mr. Koenigshofer's attempt to meddle with her zoning. In addition to office operations operated live stock in the past and are involved with sustainable agriculture. The property was incorrectly zoned in 1989 and there was always a historic commercial use. CSN Fund does not have any plans to expand or sell the property. Split zoning would not be consistent, since the property was in commercial use at the time. They also owned two other properties in question at one time as a commercial use. .

Gene Walker, Freestone, referred to the legal notice which did not include all 26 parcels comprising Freestone. As long time resident of Freestone, there is no good reason to change the existing situation. Communities not permitted to change with the times will die. The neighborhood has lived with the General Plan inconsistency for years. The present flexibility is better, and they support their business neighbors. Please put the decision off till the next General Plan update.

Marylee Guinon, Freestone, referred to a letter she had submitted about the need for consistency, which protects the integrity of the General Plan. She read a historical document that states the historical relevance of the General Plan. She supports preserving the historic district, avoiding dystopian sprawl, and supports the integrity of the General Plan.

Elizabeth Flower, Freestone, recently purchased her historical property and home with the intent to restore the property. It used to be a paint factory and bed and breakfast and a major spring the community has used for 140 years. She found out five days back about the issue and was not notified. Ms. Flowers was upset and surprised that this is happening so soon after she purchased her property, as she intended to put an art gallery on the store front of her property. If the commercial designation is taken away she would be stuck with an old building and parking lot that people use to visit other businesses. She asked how much she will have pay for the changes and expressed concern about loss of property value. She asked for the old zoning to remain and the current uses to be grandfathered in.

Tina Wallis, who represents another applicant in the area that is applying for a use permit for a winery, asked for more research and clarity as to what uses are allowed, history of use, and when uses ceased. She confirmed that nothing in the current item will affect her client's ability to apply for a Use Permit.

Deborah Preston, Sebastopol, referenced a letter she read on behalf of a Freestone resident. They are counting on the commission to stick to the General Plan and restrict commercial development in Freestone. They referred to the Webley proposal and said it should be denied. This would affect the area and would be out of character with the historic district. An event center in the area would be

highly inconsistent and would greatly increase traffic and noise in their small village. Please stick to the General Plan.

Chair Fogg asked staff to indicate where the Webley property was located.

Jill Stocks, Sebastopol, local resident since 1985, sees Freestone from her front porch and expressed concern about Webley property and how the County is scrutinizes the zoning. Ms. Stocks expressed concern that properties were sold as commercial and now the County wants to change that. Ms. Stocks supports the “go local” movement and the local businesses. She asked that the cheese shop be grandfathered in as a commercial use and thinks they are being treated unfairly.

Michael Stusser, Freestone, stated that the cheese shop should be allowed as a commercial use. There have been many small commercial activities in the town historically.

Barbara Drady, Freestone, expressed concern about the Webley project and wanted to know what the County was doing about it. **Deputy Director Barrett** indicated it was not agendized, so it can't be discussed. **Deputy Barrett** clarified that Use Permits runs with the land in perpetuity, including the entitlements. It is a vested right that can't be taken away with zoning changes.

Public hearing closed at 3:01 PM

Commission Discussion:

Commissioner Lowry commented about the controversial nature of the item. He believes that the intent of the General Plan was to limit commercial expansion in Freestone. Staff confused the West Sebastopol Plan with the Coastal Plan. Commissioner Lowry expressed concern about overdevelopment of the area. Commissioner Lowry sat on the cheese shop Use Permit hearing, and thinks the business is safe as it is. With regard to Osmosis and the CS Fund properties, which also has a split designation, it makes sense to maintain the split-designation to protect that area, and which also will allow both businesses to do exactly what was done in the past. Regarding the winery parcel, it makes sense to change it to all RRD which allows for many things that are happening now such as a vineyard or winemaking. But it would not allow for type of event center that seems to be proposed there. Commissioner Lowry was somewhat sympathetic to those citizens who wanted to have small commercial enterprises that face the street, but added that the way to do is through the upcoming General Plan update. It makes sense to look at this again during that update.

Commissioner Cook concurred, but added that the difficulty for the Commission's decisions impact what happens in the future. It is unfortunate that there was a mistake made that the Commission needs to deal with. Commissioner Cook noted that this particular area is tricky because, if they are correcting a mistake in place for 30 years, are we obligated to let incorrectly designated parcels continue? There is the issue about property loss because people misinformed about zoning. **Counsel Thomsen**, stated that generally, without the reliance of a permit, you are not entitled to compensation in questions where there reasonable economic use of the parcel. Council Thomsen noted that this is a very general answer and does not apply to each individual property.

Deputy Barrett asked what the Phelps tasting room was permitted for. **Planner Gilster** stated that the June 15, 1981 permit issued for 1279 Bohemian Highway (APN 073-080-071), shows a larger parcel that had commercial use a smaller parcel that appeared excluded. Staff recommends that the larger zoned RR2 be rezoned to LC due to its use in 1989, but are not recommending rezoning for the smaller parcel. Smaller parcel was always designated residential, and got a Use Permit because of the inconsistent zoning. This also needs to be fixed.

Commissioner Reed concurred with Commissioner Lowry's comments, and suggested making The Phelps property and the cheese shop all LC.

Commissioner Cook stated that their job is to correct the mistake, not to create a hybrid. It is clear that two things are at play: the existing situation and the next update. It will be appropriate for everyone in and around Freestone to participate in the process. Commissioner Cook was sympathetic to those being downzoned. **Planner Gilster** stated that the cheese shop has a use permit, runs with the land, but not approved in the 1989 plan, so it could continue to operate.

Commissioner Kelley asked about the CS Fund property clarification about the front lot owned CS Fund and Judith Smith's claim that it was used commercially (APN 073-120-034) property. **Planner Gilster** Found to record of commercial use, but found an animal preserve, which is not a use for LC zoning. The office would retain LC zoning. **Planner Kelley** asked about noticing of the project. **Planner Gilster** stated that staff attempts to notify all affected property owners. This notice was sent to property owners within a 600 foot radius, and multiple posters were posted in the community, as well as on the website. A workshop was held in November that was attended by more than 70 people.

Commissioner Lowry commented that if commercial uses were going on in 1989 they should be addressed now. Freestone had more commercial uses back then, and if evidence use missed, this is the time to bring forward. **Planner Glistner** added that the information staff has is only as good as permits and records on file. Commissioner Lowry supported the staff recommendation except for the corner parcel, to prohibit commercial expansion. In some cases to eliminate split zoning could actually expand the commercial use.

Commissioner Lowry motioned for a straw vote directing staff to prepare a corrected map, resolution, and tables. Seconded by **Commissioner Cook**. **Deputy Director Barrett** added that the final decision will be made by the Board of Supervisors where public comment will be opened once again.

Action: The Commission decided by straw vote to continue this item to March 1, 2018 at 1:05 p.m. and to recommend approval to the Board of Supervisors of this item with modified maps to retain split zoning.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Reed	Aye
Commissioner Cook	Aye
Commissioner Kelley	Aye
Commissioner Lowry	Aye
Commissioner Fogg	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2
Time: 1:10 PM
File: ZCE17-0008
Appellant: N/A
Applicant: Barry & Donna Swain
Owner: Various
Cont. from: N/A
Staff: Lisa Posternak
Env. Doc: Exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3)
Proposal: Request for Zone Change to add Vacation Rental Exclusion (X) Combining Zone to 64 parcels with access from Morningside Mountain Drive, Vigilante Road, Oso Trail, Heaven Hill Road, Sobre Vista Road, Springfield Road, and High Grove Lane in Glen Ellen
Location: 64 parcels along Morningside Mountain Drive, Vigilante Road, Oso Trail, Heaven Hill Road, Sobre Vista Road, Springfield Road, and High Grove Lane in Glen Ellen
APN: Various
District: 1
Zoning: See Exhibit A, Attachment A of the Staff Report for the zoning of all parcels in the subject area

Staff presentation. **Vanessa Starr** presented the staff report, which is incorporated herein by reference..

Commissioner Cook asked for clarification about noticing. **Planner Starr** stated that there was a list of 32 proposals, the owners and those within a 300' radius of the properties were notified by mail.

Commissioner Cook was pleased to hear that the application was brought forward and that all the neighbors had been contacted.

Chair Fogg asked what the notice stated, and if enough information was provided so recipients could understand what was going on. **Planner Starr** stated it described the public hearing, project description, date and place of the hearing, and included a map of the affected parcels. **Deputy Barrett** noted that the questionnaire was sent out by the applicant and PRMD staff then notified the effected parcels and surrounding neighbors. The purpose of the hearing is to bring forward the exclusion zone that was initiated by both owners and staff. **Chair Fogg** stated that the final decision will be made by the Board of Supervisors, and it is possible for citizen groups to initiate such a zone change. **Counsel Thomsen** stated that each speaker should indicate who they represent.

Commissioner Lowry asked for additional information about the original proposals and what was added, and **Planner Starr** brought up a map to show the Commissioners that was closing the gaps. .

Commissioner Reed asked for clarification that existing approved Vacation Rentals would not be affected by this item. Staff Starr said that was correct, they would be protected under the Vacation Rental ordinance until the property is sold, transferred, or the permit is revoked with three strikes.

Commissioner Kelley asked for clarification about the blue parcels of the map. **Planner Starr** indicated that those represented property owners who either did not apply or who were opposed to adding the exclusion zone.

Commissioner Cook, concerned that some may not know what was happening, asked about how a property would be excluded if they desired. Would they be excluded automatically from the combining zone, **Planner Starr** said that if the commission determined that a parcel does not meet the criteria, it could be removed from the recommendation. **Deputy Barrett** noted that this a legislative act, and it is

important to have consistency with residential zoning. One vacation rental might not be a problem but when you get many in an area that can be. What we would like to see is a cohesive neighborhood.

Chair Fogg commented that it was important as we develop the ordinance to remember that the decision impacts the affected people's property rights. **Planner Starr** stated that access through Arnold Drive was another factor in the staff analysis.

Public hearing opened at 4:29 PM

Bob Testau, 3350 Vigilante Rd., made a presentation on behalf of the applicant. He noted that they are 100 percent in agreement with staff's recommendation. First, he said that any increase in the number of vacation rentals in the area will have a negative impact on the rural residential character of the neighborhood. Second, the quality and conditions of the roads are inadequate. Third, the vast majority of homes are owned by people who purchased there because of the rural quality and live there as their primary residence. There is much ready-made fuel on the ground. Prior transient visitors have already displayed a lack of behavior consistent with the rural nature, such as sharing the road and care of the local residents. They view the house as a place to use. The surrounding community is invisible to them. Residents have been run off the road by visitors. The roads are very narrow and are privately maintained. The significant increase in traffic because of vacation rentals will have a lasting impact. At a recent meeting with the fire department, he noted that it would require 19 feet of space on the roads, and this creates a fire hazard for everyone.

The owners of the vacation rentals are not living in the area full time or assimilating into the area. The rural nature of the area needs to be protected, and Mr. Testau supported the project and said that the Vacation Rental aspect erodes the rural residential quality of the area.

The residents in the area are very supportive of the rural area, which has been long established as a private rural residential, owner occupied neighborhood. He has lived in the area for that 20 years and are very close to their neighbors, who are also long-time residents.

Chair Fogg asked if anyone from the opposition had a presentation. No one came forward.

Susan Costello, Glen Ellen, purchased her home with Dr. Davidow with the understanding that the area was zoned rural residential, and not for transient occupancy. She expressed concern about traffic, road and fire safety, and stated that the commercial use was not appropriate in the zone. There are hotels and other places for visitor serving uses. The residents have their property rights also, and the commercial businesses, which is what vacation rentals are, are not supported in the General Plan. She supported the exclusion zone. She is afraid to use the road due to its lack of turnouts and the increase in traffic.

Don Van Staaveren, Kenwood, thanked staff for their work on this project. He has lived on Morningside Road for more than 40 years, and added that many of the homes have been lived in by multiple generations of families. Others purchased their properties because of the residential character of the neighborhood, which is quiet and beautiful. To allow more vacation rentals in the area will drastically change the area. He supported the exclusion zone.

David Noland, Glen Ellen, was not notified about this hearing. He recently bought the house with the intent to rent the house before they retire. He employs a property manager to oversee his rentals and he intend to be a good neighbor. They limit the number of people allowed, and if there are complaints, the renters are held liable and will lose their deposit. The property management firm has people within

15 to respond to any complaints. If people manage their rentals properly, then there should not be issues.

Mark Davidow, Glen Ellen, strongly supported the exclusion overlay zone for all the reasons expressed. The recent fire strengthened his opinion about this.

Julie Olsen, Glen Ellen, supports the exclusion zone. Said has experienced changes in the road usage with drivers who go too fast and refuse yield to traffic. The fire risks are more real, the area is heavily wooded, and after the October fires, the neighbors helped save their homes. This would not have happened if the homes had been rented as vacation rentals.

Ricardo Capretta, Glen Ellen, said it is important to note that Sobre Vista Road is a county-maintained public road that does not have the problems of other roads, and their situation is much worse. Hardcore reality is that services like AirB&B are heavily impacting their area. The numerous properties down the hill are the ones being greatly affected by vacation rentals. He fully supported the staff recommendation. Housing stock has been lost, and there is lack of affordable housing. This is the time to support the exclusion zone.

Hal Arbit, Sonoma, passed out a letter from Sonoma County Fire about a site visit which addresses the criteria under discussion. The parcel is not involved in the criteria for exclusion in the proposal.

Gerri Brinton, Glen Ellen, did not receive a notice regarding the hearing. She did not understand the process or how the proposal was initiated. What is the neighborhood? It is unclear. What is the criteria? Tourists need a place to stay and it is important to local economics. On the roads there are 15 MPH signs posted, and there are places to turn out. Brinton opposed the zone change on her property. If vacation rentals are to be excluded, it should be applied Countywide. It should not be able to be decided by neighbors. Everyone who lives in the area is aware of the fire hazards and maintain their properties. Brinton stated that the traffic impact from vacation rentals is minimal.

Betty Sharer, Glen Ellen, said there are now three vacation rentals on their mountainside. The horror of the October fires have made her think how safety on the road due to the access needed for fire trucks. Gridlock can easily occur, and more vacation rentals could seriously impact the area. Absentee owners don't have as much involvement in keeping up the area.

Ali Tabibian, said that he and his wife have been harassed because they bought a vacation rental. The area has always involved a lot of transient use, and renters are being unfairly judged. Long term residents resent the vacation rentals. The neighborhood has consistently had this type of activity. He is tired of being picked on. The problem is the way the people on the inside are thinking, not those who come to the vacation rentals. Mr. Swain even had a bed and breakfast at one time.

Barry Swain, Glen Ellen, referred to Mr. Tabibian's comment. Swain's bed and breakfast had nothing in common with a vacation rental. They had one cottage and had rules: No walking on roads, no kids or pets, and there were no complaints. Neighbors were not even aware of them. A vacation rental can have ten people sleeping and 14 during the day. Swain was tired of the Mr. Tabibian using him as an example.

Public hearing closed at 5:25 PM

Commission Discussion:

Chair Fogg said this is a debate that can be held on multiple different levels. The area is beautiful and attracts tourists. Rural character needs to be protected and is a valid argument. The inadequate road

access is a big concern. Mr. Tabibian's permit was approved 15 months ago, and approved vacation rentals can continue to operate if they follow the rules. Chair Fogg expressed concern about the apparent view that the Commission has not been fair and equitable. He also wanted input from CalFire and local fire departments about the adequacy of the roads. There are a lot of different comments about the roads – some say it is only seven feet wide in places, others say it is wide. Chair Fogg wanted more third party advice that involves the entire affected area. The roads need to support wide tanker trucks in cases of fire, especially in light of recent fires. We need to prepare for future fires.

Commissioner Reed stated that extensive debate about vacation rentals has occurred. Similarly, concerns were discussed during that public hearing portion. The Board adopted the Ordinance in 2016, and he now wondered what findings could be made for exclusion from the ordinance. Commissioner Reed expressed concern about testimony about the road safety and fire truck access and supported the staff recommendation.

Commissioner Cook expressed concern about the apparent inadequacy of noticing. She expressed concern about how the proposal had been morphed by staff from the original proposal, which feels excessive. She felt that more structure should be built in and more neighbors involved. Since it is not her district, she deferred to the District 1 commissioner. Commissioner Cook was torn on the matter.

Commissioner Kelley concurred and felt more neighbors should have been involved. Policy could use a requirement for neighbors to seek approval from each of the neighbors in the affected zone. Road issues need to be fully researched for quantity of added cars and safety and sight issues. Housing stock is also an issue, and there can be issues when there is no oversight by the homeowner. Commissioner Kelley expressed sympathy for the conflicts that have occurred in the community. She asked if Mr. Arbit had applied for a vacation rental permit, and Planner Staff said he had not. Commissioner Kelley asked staff for a summary of the timeline involved in getting a vacation rental permit approved. **Planner Starr** commented that the timeline varies. There is currently a moratorium which is to end Feb. 5th, but it normally it takes approximately a month to go through the process. Commissioner Kelley asked why the additional 32 parcels were added and expressed concern that the new parcel owners were not present. Planner Staff stated that staff trying to avoid pockets in the area and everyone should have gotten a notice and there were postings done. Commissioner Kelley was open to the idea of supporting the proposal.

Commissioner Lowry asked what defines a long-term rental as compared to vacation rentals. **Planner Starr** replied a long-term rental is defined in the TOT Ordinance as 31 days or more. **Commissioner Lowry** noted the various complaints about the County's noticing. **Deputy Barrett** stated that staff keeps a list of all noticed neighbors and from the Assessors Rolls and a clerk keeps an affidavit of the noticing and copies of the mailing labels. Commissioner Lowry stated that there is a conflict between people coming and going and property right issue. It seemed to him that vacation rentals are not a residential use, but more of a commercial use. Property rights advocates state that they should be able to do this, but the land use is potentially being changed. For this reason, the government has the right and responsibility to regulate that. It is a very subjective and controversial issue. He supported the staff recommendation but stated a new way to develop notification needs to be created.

Chair Fogg concurred that noticing could be improved, but for this application, he stated that he does not believe the Commissioners have enough information on the road and the fire issues for this proposal. A decision needs to be made for this application, and he supported the staff's recommendation 51-49 percent.

Changes to Draft Conditions: Staff is to get more information on the road and fire.

Sonoma County Planning Commission Draft Minutes
February 1, 2018

Action: Commissioner Fogg motioned to recommend approval to the Board of Supervisors for a Zone Change as recommended by staff. Seconded by Commissioner Kelley and passed with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 18-001

Vote:

Commissioner Reed	Aye
Commissioner Cook	Aye
Commissioner Kelley	Aye
Commissioner Lowry	Aye
Commissioner Fogg	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0



Sonoma County Planning Commission STAFF REPORT

FILE: ZCE17-0014
DATE: 2/1/2017
TIME: 1:05 P.M.
STAFF: (Matt Gilster)

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant: County of Sonoma

Location: Various properties within Freestone

APNS: Various; See Exhibit A, Attachment A; and Exhibit B, Attachment C

Supervisorial District No.: 5

Subject: Freestone Zoning and Land Use Changes

PROPOSAL: Amend the Official Zoning Database and General Plan to change the General Plan land use designation and zoning of 19 parcels in Freestone order to resolve inconsistencies between General Plan Policy LU-12e and the General Plan land use maps.

Environmental Determination: Exempt under the General Rule stated in CEQA Guidelines Section 15061(b) (3), because it can be seen with certainty that the project will have no significant effect on the environment. No physical development is approved by the amendments, and they would reduce the future potential for commercial development and use in Freestone.

General Plan: General Plan Land Use Policy LU-12e and Policy LU-1a

Land Use: Limited Commercial (LC), Rural Residential (RR), Rural Resources Development (RRD)



Zoning: Commercial Rural (CR), Rural Residential (RR), Agricultural Residential (AR), Rural Resources Development (RRD)

RECOMMENDATION: Adopt the Resolution recommending to the Board of Supervisors approval of the amendments to the Official Zoning Database and General Plan.

EXECUTIVE SUMMARY: Permit Sonoma planning staff is recommending an amendment of the General Plan land use designation and zoning of 19 properties in Freestone. The amendments are proposed to resolve land use mapping and zoning conflicts with General Plan Policy LU-12e. General Plan land use maps approved in 1989 created an expansion of Limited Commercial land use designations and Rural Commercial zoning in Freestone. The expansion of commercial land use in Freestone appears to conflict with General Plan Policy LU-12e.

ANALYSIS

Background:

On March 23, 1989 the Board of Supervisors adopted a County of Sonoma General Plan Update. The update included the adoption of new General Plan land use policies, including Policy LU-12e regulating the extent of Limited Commercial (LC) land use designations in all areas within the Sonoma Coast/Gualala Basin Planning Area, including Freestone. Policy LU-12e states:

“General Plan Policy LU-12e: Use the “Limited Commercial” category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental and Sea Ranch. Outside these communities, apply the “Limited Commercial” designation only to existing uses and limit their expansion.”

Although Freestone is not called out specifically in policy LU-12e, it is included in the area outside of the specified larger towns. The language of Policy LU-12e appears to clearly limit Limited Commercial land use designations in the areas outside of the specified larger towns to property with commercial uses at the time of General Plan adoption and preclude expansion of existing uses outside of the specified communities.

According to file records, at the time of the adoption of Policy LU-12e, there were six properties in Freestone being used for commercial activity. These existing commercial properties either had an approved commercial use permit or had historically been used for commercial use. See table below.

Existing Commercial Uses in Freestone in 1989		
Commercial Use	Current Use	Historic Use or Use Permit
Freestone General Store	Currently operating	Historic commercial use
Wild Flour Bakery and Enduring Comforts	Currently operating	Historic commercial use
Osmosis Day Spa	Currently operating	Approved commercial use permit: UPE 89-140
CS Fund Office	Currently operating	Approved commercial use permit: UPE 10718
Freestone Hotel/Wishing Well Nursery	Currently not operating	Historic commercial use
Phelps Wine Tasting Room	Currently not operating	Approved commercial use permit: UPE 10013

The apparent intent of Policy LU-12e was to limit the Limited Commercial land use designations to these six existing commercial properties. This interpretation is supported by the fact that the six existing commercial properties in 1989 either had approved commercial use permits or historically operated as commercial uses.

The 1989 General Plan update included new General Plan land use maps which applied a parcel-specific land use designation to every parcel within the unincorporated County for the first time. However, 21 parcels in Freestone were designated as a Limited Commercial land use. Only five of the six existing commercial properties were designated as Limited Commercial and the sixth was designated residential, though it clearly had a commercial use (Phelps Wine Tasting Room). Two commercial properties were also assigned split commercial/residential designation when they had previously used the entire parcel for commercial use (Osmosis Day Spa, CS Fund Office).

On January 26, 1993 the County of Sonoma updated its Zoning Code, adding base zoning districts to parcels which reflected the parcel specific General Plan land use designations that had been applied during the 1989 General Plan. At this time the 21 Limited Commercial designated parcels in Freestone were assigned a Commercial Rural (CR) zoning district, which allowed a range of commercial uses subject to discretionary permit approval.

In 2011 the Freestone Artisan Cheese shop received use permit approval, (UPE11-073), to operate a retail business on a residential property. At and before a 2017 hearing on an application by the Artisan Cheese Shop to amend its permit to allow off-site sale of wine and beer, the Board of Zoning Adjustments heard concerns from community members that a conflict existed between the General Plan land use map and the language of General Plan policy LU-12e. Community

members informed the Board that the public was made aware of this conflict after the initial Freestone Artisan Cheese Shop use permit was approved in 2011.

The Board of Zoning Adjustments approved the use permit modification (which is now on appeal to the Board of Supervisors), but also directed staff to prepare a letter to the Board of Supervisors conveying the Board of Zoning Adjustments' concerns regarding the extent of Limited Commercial land use designations within Freestone and the potential conflict with Policy LU-12e. On June 13, 2017, the County Board of Supervisors approved the 2017 Comprehensive Planning work plan. The work plan directed Permit Sonoma staff to review the land use designation and zoning of property in Freestone which may have been affected by a potential mapping error.

On November 4, 2017 Permit Sonoma staff held a public meeting in Freestone. The purpose of the meeting was to inform the community and gather public input regarding the conflict with the mapped land use designations and language of the General Plan Policy LU-12e. Approximately 60 persons attended the meeting. Permit Sonoma staff received public comment and input. Public comment received from the meeting is attached (Exhibit C). A Notice of Public Hearing was mailed to the owners of all affected parcels and the surrounding community. Notices were published in the newspaper as well.

DISCUSSION

General Plan Consistency

General Plan Land Use Policy LU-12e and the 1989 General Plan land use map were approved at the same time without resolving the apparent inconsistency between the maps and Policy LU-12e. General Plan Policy LU-12e would limit commercial land use designations and expansion of commercial uses in Freestone. However, the approved land use map expanded commercial land use designations and subsequent commercial zoning in Freestone. In order to ensure the internal consistency of the General Plan text and maps, the language of General Plan Policy LU-12e would need to be amended or the land use designation and zoning of affected properties would need to be changed. Staff recommends the latter.

Government Code section 65300.5 states the Legislature's intent that a general plan be "an integrated and internally consistent and compatible statement of policies...." Other land use and development approvals such as zoning and development regulations must be generally consistent with general plan policies, the primary purpose of the proposed changes is to improve consistency between the policies of the County's General Plan and the land use designations and zoning of property in Freestone.

As a general rule, in most cases where there is a conflict in planning policies, the more restrictive policies apply. General Plan Policy LU-1a specifically states that:

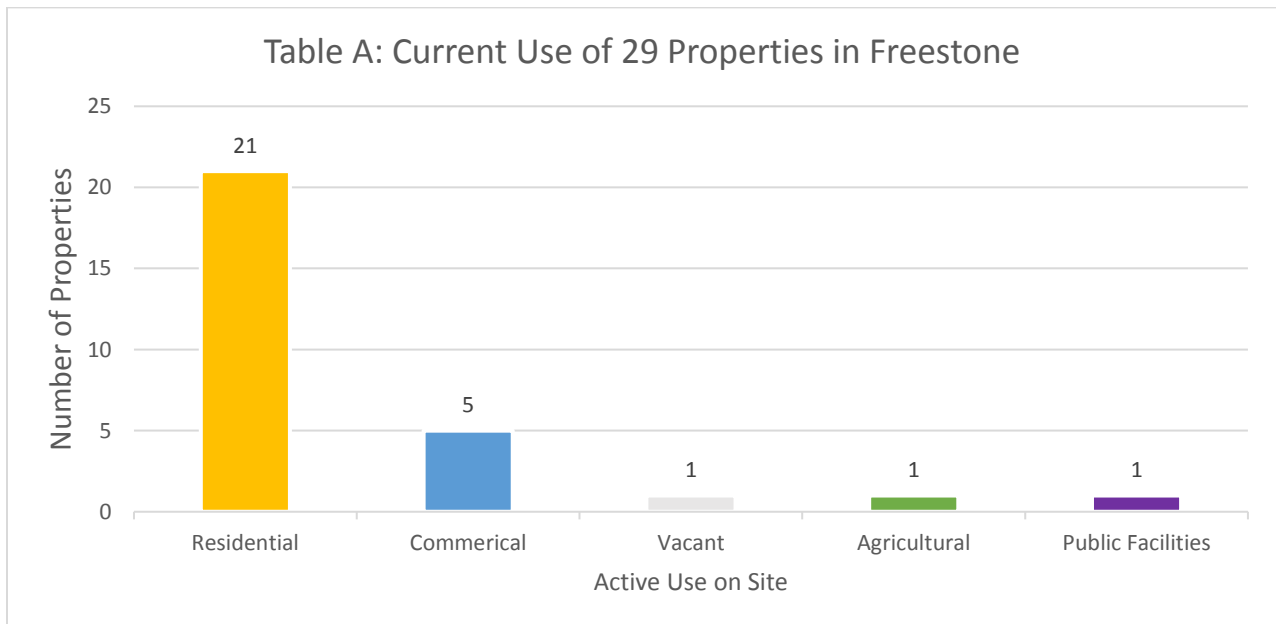
“...In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.”

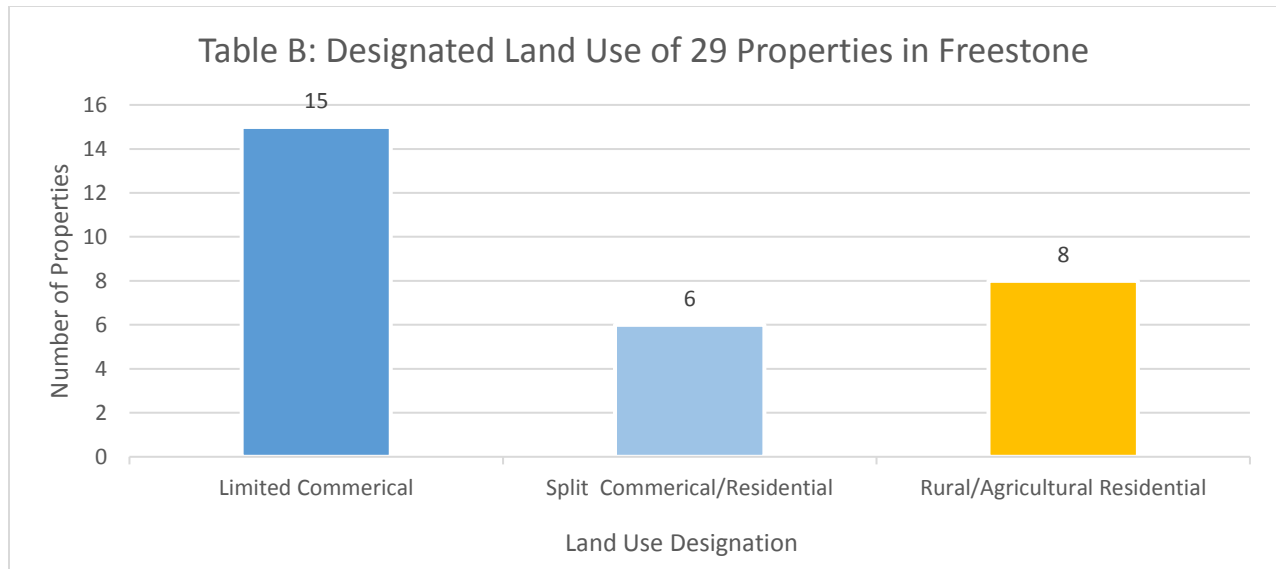
Policy LU-12e restricts limited commercial land use designations in Freestone, while the conflicting land use map allowed an expansion of commercial land use designations. In this case the more restrictive policy would be Land Use Policy LU-12e.

Parcel Analysis

Permit Sonoma staff reviewed the land use and zoning designations of 29 individual parcels in Freestone and determined that 16 parcels designated as Limited Commercial had no existing or history of commercial uses. These mapped land use designations are in apparent conflict with General Plan Policy LU-12e and also have resulted in the creation of multiple parcels with split land use designations.

Of the 21 parcels designated Limited Commercial, 16 have no evidence of commercial use in 1989 and are currently used for residential and agricultural uses. Since commercial land use in Freestone has not expanded since 1989, with the exception of Freestone Artesian Cheese, a conflict in land use designations can be further evidenced by the extent of current uses in Freestone today. See tables A and B below:





Given the extent of current commercial land use (5 properties), compared to the extent of Limited Commercial land use designations in Freestone (21 properties), there is an inconsistency between the General Plan land use map and General Plan Policy LU-12e.

After discovering the inconsistency Staff reviewed the entire Sonoma Coast/Gualala Basin Planning Area for additional conflicts in the Land Use Mapping and General Plan Policy LU-12e. The conflicts identified by staff are limited to the Freestone area, and no additional General Plan Policy and land use map conflicts were identified in the planning area.

Based on the language of General Plan Policy LU-12e and supporting discussion above, it is staff's recommendation that in order to maintain consistency with the County General Plan, only properties that had commercial activities at the time of the General Plan Policy adoption in 1989 should have a Limited Commercial land use designation and Rural Commercial zoning. Property not used for commercial activity at the time of the General Plan adoption in 1989 should have a land use designation and zoning which reflect the use of the property at the time of the 1989 General Plan adoption.

The existing zoning of the 16 non-commercial properties that were mapped and subsequently zoned for commercial use appears inconsistent with the County General Plan Policy LU-12e. Correcting the land use designations and zoning of affected properties will resolve the inconsistency issue and comply with applicable state law.

SB 18 Required Tribal Consultation

Government Code § 65352.3 requires the County to engage in tribal consultation for General Plan amendments 90 Days before the adoption of proposed amendments. Staff has begun the consultation process and has sent out invitations to local tribes requesting consultation. The consultation requirements will be satisfied before the project is presented to the Board of Supervisors, and the results of the consultation incorporated into recommendations to the Board before any final action is taken on the amendments.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the Board of Supervisors approve the General Plan land use map amendments and zone changes. Staff is recommending a General Plan amendment and zoning change for 19 parcels to conform to General Plan Policy LU-12e, and eliminate any land use designation and zoning splits.

Result of Recommended Changes

If the land use and zoning changes are approved as recommended, commercial activity in Freestone would be limited to seven properties. Six properties will have a land use designation of Limited Commercial and Commercial Rural zoning. One property (Freestone Artisan Cheese) will be designated and zoned Rural Residential, but could continue to operate indefinitely as a legal non-conforming commercial use pursuant to its existing use permit, with any modification subject to a decision by the Board of Supervisors on the current appeal. All split zoning in Freestone would be eliminated. The total number of properties designated Limited Commercial and zoned Rural Commercial would be reduced from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Rural Commercial would be reduced from a total of 21.65 acres to 15.13 acres.

The recommended changes will ensure that any further expansion of commercial uses in Freestone will be limited unless Land Use Policy LU-12e is amended or superseded by a new General Plan. Any uses rendered legal non-conforming by the proposed changes will be allowed to continue to operate, subject to Section 26-94-010 of the County Code.

Policy Alternatives:

1. Adopt the attached Resolution recommending that the Board of Supervisors approve the General Plan land use map amendments and zone changes as recommended by staff.
2. Recommend altering the language of Policy LU-12e with the intent of not changing the existing zoning and land use designations in Freestone.

3. Recommend altering the language of Policy LU-12e to allow Limited Commercial Land Use Designations and Rural Commercial Zoning in Freestone in a custom configuration other than as presently designated.

Results of Alternatives

If the land use and zoning changes are not made as recommended by staff, Freestone could potentially see an increase in commercial activity not anticipated by the General Plan. The Commercial Rural zoning district allows for various commercial uses including restaurants, retail, and assembly uses, subject to use permit approval. An increase in commercial uses could affect the rural and historic character of the Town.

SUMMARY OF PARCEL AMENDMENTS TO LAND USE AND ZONING

1. **12740 Bodega Highway (Webley Property)**
APN: 073-100-089

Existing Zoning: CR, RRD

Proposed Zoning: RRD

Existing General Plan Land Use Designation: LC, RRD 40

Proposed General Plan Land Use Designation: RRD 40

This 17.1 acre parcel consists of agricultural fields, a barn, and accessory agricultural structures. The barn is a contributing structure to the Freestone Historic District. No current commercial uses operate on site. There is an active planning permit application for an outdoor events venue on a spilt zoned portion of the site, permit number: PLP17-001. The permit application is currently incomplete.

According to County records, a 384 square foot real estate office was constructed on site in 1966. The real estate office ceased operation sometime before 1989. The original real estate office building still stands on site. The building is heavily decayed and located outside of the portion of property designated Limited Commercial (LC) and zoned Commercial Rural (CR). The office use did not obtain a County use permit and the office building is not a contributing structure to the Freestone Historic District. Staff does not consider the real estate office to be an existing commercial use at the time of the 1989 General Plan update due to its cessation of operation prior to 1989 and lack of an approved commercial use permit.

Error: A 1.54 acre portion of the 17.1 acre parcel, which fronts on Bodega Highway, was zoned CR and designated for LC land use. The property has not been previously used for commercial activity in conformance with General Plan Policy LU-12e.

Correction: Amend the 17.1 acre parcel to resolve the split zoning. The resulting parcel will consist of only RRD zoning and a RRD 40 land use designation.

**2. 209 Bohemian Highway (Osmosis Day Spa)
APN: 073-130-041**

Existing Zoning: AR, CR

Proposed Zoning: CR

Existing General Plan Land Use Designation: LC, RR 5

Proposed General Plan Land Use Designation: LC

The 5.8 acre property consists of the Osmosis Day Spa which has been in operation since 1985. Commercial use permit UPE 89-140 approved the use of the property as a commercial day spa. A use permit expanding the spa operation was approved in 2004, use permit number: UPE04-0133. The property has an existing commercial activity in conformance with General Plan Policy LU-12e.

The property currently has a split zoning of Commercial Rural on the front 1.8 acres of the property and Agricultural Residential on the rear 4.13 acres of property. The entire property is used for the commercial day spa operation.

Error: The rear 4.13 acre portion of this commercial parcel is zoned as AR and designated as a RR 5 acre lot minimum land use. This section of property is used for the commercial operation of the day spa.

Correction: Resolve the split zoning and land use designations and amend the parcel to consist of only a CR zoning and a LC land use designation.

**3. 469 and 489 Bohemian Highway (CS Fund)
APN: 073-130-035**

Existing Zoning: CR, RR

Proposed Zoning: CR

Existing General Plan Land Use Designation: LC, RR 5

Proposed General Plan Land Use Designation: LC

The 5.12 acre property consists of the CS fund office facility and a single family residence. The office has been in operation since 1984. A use permit approving the office use on site was approved in 1983, permit number UP10718.

The property currently has a split zoning of Commercial Rural on the front 1.8 acres of the property and Agricultural Residential on the rear 3.26 acres of property. The property has been used for commercial use before and up to 1989. The front portion is developed with an office of 2,316 square feet which includes a reception area, six private offices, conference room, and staff facilities, 800 square foot detached garage used for office storage, and parking for up to 12 cars. The rear portion of the lot was used as a rare livestock conservancy operated by the CS fund at the time of the 1989 General Plan Update. The property has an existing commercial activity in conformance with General Plan Policy LU-12e.

Error: The rear 3.26 acre portion of this parcel is zoned as RR and has a general plan land use designation of RR5. This rear section of the parcel has been used for appurtenant uses of the CS fund including a rare livestock conservancy which is a permitted use in the CR zoning district submit to use permit approval.

Correction: Resolve the split zoning and amend the parcel to consist of only a CR zoning and a LC land use designation.

**4. 12747 El Camino Bodega (Vacant Phelps Wine Tasting Room)
APN: 073-080-071**

Existing Zoning: RR

Proposed Zoning: CR

Existing General Plan Land Use Designation: RR 2

Proposed General Plan Land Use Designation: LC

The 2.53 acre property is currently vacant but developed with a commercial tasting room facility. File research indicates that the property has been in operation intermittently as a commercial use since 1981. The property has two previously approved use permits for commercial use, permit numbers UP10013 which approved a retail store in 1981 and UPE01-0063 which approved a commercial tasting room in 2001. The property has been used for commercial activity in conformance with General Plan Policy LU-12e.

Error: The 2.53 acre parcel is zoned as RR and has a general plan land use designation of RR2. The land use designation and zoning would allow for only residential uses and zoning which is inconsistent with approved commercial use permits and General Plan Policy LU-12e.

Correction: Amend the parcel to consist of only a CR zoning and a LC land use designation.

5. 456 Bohemian Highway (Freestone Fire Station)

APN: 073-130-036

Existing Zoning: CR

Proposed Zoning: PF

Existing General Plan Land Use Designation: LC

Proposed General Plan Land Use Designation: PQP

This .88 acre parcel consists of public facilities including a park and the Freestone Fire Station. The property has not been used for commercial activity in conformance with General Plan Policy LU-12e.

Error: The .88 acre parcel was zoned and designated as commercial. The property was not previously used for commercial activity in conformance with General Plan Policy LU-12e. The property has historically been used for public facility purposes.

Correction: Amend the .88 acre parcel to consist of only a Public Facilities (PF) zoning and a Public/Quasi Public (PQP) land use designation.

6. 378 Bohemian Highway (Freestone Artisan Cheese)

APN: 073-120-032

Existing Zoning: CR

Proposed Zoning: RR

Existing General Plan Land Use Designation: LC

Proposed General Plan Land Use Designation: RR2

The .28 acre property consists of a single family residence and the Freestone Artisan Cheese shop which has been in operation since 2011. Retail use was approved by use permit in 2011, permit number UPE11-0073.

The Freestone Artisan Cheese Shop is the only commercial use in Freestone which would be rendered legal-non-conforming as a result of the proposed land use and zoning changes. The property consists of a single family residence and the Freestone Artisan Cheese shop which has been in operation since 2011.

Retail use was approved by Use Permit UPE11-0073 in 2011. This use permit was approved without a specific finding of consistency with General Plan Policy LU-12e. Although the property was not in commercial use prior to 1989, and could be considered an expansion of commercial use inconsistent with General Plan Policy LU-12e, the existing use permit was not challenged on that basis and remains valid.

While the commercial retail shop would be rendered legal non-conforming by a zoning change, it will be allowed to continue to operate under approved use permit UPE11-0073, subject to Section 26-94-010 of the County Code. A legal non-conforming determination would limit future expansion of the business, but would not apply until a zoning change took effect after action by the Board of Supervisors.

Use permit number UPE15-0115 was previously approved by the Board of Zoning Adjustments on April 27, 2017. The BZA approval would allow the sale of off-site alcohol as part of the Cheese Shop operation as a use allowed with a use permit in the Commercial Rural zoning district. An appeal of the BZA decision to the Board of Supervisors has been filed.

Error: This parcel was zoned CR and designated as LC land use. The property was not previously used for commercial activity in conformance with General Plan Policy LU-12e. Up until 2011 the property had only been used for residential use.

Correction: Amend the .28 acre parcel to consist of only a RR zoning and a RR2 land use designation.

7. (RR2 Single Family Homes)

281 Bohemian Highway, APN: 073-120-015

12790 Bohemian Highway, APN: 073-110-020

201 Bohemian Highway APN: 073-110-032

215 Bohemian Highway, APN: 073-120-021

301 Bohemian Highway, APN: 073-120-029

425 Bohemian Highway, APN: 073-120-030

374 Bohemian Highway, APN: 073-120-033

463 Bohemian Highway, APN: 073-120-003

460 Freestone Street, APN: 073-120-002

Existing Zoning: CR

Proposed Zoning: RR

Existing General Plan Land Use Designation: LC

Proposed General Plan Land Use Designation: RR2

Error: All listed parcels above are under 2 acres in size and have been zoned CR and designated as LC land use. The parcels listed have not been previously used for commercial activity in conformance with General Plan Policy LU-12e. All of the parcels listed above are developed with single family homes used for residential and appurtenant residential uses.

Correction: Amend the parcels listed above to consist of a RR zoning and a RR2 land use designation.

8. (RR5 Single Family Homes)

521 and 525 Bohemian Highway, APN: 073-130-034

611 Bohemian Highway, APN: 073-100-066

516 and 520 Bohemian Highway, APN: 073-130-074

493 Bohemian Highway, APN: 073-130-037

Existing Zoning: CR, RR

Proposed Zoning: RR

Existing General Plan Land Use Designation: LC, RR 5

Proposed General Plan Land Use Designation: RR5

Error: All listed parcels above are between 2 and 6 acres in size and have a split zoning and land use designation. The parcels listed have not been previously used for commercial activity in conformance with General Plan Policy LU-12e. All of the parcels listed above are developed with single family homes used for residential and appurtenant residential uses.

Correction: Amend the parcels listed above to consist of a RR zoning and a RR 5 land use designation.

FINDINGS FOR RECOMMENDED ACTION

1. The proposed amendments are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of General Plan Policies, land use mapping, and zoning information on which the public relies.
2. The proposed land use amendments are consistent and compatible with policies of the Sonoma County General Plan in that they will amend the parcel specific land use designations of 19 parcels to ensure consistency with the General Plan policies LU-12e and LU-1a. LU-12e restricts Limited Commercial land use designations in the Sonoma Coast/Gualala Basin Planning Area to parcels which had existing commercial uses at the time of the 1989 General

Plan Update. Policy LU-1a states that when existing planning polices conflict the most restrictive shall apply, in this case, General Plan Policy LU-12e restricts commercial land use designations while the existing General Plan land use map does not, therefore Policy LU-12e should be applied.

3. The proposed zone changes are consistent with the Sonoma County General Plan as amended because the prescribed parcel specific zoning designations will be allowed within the prescribed parcel specific land use designation of each parcel to be amended. Existing commercial legal non-conforming use of parcel APN: 073-120-032 (Freestone Artisan Cheese) would be allowed to continue.
4. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the amendments will not have a significant effect on the environment. The amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 15.13 acres. All properties proposed to be designated for commercial use are developed with existing commercial development.

LIST OF ATTACHMENTS

EXHIBIT A:	Draft Planning Commission Resolution with Attachments A & B
ATTACHMENT A:	Proposed General Plan Land Use Amendments
ATTACHMENT B:	Sectional Land Use Map
EXHIBIT B:	Draft Ordinance with Attachments C & D
ATTACHMENT C:	Proposed Zoning Changes
ATTACHMENT D:	Sectional Zoning District Map
EXHIBIT C:	Public Comment

Resolution Number

County of Sonoma
Santa Rosa, California

DATE February 1, 2018
ZCE17-0014 Matthew S Gilster

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGES AS REQUESTED TO RESOLVE A GENERAL PLAN INCONSISTENCY BETWEEN GENERAL PLAN POLICY LU-12E AND THE GENERAL PLAN LAND USE MAP OF FREESTONE.

WHEREAS, on Mach 23, 1989 the Board of Supervisors adopted the 1989 General Plan which included Policy LU-12e and new Land Use Maps which created parcel specific land use designations for all property in Freestone; and

WHEREAS, The Permit and Resource Management Department has identified inconsistencies between General Plan Policy LU-12e and the land use designation and zoning of multiple parcels in Freestone; and

WHEREAS, Permit Sonoma proposes to change the land use designation and zoning of the multiple parcels to reconcile inconsistencies between these parcels and Policy LU-12e of the General Plan; and

WHEREAS, the Permit Resource and Management Department determined that the proposed changes to land use designations and zoning were exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 1, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed changes to zoning and land use designations ("the Amendments") are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of General Plan Polices, land use mapping, and zoning.
2. The proposed Amendments are consistent and compatible with polices of the Sonoma County General Plan in that they will amend the parcel specific land use designations of

19 parcels to ensure consistency with the General Plan policies LU-12e and LU-1a. LU-12e restricts Limited Commercial land use designations in the Sonoma Coast/Gualala Basin Planning Area to parcels which had existing commercial uses at the time of the 1989 General Plan Update. Policy LU-1a states that when existing planning policies conflict the most restrictive shall apply, in this case, General Plan Policy LU-12e restricts commercial land use designations while the existing General Plan land use map does not, therefore Policy LU-12e should be applied.

3. The Amendments are consistent with the Sonoma County General Plan as amended because the prescribed parcel specific zoning designations will be allowed within the prescribed parcel specific land use designation of each parcel to be amended. Existing commercial legal non-conforming use of parcel APN: 073-120-032 (Freestone Artisan Cheese) will be allowed to continue.
4. The Amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the Amendments will not have a significant effect on the environment. The Amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The Amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 15.13 acres. All properties proposed to be designated for commercial use are developed with existing commercial development.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the proposed changes to the Official Zoning Database as shown in Exhibit A (attachment A); General Plan land use amendments as shown in Exhibit B (attachment C); and

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

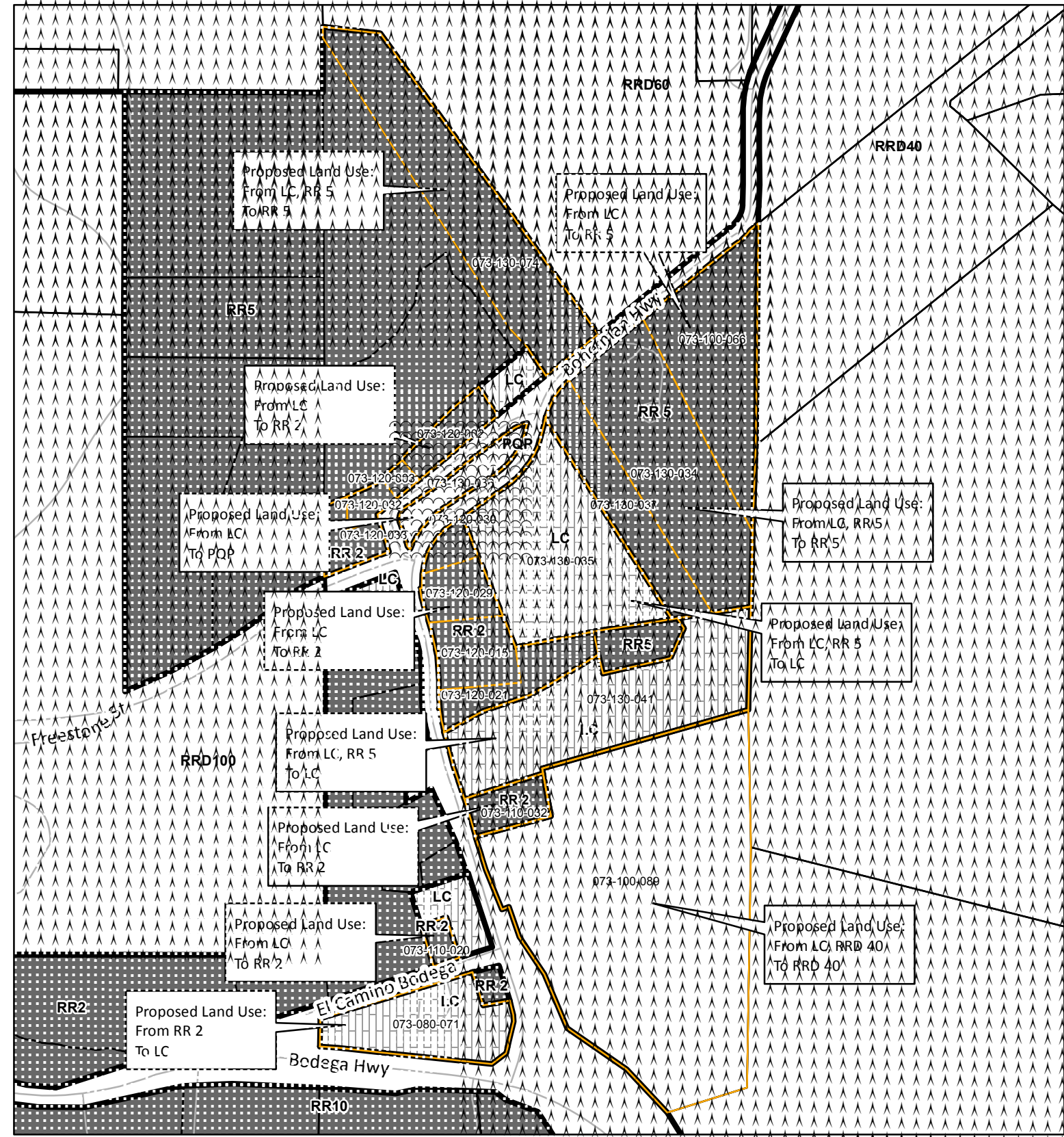
**Proposed Land Use Changes
Resolution Attachment A
Freestone Land Use Corrections**

	Address	APN	Existing General Plan Land Use	Proposed General Plan Land Use	Reference
1	12740 Bodega Highway, Sebastopol	073-100-089	LC, RRD 40	RRD 40	Webley Property, PLP17-0001
2	209 Bohemian Highway, Sebastopol	073-130-041	LC, RR 5	LC	Osmosis Day Spa, UPE04-0133
3	469 & 489 Bohemian Highway, Sebastopol	073-130-035	LC, RR 5	LC	CS Fund, UP10718
4	12747 El Camino Bodega, Sebastopol	073-080-071	RR 2	LC	Phelps Tasting Room, UPE01-0063
5	456 Bohemian Highway, Sebastopol	073-130-036	LC	PQP	Freestone Fire Station
6	378 Bohemian Highway, 380 Freestone Street, Sebastopol	073-120-032	LC	RR2	Freestone Artisan Cheese, UPE11-0073
7	281 Bohemian Highway, Sebastopol	073-120-015	LC	RR2	Residence
8	12790 Bodega Highway, Sebastopol	073-110-020	LC	RR2	Residence
9	201 Bohemian Highway, Sebastopol	073-110-032	LC	RR2	Residence
10	215 Bohemian Highway, Sebastopol	073-120-021	LC	RR2	Residence
11	301 Bohemian Highway, Sebastopol	073-120-029	LC	RR2	Residence
12	425 Bohemian Highway, Sebastopol	073-120-030	LC	RR2	Residence
13	374 Freestone Street, Sebastopol	073-120-033	LC	RR2	Residence
14	463 Freestone Street, Sebastopol	073-120-003	LC	RR2	Residence
15	460 Freestone Street, Sebastopol	073-120-002	LC	RR2	Residence
16	521 & 525 Bohemian Highway, Sebastopol	073-130-034	LC, RR 5	RR5	Residence
17	611 Bohemian Highway, Sebastopol	073-100-066	LC	RR5	Residence
18	516 & 520 Bohemian Highway, Sebastopol	073-130-074	LC, RR 5	RR5	Residence
19	493 Bohemian Highway, Sebastopol	073-130-037	LC, RR 5	RR5	Residence

Existing General Plan Land Use



Proposed General Plan Land Use



General Plan Land Use		Base Map Data	
	Resource and Rural Development		Subject Parcels
	Rural Residential		Land Use by Area
	Limited Commercial		Parcel
	Public / Quasi Public		Street

0 100 200 400 Feet
1 inch = 400 feet

FILE: PLP____
 APN: 073-080-021, -071; 073-100-066, -089; 073-110-002, -005, -006, -020, -021, -032, -033; 073-120-001, -002, -003, -015, -021, -022, -029, -030, -032, -033; 073-130-034, -035, -036, -037, -041, -074, -075, 076
 Resolution No. TBD

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, TO CHANGE THE ZONING OF VARIOUS PROPERTY IN FREESTONE IN ORDER TO CONFORM WITH THE POLICIES OF THE GENERAL PLAN.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the from the existing land use designations and zoning to the land use designations and zoning set forth in Exhibit "A" attached hereto and incorporated herein by this reference (collectively, "the Amendments"). The Board hereby finds the Amendments to be consistent with the Sonoma County General Plan. The Director of the Permit and Resource Management Department is directed to incorporate the Amendments shown in Exhibit "A" into the OZD. (ZCE17-0014).

Section II. This action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the Amendments will not have a significant effect on the environment. The Amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The Amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 15.13 acres. All properties proposed to be designated for commercial use are developed with existing commercial development. The adopted changes will not increase development potential and have been made to ensure consistency with Sonoma County General Plan Policy LU-12e.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section III. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the

names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2018, and finally passed and adopted this X day of X, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ___ Rabbitt: ___ Gore: ___ Hopkins: ___ Zane: ___

Ayes: _____ Noes: _____ Absent: _____ Abstain: _____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

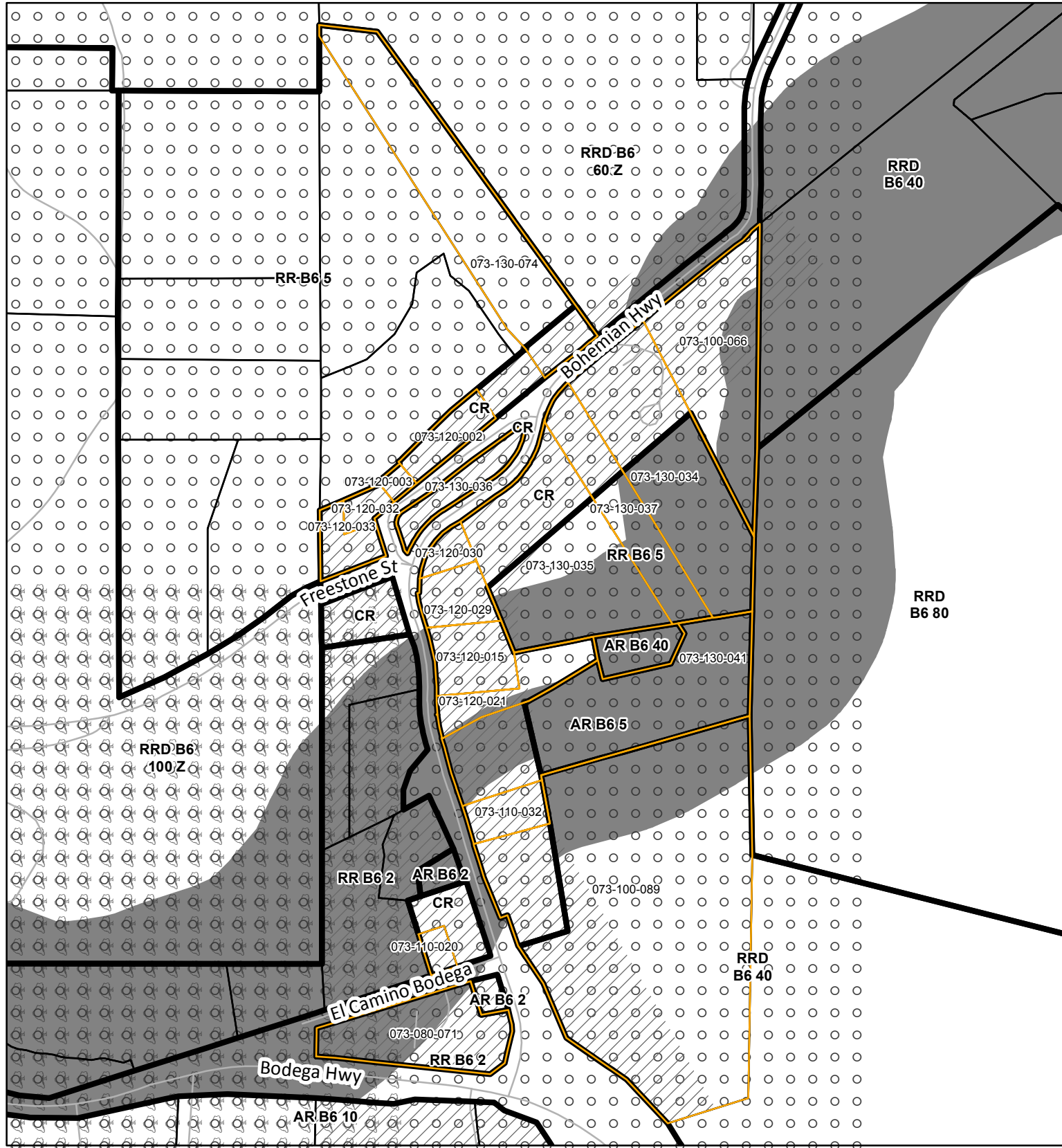
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

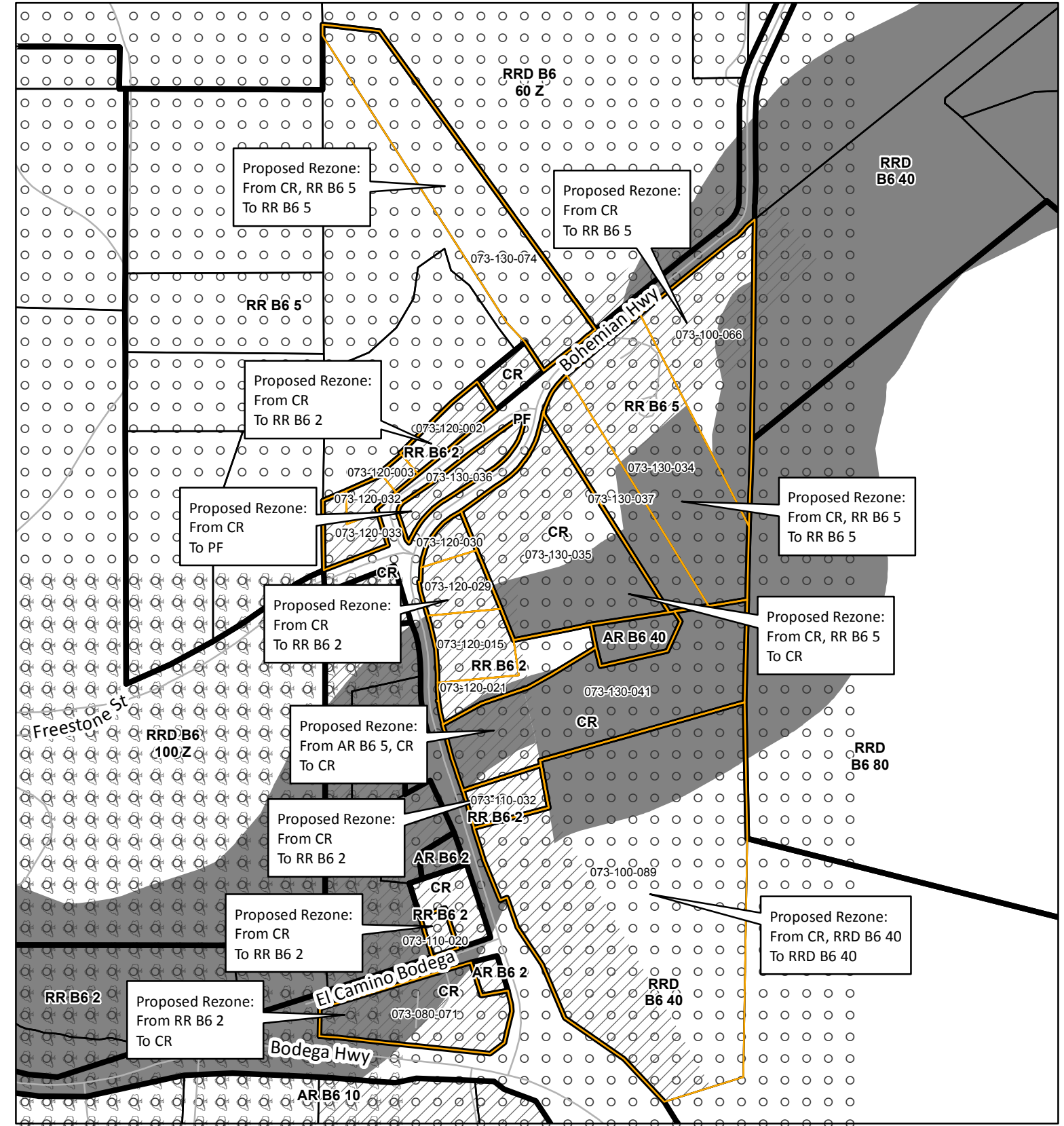
**Zone Changes
Ordinance Attachment C
Freestone Zoning Corrections**

	Address	APN	Existing Base Zoning	Proposed Base Zoning	Reference
1	12740 Bodega Highway, Sebastopol	073-100-089	CR, RRD	RRD	Webley Property, PLP17-0001
2	209 Bohemian Highway, Sebastopol	073-130-041	CR, AR	CR	Osmosis Day Spa, UPE04-0133
3	469 & 489 Bohemian Highway, Sebastopol	073-130-035	CR, RR	CR	CS Fund, UP10718
4	12747 El Camino Bodega, Sebastopol	073-080-071	RR	CR	Phelps Tasting Room, UPE01-0063
5	456 Bohemian Highway, Sebastopol	073-130-036	CR	PF	Freestone Fire Station
6	378 Bohemian Highway, 380 Freestone Street, Sebastopol	073-120-032	CR	RR	Freestone Artisan Cheese, UPE11-0073
7	281 Bohemian Highway, Sebastopol	073-120-015	CR	RR	Residence
8	12790 Bodega Highway, Sebastopol	073-110-020	CR	RR	Residence
9	201 Bohemian Highway, Sebastopol	073-110-032	CR	RR	Residence
10	215 Bohemian Highway, Sebastopol	073-120-021	CR	RR	Residence
11	301 Bohemian Highway, Sebastopol	073-120-029	CR	RR	Residence
12	425 Bohemian Highway, Sebastopol	073-120-030	CR	RR	Residence
13	374 Freestone Street, Sebastopol	073-120-033	CR	RR	Residence
14	463 Freestone Street, Sebastopol	073-120-003	CR	RR	Residence
15	460 Freestone Street, Sebastopol	073-120-002	CR	RR	Residence
16	521 & 525 Bohemian Highway, Sebastopol	073-130-034	CR, RR	RR	Residence
17	611 Bohemian Highway, Sebastopol	073-100-066	CR	RR	Residence
18	516 & 520 Bohemian Highway, Sebastopol	073-130-074	CR, RR	RR	Residence
19	493 Bohemian Highway, Sebastopol	073-130-037	CR, RR	RR	Residence

Existing Zoning



Proposed Zoning



Zoning Combining Districts		Base Map Data	
	HD Historic District		Subject Parcels
	RC Riparian Corridor		Basezoning by Area
	SR Scenic Resource		Parcel
	VOH Valley Oak Habitat		Street

0 100 200 400 Feet
1 inch = 400 feet

FILE: ZCE____
 APN: 073-080-021, -071; 073-100-066, -089; 073-110-002, -005, -006, -020, -021, -032, -033; 073-120-001, -002, -003, -015, -021, -022, -029, -030, -032, -033; 073-130-034, -035, -036, -037, -041, -074, -075, 076
 Ordinance No. TBD
 Sectional District Map No. TBD

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

From: Lolly Petroni <lolly.petroni@yahoo.com>
Subject: Re: Draft letter Planning Commission - re proposed zoning "correction"
Date: January 23, 2018 at 2:49:31 PM PST
To: Anne Haden <wadranch@comcast.net>

Yes I think so. Will need to check my calendar when I get home.
Thanks

Sent from my iPhone

On Jan 23, 2018, at 2:09 PM, Anne Haden <wadranch@comcast.net> wrote:

With your permission, I will simply include your email with my letter. I will be out of town on Feb 1 (date of hearing). Will you be back by then?

Anne

On Jan 23, 2018, at 7:38 AM, Lolly Petroni <lolly.petroni@yahoo.com> wrote:

Hi Anne,

This letter states exactly our sentiments. I totally believe that Freestone was not included in the original document on purpose. In my experience when these meetings happen at the planning level, every single word is carefully examined backward and forward! It is truly a stretch to assume the intent without actual minutes of the original meetings.

I do question the reason as to why this is being brought up at this time. Maybe someone should ask the instigator.

I am not home, is there a way to include the above sentiments with your letter?

Thanks Anne!

Lolly

(On a side note. There are 2 "be's in the paragraph about the stretch)

Sent from my iPhone

On Jan 22, 2018, at 1:05 PM, Anne Haden <wadranch@comcast.net> wrote:

Hi All:

The Planning Commission hearing is almost upon us. Attached is a draft of the letter I propose to send in opposition to the revision plans. Let me know what you think and whether you plan to weigh in on either side.

Thanks,
Anne
<Freestone zoning.doc>

From: Lolly Petroni <lolly.petroni@yahoo.com>
Subject: Re: Draft letter Planning Commission - re proposed zoning "correction"
Date: January 23, 2018 at 7:41:51 AM PST
To: Anne Haden <wadbranch@comcast.net>

Hi Anne,
I will be home today, but I don't know when the meeting is exactly?
Lolly

Sent from my iPhone

On Jan 22, 2018, at 1:05 PM, Anne Haden <wadbranch@comcast.net> wrote:

Hi All:

The Planning Commission hearing is almost upon us. Attached is a draft of the letter I propose to send in opposition to the revision plans. Let me know what you think and whether you plan to weigh in on either side.

Thanks,
Anne
<Freestone zoning.doc>

From: [Jed Wallach](#)
To: [Matt Gilster](#)
Cc: [Amie Windsor](#); [Lynda Hopkins](#)
Subject: Letter in defense of Freestone for Feb 1 planning meeting
Date: Tuesday, January 23, 2018 10:36:53 PM
Attachments: [Save Freestone Jan 18.pdf](#)

Jan 23, 2018

To the Sonoma County Planning Commission

As a property owner, business owner and resident of Freestone I am writing to ask that you respect the Sonoma County General Plan and correct the mapping error as identified by PRMD for your February 1 meeting.

This issue should not be allowed to be revisited by folks seeking to exploit this error.

Freestone exists as a special hamlet due to the very protections that the General Plan provides and to its residents who wish to keep it that way.

What makes Sonoma County unique is its preservation of rural and open space while creating corridors of commercial and urban areas.

In 1976 Running Fence graced the county and for those who saw it provided a stunning template still visible as those vistas have remained to this day undeveloped. Such was the wisdom of the General Plan.

Please vote to forward as approved the PRMD motion to correct the mapping error

Sincerely yours,

Jed Wallach Wildflour Bread 160 Bohemian Hwy.

Jed@wildflourbread.com

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Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

Anne S. Haden
611 Bohemian Hwy
Freestone, Ca 95472

January 22, 2018

Planning Commission Sonoma County
2550 Ventura
Santa Rosa, Ca 5403

Re: zoning issues Freestone

Sirs/Mms

I own assessor's parcels:073-100-065-000 and 073-100—66-000 in the Sonoma County unincorporated area commonly known as Freestone. Parcel 066 is zoned Limited Commercial as are the vast majority of the parcels in what is known as the Central Business District (ie properties located between El Camino Bodega and the most northerly portion of my property). In addition to the limitations imposed by the Historic District regulations, any new proposed commercial use, would require a conditional use permit. Such use permit would impose its own set of restrictions, designed to ensure that the proposed use would be compatible with the community.

As I understand it, there are those who would further limit use options by removing certain properties from the Limited Commercial zone leaving the zoning designation intact only for those properties in commercial use in 1989, when the General Plan was adopted. In support of this proposal, the proponents rely on General Plan Policy LU-12e. Freestone is not specifically mentioned in this policy statement. The argument advanced is that Freestone is included by omission in the sentence "Outside these communities (Annapolis, Bodega, Bodega Bay, Cazadero, Occidental Sea Ranch), apply the Limited Commercial designation only to existing uses and limit their expansion." Freestone is not identified by name.

First, I feel it is a stretch to conclude that it was understood, that Freestone be specifically subject to this policy. What other established communities are restricted under this provision?

Second, there is no rational basis for the disparate treatment of properties in Freestone. To take away the Limited Commercial designation from some, but not all of Freestone will only foment hostility between those who retain the LC designation and those from whom it is taken. Such action will impose a system of spot zoning, which, while not illegal, is certainly not considered good zoning practice especially where, as here, there is no rational basis for the disparate treatment.

The proposed interpretation of the General Plan confers favored status to some of our neighbors, it is fundamentally unfair, it is poor planning practice and will jeopardize neighborly goodwill, the glue that presently holds our civic community together.

Please do not support this proposal. It makes no planning sense. Further, it will pit neighbor against neighbor in these already fraught times, and purports to solve a non-existent problem.

Thank you for any consideration you may be able to give this request.

Sincerely,

Anne S. Haden

Cc: Matt Gilster

From: [Giovanna Mueller](#)
To: [Matt Gilster](#)
Cc: [Freestone Artisan](#)
Subject: Freestone General Plan Land Use Zoning & Designation
Date: Monday, January 22, 2018 4:36:17 PM

January 22, 2018

Matt Gilster

Sonoma County PRMD

File no: ZCE17-0014

Re: Objections to the Freestone Rezoning Project

A hearing is scheduled on February 1, 2018 that will discuss the County's proposal to rezone 19 properties in the town of Freestone so that only six business properties chosen nearly thirty years ago, by a one-term-supervisor, will have the right to retain a "Limited Commercial" status.

As property and business owners at 380 Bohemian Highway in Freestone, we oppose and challenge the decision to the rezoning of 19 private properties in Freestone.

We need to ask:

- <!--[if !supportLists]-->1. <!--[endif]-->Who benefits from these changes?
- <!--[if !supportLists]-->2. <!--[endif]-->What urgent and compelling reasons are there to take away this valuable Land Use zoning from Bohemian Highway-adjacent landowners?
- <!--[if !supportLists]-->3. <!--[endif]-->What harm has occurred to the public health, safety and welfare since 1989 that would necessitate this change?
- <!--[if !supportLists]-->4. <!--[endif]-->If this plan policy was discussed in 1989, why was it never implemented?
- <!--[if !supportLists]-->5. <!--[endif]-->With the stated criteria in mind, has the County faithfully verified that a complete list of businesses existing in 1989 have been identified?

Only two of the original "six businesses" mentioned in this proposal remain active today. If a factual historical inquiry would be made, it will reveal that there were many more active businesses in Freestone in 1989. Some that have not been noted are the Green Apple Inn, and Gene Walker's Real Estate Office, just to name a few. Why have these and other businesses been ignored?

- <!--[if !supportLists]-->6. <!--[endif]-->Why does the hotel, **which has not been a business for almost two decades**, now be identified as one that gets to maintain the commercial overlay, while the current existing businesses do not?
- <!--[if !supportLists]-->7. <!--[endif]-->If updating is absolutely necessary, why not allow each current, designated property owner to decide, once and for all, to keep or

change the zoning of their property?

This proposal does not reflect the reality of today's community. Although not a great deal has changed in Freestone over the decades, it is not (and should not be) frozen in time. To implement this proposal now will ignore the recent and currently existing businesses that have not been acknowledged and identified: a real estate office, a non-profit foundation, an art gallery and a short-term rental home.

Maintaining the current and long-existing zoning will not threaten the character of Freestone by allowing rampant and outsized development. There already is a very stringent County and community vetting process in order to get approval to develop or make any changes in Freestone.

Before we purchased our property seven years ago, we performed our Due Diligence with the County (PRMD) to verify the zoning, ordinances, regulations and permitted uses for this property. We never received any disclosure or disclaimer suggesting that our property may be subject to a rezoning change. We went through the very expensive two-year approval process to bring the building and property we own from derelict status to one that complies with State and County codes and conformed to Freestone Historical Design Review requirements.

We have done everything that was legally asked of us, and more. We now have a business in a limited commercial zone where we sell the local products that we love, on a property that has much of its value due to this commercial zoning. This rezoning proposal will take away current and potential future value of our property.

The discussion about this issue has been one sided and it has not been completely honest. We have strong feelings about the County being used to disenfranchise small businesses and residents.

Who benefits from this proposal except the six-named properties that were some-what arbitrarily selected to receive the Golden Tickets?

Sincerely,

Giovanna and Omar Mueller

380 Bohemian Highway

Freestone, Ca 95472

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Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

From: [Allis Teegarden](#)
To: [PermitSonoma-Freestone](#)
Subject: Freestone permit
Date: November 08, 2017 3:51:38 PM

Thank you for addressing this! My understanding is you want a headcount of yay or nay. I vote nay to commercializing Freestone more than it already is.

I lived in Freestone for nine years, was married there and our son is one of very few people actually born in Freestone. It holds a very dear place in our hearts not only for our family but for the community we grew up in. Some people are spread apart but it is still a tight community of folks who deeply care about keeping their "home" intact rather than a tourist invasion destination. Each business that exists now is discrete and is careful not to dominate the town. I remember being at the 1974 meeting and was pleased to feel the residents words had been respected. I do believe the change that occurred in the 80's had to do with a particular personal gain. Thank you again for doing your homework and reaching out to those who care.

Sincerely,
Allis T. Dexter

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

November 2, 2017

As with most all of the residents of Freestone here tonight, I, too, strongly support Supervisor Hopkins to direct the PRMD to correct the inaccurate zoned mapping for Freestone that is currently in conflict with the General Plan.

The intent of the staff and supervisors who worked hard on multiple iterations of the General Plan is clear. When each Plan was adopted by the County, Freestone was to be exempted from becoming a commercial center. Its Historic residences were not to be converted to businesses. Its unique features were to be protected and preserved. A lack of attention decades ago that resulted in incorrect mapping is not an excuse to ignore the specific and precise wording of the General Plan – wording that has been reassessed and readopted through every iteration of the Plan.

While Sonoma County has no shortage of wine tasting rooms, wineries, vineyards and event centers, there is a shortage of special and charming places like the Village of Freestone. Reflective of our County's history and vision, there is exceptional value to communities like Freestone.

Freestone is like a precious and endangered species, and if it is allowed to be extirpated by disproportionate commercial development, it will be lost forever.

Thank you,

Scott Seidman
354 Bohemian Highway
Freestone, CA 95472

Freestone Land Use and Zoning Corrections Public Comment

Name: Thea Hensel

Address: 1354 Yulupa Ave, Santa Rosa, CA. 95405

Email: theahensel@gmail.com

Comments:

While I am currently living in Santa Rosa and becoming informed of land use issues as Chair of the Santa Rosa Southeast Campaign I owned property and resided on Joy Road in Occidental from 1991 to 2002. Each day, as I drove west from Sebastopol and reached the crest of the hill near Jonive I saw one of the most beautiful viewsheds in all of Sonoma County- the bucolic sight of the Freestone Valley that included rolling hillside, grazing cattle, pond, farmhouse and barn that reminds us of bygone days.

I am sympathetic to the predicament the County finds itself in today when map and content don't contain matching implication. Now that this conflict has been discovered it is time to correct it. It does beg the question "Why now?" During the 90's a family lived at 380 Bohemian H'way. It is now Freestone Artisan Cheese and has been for a few years. Here is a quote from their website:

But this little property around the corner from where I live went into foreclosure, and I embarked upon my next project, a cheese shop. It started as a remodel. It became a tad bit more complicated than that. The inspector showed up midway through the project, looked at the remaining two termite infested walls and said "You aren't keeping those, are you?" And we didn't. But we did find some treasure hiding inside - some century old redwood boards. Those boards have been reconditioned, and are now paneling for the new shop, made from 1880's redwood.

Obviously a permit was used for this remodel if an inspector was on site. Is there a reason why the County did not discover this conflict between map and content at that time? If the original zoning was commercial why was that not discovered when the family had lived there for years using the site as residential? I bring this up to illustrate not only the confusion that has ensued but there now seems to be lines drawn in the sand about what land owners can be commercial and others ag/residential. Is this a decision for a few powerful leaders in the community? Is this decision about who decides what Freestone looks like in the future? Are all facts brought to the table while making those decisions?

One of the historical buildings in Freestone is the old barn at Bohemian H'way. While it is in disrepair it seems that restoring the building to it's old glory would be the most important aspect of keeping the historical hamlet appearance of Freestone. That said, I would encourage the members of the Planning Department and Supervisor Hopkins to do a tour of the MacDonald mansion in Santa Rosa to see how the owners, John and Jennifer Webley have restored this

grand old lady to its elegant past. I have full confidence that they will do the same to the barn and adjoining property they own and make all residents of Freestone proud to have an historic remnant of the past remain with them.

I encourage the Planning Department to revisit the application for restoration of the property with the Webleys and their professional land use and design specialists to work out a plan that will enhance that corner of Freestone for all.

From: margaretandjames@comcast.net
To: [Matt Gilster](#)
Subject: Freestone meeting
Date: November 02, 2017 11:12:45 PM

Hello Matt,

Wanted to thank you for your presentation this evening, as one of the many local residents attending who didn't say anything. I did sign up on your email list. Please also thank Supervisor Lynda Hopkins on my behalf.

I am strongly in favor of CORRECTING the 1989 Zoning Map immediately to MATCH the General Plan. Our property at 1108 Bohemian Lane borders Salmon Creek at the extreme north end of the Freestone valley. We value the beauty and character of Freestone, the closest town to us, and of the surrounding area. We do not want large, commercial development to be allowed to ruin it. We have always understood this means travelling farther for certain services. Much more I could say, but -

Margaret Field

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

Freestone Land Use and Zoning Corrections Public Comment

Name NOEL BOCKE

Address 3000 JBY Road Occidental

Email NOEL@SAIL.NET

Please follow the general plan, adjust zoning to conform to it and allow Freestone to remain as it is.

With the Salmon Creek watershed Council

I want to keep water in the creek for the salmonids. An increase in commercial

growing would withdraw more water from the creek.

Freestone Land Use and Zoning Corrections Public Comment

Name Jay Brown

Address 12432 Elliott Lane

Email jaybrown@comcast.net

Freestone is inappropriate for a ~~major~~ major event center. Currently there are weddings in the valley and the noise which reaches over some to ^(over a region) unacceptable. It keeps us awake. I have no issue with small restaurants or coffee shops or galleries in line with the character of the historic village.

Freestone Land Use and Zoning Corrections Public Comment

Name MIKE MALONE

Address Sebastopol

Email _____

What are the property tax implications, both
paid and in the future, of the "correction"?

Freestone Land Use and Zoning Corrections Public Comment

Name Marilyn Starts

Address 12950 El Camino Bodega

Email mstarts@yahoo.com

Please stick to the general
plan.

Thank you.

Freestone Land Use and Zoning Corrections Public Comment

Name

Tony King

Address

480 Bohemian Hwy, Freestone

Email

(Tonyking480@gmail.com)

First, thank you.

The big issue for Freestone is the prospect of large commercial enterprise. The proposal for a wine tasting/wine center is the reason many people were here tonight — IN OPPOSITION! This sort of development is out-sized and would ruin Freestone, and probably be the beginning of large commercialization of the west county.

Freestone Land Use and Zoning Corrections Public Comment

Name Pamela King

Address 480 Bohemian Hwy

Freestone
Email panglasscock@gmail.com

Freestone commercial development must be limited. Already weekend traffic is a huge problem. Large hospitality enterprises (esp with alcohol) will be a disaster!!

Freestone Land Use and Zoning Corrections Public Comment

Name Mark Mellander

Address 1424 Freestone Flat Rd.

Email melljoy@comcast.net

1989

Stick to the General Plan document!

Correct the map to reflect the

general plan written document

Freestone Land Use and Zoning Corrections Public Comment

Name Joyce Wellander

Address 142A Freestone Flck Rd

Email melljoy@comcast.net

stick to the 1989 general plan
→ the map needs to be
corrected
the 1989 plan is written
president

Freestone Land Use and Zoning Corrections Public Comment

Name SCOTT SEIDMAN

Address 354 Bohemian Hwy

Email SCOTT@SEIDMAN@SBCGLOBAL.NET

stick with the General Plan! Freestone's historic residences were not to be converted to commercial use. Its unique features were to be protected and preserved. Thank you!

November 2, 2017

As with most all of the residents of Freestone here tonight, I, too, strongly support Supervisor Hopkins to direct the PRMD to correct the inaccurate zoned mapping for Freestone that is currently in conflict with the General Plan.

The intent of the staff and supervisors who worked hard on multiple iterations of the General Plan is clear. When each Plan was adopted by the County, Freestone was to be exempted from becoming a commercial center. Its Historic residences were not to be converted to businesses. Its unique features were to be protected and preserved. A lack of attention decades ago that resulted in incorrect mapping is not an excuse to ignore the specific and precise wording of the General Plan – wording that has been reassessed and readopted through every iteration of the Plan.

Freestone Land Use and Zoning Corrections Public Comment

Name EDGARDO BARBARA

Address 402 BOHEMIAN HWY FREESTONE
95472

Email edbarbara@gmail.com

Please stick with the general plan as
was constructed. The mapping error
should be corrected to reflect the
plan.

Freestone Land Use and Zoning Corrections Public Comment

Name LIGAYA RABARA

Address 402 BOHEMIAN HWY

Email ayamaya1@yahoo.com

STICK WITH THE

GENERAL PLAN!

CORRECT MAP ERROR

Freestone Land Use and Zoning Corrections Public Comment

Name Dr. Jose L. Lacalle

Address 350 Bohemian Hwy, Freestone

Email jlacalle@sonic.net

STICK with the general plan

Name

Ke Spangler

Address

512 Prohman Dr Hwy 158

Email

1spangler59@yahoo.com

Stick to the

general plan

Great job Matt

Freestone Land Use and Zoning Corrections Public Comment

Name Marylee Guinon

Address 354 Bohemian Hwy

Email maryleequinon@gmail.com

Please stick to the General

Plan 1989 & GP Amendment

intention and text.

Freestone Land Use and Zoning Corrections Public Comment

Name Pattie Murphy

Address 222 Behman St

Email Pattiem22@comcast.net

We do not want any more
commercial in Freestone

Name Caroline Murphy
Address 218 Bohemian Hwy

Email _____

I have lived in Freestone for 20 years my family has been here since 1896. I do not want to see more growth/commercial in Freestone

Freestone Land Use and Zoning Corrections Public Comment

Name ERIC KOENIGSDORFER

Address 2389 BOTHEMAN HWY

Email ejklaw@yahoo.com

Freestone Land Use and Zoning Corrections Public Comment

Name Robin Reddnow

Address 125 Taylor St (701525) Bodega Bay

Email Robin@bodegamoan.net

I support correcting the map to reflect the text of the general plan and preserving the small town character of Freestone.

Freestone Land Use and Zoning Corrections Public Comment

Name JOHN LARGIER

Address 12432 Elliott Lane

Email jlargier@ucdavis.edu

Bought our property over looking
Valley and Freestone village, based
on General Plan that village
would not develop commercially
— staying much the same as it
is today.

Please correct zoning errors on
the map.

November 29, 2017

Director Wick,

I'm writing to add my voice to those who want the County to correct the zoning maps to make them consistent with the General Plan regarding Freestone commercial uses.

My family has been in Freestone since 1939 when my grandparents bought the derelict Freestone Inn on Bodega Highway and used its lumber to build their farm house. I attended church services and school in Freestone, and I own most of the jungle along Salmon Creek between Bodega Highway and that horse thing.

One needs only to see the traffic already on the Bohemian Highway at Freestone Corners on a summer weekend to know that the town's charm and uniqueness as a quiet place to live can be easily lost.

More worrisome, increased commercial activity in and around Freestone will further deplete Salmon Creek as more and more water is taken. As a kid playing in and along the creek in the 1940s and early 50s, I saw and/or caught trout, steelhead, young salmon, crawdads, shrimp, water snails, salamanders, frogs, sticklebacks, turtles, and snakes. Salmon Creek now has so little water that shore birds from the coast easily walk it and clean out all but a few. I haven't seen a crawdad there in decades.

The area once had so many turtles that I walked in front of my grandfather's tractor to move them out of the way as he plowed. I was so surprised to see a turtle in the late 70s that I called my kids and took a photo; we haven't seen one since.

I urge the County to correct the Freestone area zoning map errors and protect Freestone from further commercial development.

Sincerely,



Thomas Guthrie
3360 Keeling Ave
Lakeport, CA 95453
707/262-5862
tom@gu3.com

SCOTT G. SEIDMAN, M.D., F.A.C.E.P.
DIPLOMATE, AMERICAN BOARDS OF
INTERNAL MEDICINE AND EMERGENCY MEDICINE

November 3, 2017

Lynda Hopkins
Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Dear Supervisor Hopkins:

Nearly 500 individuals and families have made their feelings known, and sent to you a post card or letter speaking their truth in support of Freestone as envisioned by the General Plan Policy.

Whatever their particular motivation, whether it be the Historic beauty of Freestone, the bucolic peaceful character, the timeless stability, their considerations of the paucity of water, limits to traffic and noise, currently inadequate infrastructure, issues of public safety, emergency response capacity or any other particular concern, every one of those nearly 500 knowledgeable and educated friends and residents of Freestone have taken a stand.

When it was written, and with each iteration over the decades, the intent of those who crafted the General Plan Policy was not only clear, but confirmed by Supervisors who were present at its inception. Freestone was to be exempted from becoming commercialized. Its Historic residences were not to be converted to businesses. Its unique features were to be protected and preserved.

Any action by the PRMD that is not directed at correcting the mapped zoning to accurately reflect the exact wording and intent of the General Plan Policy is simply unconscionable, and I strongly encourage you, as have literally hundreds of others, to direct the PRMD to immediately correct this error.

Sincerely,



Scott Seidman, M.D., F.A.C.E.P.
354 Bohemian Highway
Freestone, CA 95472
707.874.9663
scottgseidman@sbcglobal.net

cc: Tennis Wick
Matt Gilster



May 16, 2017

Supervisor Lynda Hopkins
Chairman Fogg and Members of the BZA
2550 Ventura Avenue
Santa Rosa, CA 95465

RE: General Plan and Zoning Conflicts in Freestone

Dear Supervisor Hopkins, Chairman Fogg and Members of the BZA,

The Western Sonoma County Rural Alliance urges that an immediate moratorium for development permits in Freestone be put in place until the zoning conflicts with the General Plan in Freestone are resolved.

We have serious concerns about long time General Plan and mapped zoning conflicts in Freestone that only came to light in the last few months. At their April meeting, the BZA set in motion a request to the Board of Supervisors that recognizes the governance of the General Plan and the need for a fast-tracked correction in zoning policies for Freestone. Chairman Fogg and Members of the BZA have our support for this action.

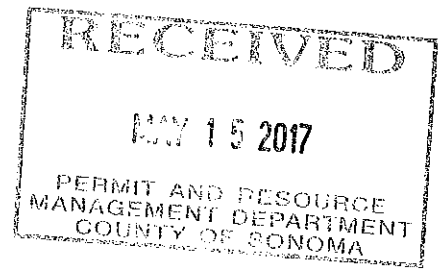
The Rural Alliance, founded in 1979, supports responsible and balanced resource use in Sonoma County in order to protect and preserve natural systems and watersheds. The organization works to conserve environmental integrity and rural character by fostering grassroots organizations that protect natural ecosystems and that promote understanding of environmental issues.

Sincerely,

A handwritten signature in cursive script that reads "Dee Swanhuysen". The signature is written in black ink on a light-colored background.

Dee Swanhuysen
Rural Alliance Board

Rural Alliance
P.O. Box 983
Sebastopol, CA 95473
707-823-3236
pdswan@comcast.net



LORALYN WAGNER
16876 Lauri Lane
Occidental, CA 95465 | Telephone | Email

May 12, 2017

Chairman Fogg and members of the BZA
Board of Zoning Adjustment
Permit and Resource Managing Department
2550 Ventura Avenue
Santa Rosa, CA 95465

Dear Chairman Fogg and members of the BZA:

The level of commercial zoning in Freestone violates the general plan. I respectfully ask for a fast-tracked resolution of these zoning conflicts with the general plan and that the Supervisors consider a moratorium in Freestone until they are resolved.

Sincerely,

A handwritten signature in cursive script that reads "Loralyn Wagner".

Loralyn Wagner

Cc: Lynda Hopkins and Susan Upchurch, 5th District

From: [Jennifer Faso](#)
To: [Julia Smith](#)
Subject: FW: General Plan and Commercial Development in Freestone
Date: Friday, May 12, 2017 8:48:43 AM

From: Scott Seidman [<mailto:scottgseidman@sbcglobal.net>]
Sent: Thursday, May 11, 2017 1:43 PM
To: Susan Upchurch <Susan.Upchurch@sonoma-county.org>; pcook@ch-sc.org;
larry@reedgilliland.com; cameron@mauritsolfarms.com; JohnLowryCA@gmail.com; Jennifer Faso
<Jennifer.Faso@sonoma-county.org>
Subject: General Plan and Commercial Development in Freestone

May 11, 2017

Dear Supervisor Hopkins, PRMD and Members of the BZA:

The Sonoma County General Plan, when considered and adopted by the County, was deemed to be in compliance with Title 7 of the State of California. As a reminder, Article 5, section 65041.1, subsection (b) states that the planning priorities of the State of California include *"To protect environmental and agricultural resources by protecting, preserving...landscapes such as farm, range...wetlands...open space, and landscapes with local unique features"*.

Title 7 goes on to say *"California's land is an exhaustible resource, not just a commodity. It is the policy of the state and the intent of the Legislature to protect California's land resource, to insure its preservation and use in ways which are... socially desirable"*.

With that having been said, it is clear that when the Sonoma County General Plan was written and adopted, careful consideration for the mandates of the State were made. For the last 30 or more years, the unique features characteristic of Freestone were identified and acknowledged in the policies of the General Plan. Specific exclusionary wording preventing further commercial development of this distinctive and irreplaceable resource was included, and was repeated each time the General Plan was reviewed, rewritten and adopted.

Specific to the Land Use policies for Freestone, Policy LU-12e of the General Plan states: *"Use the "Limited Commercial" category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental, and Sea Ranch. Outside these communities, apply the "Limited Commercial" designation only to existing uses and limit their expansion"*. This policy has been in effect for the last two iterations of the General Plan.

For uncertain reasons, mapped zoning of Policy LU-12e was performed incorrectly. Rather than create, as directed in the General Plan, mapped zoning identifying existing commercial uses at the time the 1989 policy was adopted, mapping incorrectly identified nearly all of the Village of Freestone as available for limited commercial development.

The intent of the staff and supervisors who worked hard on the General Plan is clear. When it was adopted by the County, Freestone was to be exempted from becoming a commercial center. Its Historic residences were not to be converted to businesses. Its unique features were to be protected and preserved, as the state and the County intended. A lack of attention decades ago that resulted in incorrect mapping cannot be allowed as an excuse to ignore the strict, specific and precise wording of the General Plan.

While Sonoma County has no shortage of wine tasting rooms, wineries, vineyards and event centers, there is a shortage of special and charming places like the Village of Freestone. Reflective of our history and our vision, there is exceptional value to communities like Freestone.

The stakes are high. Each small change towards commercialism of this Historic and matchless jewel has a cumulative impact. It is critical that the intent of the General Plan be followed, and that the zoned mapping for Freestone is corrected to be consistent with the wording and the intent of the General Plan.

Freestone is like a precious and endangered species, and if it is allowed to be extirpated by commercial development, it will be lost forever.

Cordially,

Scott Seidman
354 Bohemian Highway
Freestone, CA 95472
707.874.9663
scottgseidman@sbcglobal.net

STICK WITH THE PLAN!

The Sonoma County General Plan is clear . . .
Freestone is not to be a commercial center.
We can't let a mistake in zoning determine the
future of Freestone. The County must apply the
General Plan and correct the zoning!
Sonoma County must enforce and correctly
implement General Plan Land Use Policy LU-12e.
Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Brenda Johnson
(PLEASE PRINT)
Address 973 Wagon Rd.
City Sebastopol,
State Ca. Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Joy Brown
(PLEASE PRINT)
Address 12432 Elliot Lane.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name RANDY ERWIN
(PLEASE PRINT)
Address 2515 STEPPS ROAD
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MARGARET T. DOTY-E, STEVE DOTY
(PLEASE PRINT)
Address 142 BOHEMIAN HWY
City FREESTONE
State CA Zip 95472
Email stdoty@sonic.net
(OPTIONAL)
Phone (707) 820-8428
(OPTIONAL)

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Name Thomas Family
(PLEASE PRINT)

Address 800 Bohemian Hwy

City Freestone

State CA Zip 95472

Email sjthomas@outlook.com
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name James Norris
(PLEASE PRINT)

Address 13149 Bodega Hwy

City Freestone

State CA Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name JANA THETMAN
(PLEASE PRINT)
Address 1901 FREESTONE FLAT RD.
City FREESTONE
State CA Zip 95472
Email jkindseth@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name CORKY FERRIS
(PLEASE PRINT)
Address 3530 Joy Rd
City Occidental
State CA Zip 95465
Email commoncents@earthlink.net
(OPTIONAL)
Phone 707 874-2287
(OPTIONAL)

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Name Ann Holmes
(PLEASE PRINT)
Address 17875 Coleman Vly. Rd.
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name NORA DOOLITTLE
(PLEASE PRINT)
Address PO BOX 171
City BODEGA BAY
State CA Zip 94923
Email J_NDOOLITT@ONE MAIN.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Mari Russell
(PLEASE PRINT)

Address 15589 Bittner Rd

City OCCIDENTAL

State CA Zip 95465

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT)

Address _____

City _____

State _____ Zip _____

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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from excessive commercial development.

I VOTE / I Love Freestone and my friends vote How I tell them

longtime resident
Protect the rural character of Freestone!

Name TODD MOORHEAD
(PLEASE PRINT)
Address 125 Queens Lane
City Petaluma
State Ca Zip 94952
Email NONE
(OPTIONAL)
Phone 707-591-1946
(OPTIONAL)

think only me as 15 votes

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Name Jer Warfel
(PLEASE PRINT)
Address P.O. Box 1047
City OCC
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Eve Orhaus - Constable & Scott Constable
(PLEASE PRINT)
Address 885 Janine Rd.
City Sebastopol, CA
State _____ Zip 95472
Email studiororhaus@yahoo.com
(OPTIONAL)
Phone (510) 390-1724
(OPTIONAL)

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Name Logan Graver
(PLEASE PRINT)
Address 14397 Occidental Rd
City Sebastopol
State CA Zip 95472
Email graveslogan@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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General Plan and correct the zoning!
Sonoma County must enforce and correctly
implement General Plan Land Use Policy LU-12e.
Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Adele Getty
(PLEASE PRINT)
Address 1105 WAGNON Rd
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone 707-481-0864
(OPTIONAL)

I VOTE - AND I CARE!

STICK WITH THE PLAN!

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Name Matt Carpenter
(PLEASE PRINT)
Address P.O. Box 532
City Bodega Bay
State CA Zip 94923
Email rev@smic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name NOEL BOUCK
(PLEASE PRINT)
Address 3000 JDY
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name JANNEY KOVACS
(PLEASE PRINT)
Address P.O. BOX 712
City SEBASTOPOL
State CA Zip 95473
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ELIZABETH ADAMS
(PLEASE PRINT)
Address 18600 Fitzpatrick Lane
City Occidental
State CA Zip 95465
Email ekibbey@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Robert Rockwood
(PLEASE PRINT)
Address 14111 Occidental Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name FRANK URENIA
(PLEASE PRINT)
Address 2411 Tanuda Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Jan Randall
(PLEASE PRINT)
Address 862 Jonive Rd
City Sebastopol
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone 707 8743876
(OPTIONAL)

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Protect the rural character of Freestone!

Name LORI SOLOMON
(PLEASE PRINT)
Address 7520 BODEGA AVE
City SEBASTOPOL
State CA Zip 95472
Email RAINERYN@YAHOO.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Alan R. Meyer
(PLEASE PRINT)
Address 11256 BARNETT Val. Rd.
City Sebastopol
State Calif. Zip 95472
Email Alan_Meyer@comcast.NET
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Bob + Elaine Lewon
(PLEASE PRINT)
Address 11421 Barnett Valley Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Priscilla Griffith
(PLEASE PRINT)
Address 1015 Furlong Rd.
City Sebastopol
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name MK and Brian Lediq
(PLEASE PRINT)
Address 1260 Jonwe Road
City Sebastopol, Ca 95472
State Ca Zip _____
Email MKartworks@yahoo
(OPTIONAL)
Brian@bledig.com
Phone _____
(OPTIONAL)
707 874 2575

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Please protect the rural character of Freestone
from excessive commercial development.

This seems pretty straight forward and should not be subject to money politics, Thanks!

Protect the rural character of Freestone!

Name Ann Cassidy / Alistair Bleifuss
(PLEASE PRINT)
Address PO Box 148
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Chris + Sandra Gustafson
(PLEASE PRINT)

Address ~~P.O. Box~~ 1100 Fitzpatrick Ln

City Bodega

State CA Zip 94922

Email CLGUS@SONIC.NET
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Jessica Bluff
(PLEASE PRINT)

Address PO Box 469

City Valley Ford

State CA Zip 94972

Email jesscampbell14@hotmail.com
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name KRISTEN KRIKIT MORRIS
(PLEASE PRINT)
Address 11719 BARNETT VAUEY ROAD
City SEBASTOPOL
State CA Zip 95472
Email KRIKITMORRIS@GMAIL.COM
(OPTIONAL)
Phone 707-478-0683
(OPTIONAL)

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Name GORDON MOREY
(PLEASE PRINT)
Address 2917 Joy Rd. P.O. Box 248
City OCCIDENTAL
State CA Zip 95465
Email gordonmorey@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ERIC KOENIGSHOFER
(PLEASE PRINT)
Address 2389 BOHEMIAN HWY.
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone 874-2389
(OPTIONAL)

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Protect the rural character of Freestone!

Name MARILYN STARTS
(PLEASE PRINT)
Address 12950 El Camino Bodega
City Freestone
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name SANDRA FORSYTH-LACKOVIC
(PLEASE PRINT)
Address 12500 B ELLIOT LANE
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Kathleen
Name (Mollie) Good
(PLEASE PRINT)
Address 11630 Barnett Vly. Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL) N/A
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name KOVIDA FISHER
(PLEASE PRINT)

Address 1625 FURLONG Rd.

City SEBASTOPOL

State CA Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name BEB MCARTHUR
(PLEASE PRINT)

Address 13455 HARRISON GRADE PL

City SEBASTOPOL

State CA Zip 95472

Email SBAM3@COMCAST.NET
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name Tom BAUMGART / ELSA FRICK
(PLEASE PRINT)
Address 11377 BARNETT WAY Rd.
City SEBASTOPOLE, CA 95472
State CA Zip 95472
Email Tande.frick@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Martha McEwen + Don Oberthur
(PLEASE PRINT)
Address 924 Wagon Rd
City Sebastopol
State CA Zip 95472
Email dono@sonic.net
(OPTIONAL)
Phone 707-823-5367
(OPTIONAL)

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Name ROBERT BRENT
(PLEASE PRINT)
Address 1550 FURLONG RD
City SEBASTOPOL,
State CA Zip 95472
Email RMBRENT@GMAIL.COM
(OPTIONAL)
Phone 707-217-9593
(OPTIONAL)

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Name Michael + Buffy Simoni
(PLEASE PRINT)
Address 11885 Occidental Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Wayne & Nancy Hornica
(PLEASE PRINT)
Address 808 Jaiive Rd
City Sebastopol
State Ca Zip 95472
Email andwayne7@comcast.net
(OPTIONAL)
Phone 707 874-1965
(OPTIONAL)

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Name TERRY FOUTZ
(PLEASE PRINT)
Address 3177 BURKHART LANE
City (UNINCORPORATED) SEBASTOPOL
State CA Zip 95472
Email TRF@SBCGLOBAL.NET
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ROB COOKE
(PLEASE PRINT)
Address 360 BOHEMIAN HWY
City FREESTONE
State CA Zip 95472
Email RC95472@GMAIL.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Jennifer Hoegerman
(PLEASE PRINT)
Address 12877 Bodega Hwy
City Freestone
State CA Zip 95472
Email jenho108@gmail.com
(OPTIONAL)
Phone (707) 874-2271
(OPTIONAL)

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Protect the rural character of Freestone!

Name LAWRENCE ARZONA
(PLEASE PRINT)

Address 777 SALMON CREEK RD

City BOONVILLE

State CA Zip 94922-0382

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name MARGARET FIELD & JAMES SHARP
(PLEASE PRINT)

Address 1108 BOHEMIAN LN

City OCCIDENTAL (FREESTONE VALLEY)

State CA Zip 95465

Email _____
(OPTIONAL)

Phone (707) 874-1816
(OPTIONAL)

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Name Kathleen + Michael McBride
(PLEASE PRINT)
Address 11456 Bodega Hwy.
City Sebastopol,
State CA Zip 95472
Email michaeljmcbride17@comcast.net
(OPTIONAL)
Phone 707-823-7091
(OPTIONAL)

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Name J. King
(PLEASE PRINT)
Address P.O. Box 1308
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name DAVID WILSON BROWN
(PLEASE PRINT)
Address 3970 JOY ROAD
City OCCIDENTAL
State CA Zip 95465
Email tuggerc049@yahoo.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name John Loades
(PLEASE PRINT)
Address PO Box 247
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone 707 874-9165
(OPTIONAL)

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Name Charles Maker
(PLEASE PRINT)
Address 15300 Bitter Rd
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name PAULA & DAVID SHATKIN
(PLEASE PRINT)
Address 16650 BURL LANE
City Occidental
State CA Zip 95465
Email DSHATKIN@smic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name WILLIAM Mc WRIGHT
(PLEASE PRINT)
Address ~~2321~~ 24 MISSION ST
City CAMP MEKER
State CA Zip 95419
Email _____
(OPTIONAL)
Phone 707-874-2245
(OPTIONAL)
MAILING ADDRESS P.O. BOX 1065
OCCIDENTAL, CA 95465-1065

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Name Jane L Gresham
(PLEASE PRINT)
Address 17285 Taylor Lane
City Occidental
State California Zip 95465
Email _____
(OPTIONAL)
Phone 707-874-9618
(OPTIONAL)

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Name Joanne J. Easter
(PLEASE PRINT)
Address 4100 Bohemian Hwy
City Occidental
State Ca Zip 95465-1218
Email _____
(OPTIONAL)
Phone 874 - 1847 (707)
(OPTIONAL)

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Name John Goetting
(PLEASE PRINT)
Address 2307 Coffin Ct.
City Santa Rosa
State CA Zip 95401
Email itarot@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

STICK WITH THE PLAN!

The Sonoma County General Plan is clear . . .
Freestone is not to be a commercial center.
We can't let a mistake in zoning determine the
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General Plan and correct the zoning!
Sonoma County must enforce and correctly
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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name _____
(PLEASE PRINT)

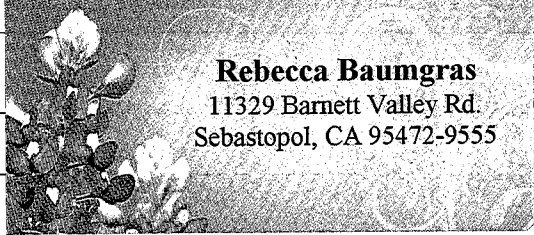
Address _____

City _____

State _____ Zip _____

Email beckseb@comcast.net
(OPTIONAL)

Phone 829.0958 322.1140
(OPTIONAL)



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Protect the rural character of Freestone!

Name Judy Johnson
(PLEASE PRINT)

Address 10022 Barnett Valley Road

City Sebastopol

State CA Zip 95472

Email _____
(OPTIONAL)

Phone 707 8244396
(OPTIONAL)

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Protect the rural character of Freestone!

Name Cheryl Humbert
(PLEASE PRINT)
Address 963 Butler Ave.
City Santa Rosa
State CA Zip 95407
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name DAVID GRIFFITHS
(PLEASE PRINT)
Address 5655 BOHEMIAN HWY
City CAMP MECKER
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name JOE COMO + LUCIA MILBORN
(PLEASE PRINT)
Address 11183 BARNETT VALLEY RD
City SEBASTOPOLE
State CA Zip 95472
Email jocomo11@gmail.com
(OPTIONAL)
Phone 415-238-2980
(OPTIONAL)

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Please protect the rural character of Freestone
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Protect the rural character of Freestone!

Name Jed Walick
(PLEASE PRINT)
Address 160 Bohemian Hwy
City Sebastopol
State CA Zip 95472
Email jed@WILDFLOURBREAD.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
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Protect the rural character of Freestone!

Name CHARLIE PENDERGAST
(PLEASE PRINT)
Address BOX 368 (1000 FREESTONE RANCH ROAD)
City BODEGA
State CA Zip ~~949~~ 94922
Email ~~@~~ PKCP @ AOL.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Kyle Matthews
(PLEASE PRINT)
Address 1719 Barwell Valley Rd
City Sebastopol CA
State CA Zip 95472
Email Kylewhitebeard@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name STEVE BOHM
(PLEASE PRINT)
Address 1833 MARINER DR.
City SEBASTOPOL
State CA. Zip 95472
Email SWBHERMOSA @ YAHOO.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
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Protect the rural character of Freestone!

Name JOHN PROCTOR
(PLEASE PRINT)
Address 2222 JOY Rd.
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

Please

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 General Plan and correct the zoning!
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 implement General Plan Land Use Policy LU-12e.
 Please protect the rural character of Freestone
 from excessive commercial development.

Resident since 1969

Protect the rural character of Freestone!

Name Charol Lane
(PLEASE PRINT)
 Address 920 Wagon Rd.
 City Sebastopol,
 State CA Zip 95472
 Email charollane@comcast.net
(OPTIONAL)
 Phone 707 823-2277
(OPTIONAL)

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 from excessive commercial development.

Protect the rural character of Freestone!

Name Terry Daniels
(PLEASE PRINT)
 Address 4020 Bohemian Hwy
 City Occidental
 State CA Zip 95465
 Email _____
(OPTIONAL)
 Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Al LUSTIG
(PLEASE PRINT)
Address POB 695
City Occidental
State CA Zip 95465
Email alust2@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name _____
(PLEASE PRINT)
Address _____
City _____
State _____ Zip _____
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name ANTHONY J. SADOZI + SUSAN E. STOVER
(PLEASE PRINT)
Address 3889 HARRISON GRADE RD.
City SEBASTOPOLE
State CAL. Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Rodney Rector
(PLEASE PRINT)
Address 3033 Bohemian Hwy.
City OCCIDENTAL
State CA. Zip 95405
Email _____
(OPTIONAL)
Phone 874-2250
(OPTIONAL)

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Protect the rural character of Freestone!

Name Victoria O'Neill
(PLEASE PRINT)
Address 11660 Barnett Valley RD
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name India Isaac
(PLEASE PRINT)
Address 611 I street
City Petaluma
State CA Zip 94952
Email indiakisaac@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name KATHERINE JACOBS
(PLEASE PRINT)
Address 6131 BATESSE DR.
City SANTA ROSA
State CA Zip 95404
Email kadiiebakerlady@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name TERRY DALE
(PLEASE PRINT)
Address 12117 FIORI LANE
City SEBASTOPOL
State CA Zip 95472
Email tallendale@comcast.net
(OPTIONAL)
Phone (707) 878-1242
(OPTIONAL)

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Protect the rural character of Freestone!

Name Maureen Purtillo + Nicholas Tappan
(PLEASE PRINT)
Address 1412 Freestone Flat Rd
City Sebastopol (Freestone)
State CA Zip 95472
Email maureenpurtillo@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Liz + Melissa Neer
(PLEASE PRINT)
Address 12645 Fiori Ln.
City Sebastopol
State CA Zip 95472
Email liz.neer@yahoo.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name DRUCKER FAMILY
(PLEASE PRINT)
Address 1835 Joy Ridge Rd
City Occidental,
State CA Zip 95465
Email wjinst@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Pamela Warren
(PLEASE PRINT)
Address 12795 Dupont Road
City Sebastopol
State CA Zip 95472
Email Pam@BodegaBayescapes.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Pamela S. Harvey Moskowitz
(PLEASE PRINT)
Address 12300 Elliott Lane
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name CARLA RAE SHIPPEY
(PLEASE PRINT)
Address P.O. BOX 373
City OCCIDENTAL
State CA Zip 95465
Email crshippey@gmail
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT)
Address _____
City _____
State _____ Zip _____
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Katy Baumgras
(PLEASE PRINT)
Address 11333 Barnett Vly Rd.
City Sebastopol
State CA Zip 95472
Email Kate1120@comcast.net
(OPTIONAL)
Phone 707-321-0511
(OPTIONAL)

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Name DERIS BAUMGRAS BAUMGRAS
(PLEASE PRINT)
Address 11389 BARNETT Vlg Rd.
City SEBASTOPOL
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone 707-823-6635
(OPTIONAL)

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Name DAVID HAMILTON
(PLEASE PRINT)
Address BOX 312
City BODERIA CA
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Satri Pencak + Karl Andersen
(PLEASE PRINT)
Address PO. Box 357
City BODEGA
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Joy Fibben
(PLEASE PRINT)
Address Box 312
City Bodega
State CA Zip 94922
Email joyfibben@yahoo.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Terry L. McNulty
(PLEASE PRINT)

Address 17706 Willow Creek Rd

City Occidental

State CA Zip 95465

Email rubywined@sonic.net
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name JACQUES LEVY
(PLEASE PRINT)

Address PO BOX 105

City OCCIDENTAL

State CA Zip 95465

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name Lynn Hamilton and Don Frawd
(PLEASE PRINT)
Address PO Box 479
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Elizabeth Lawson / Michael Eison
(PLEASE PRINT)
Address 2411 Marra Road
City Occidental
State CA Zip 95465
Email elizabeth.lawson@comcast.net
(OPTIONAL)
Phone 650 796 7158
(OPTIONAL)

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Name Chris + Tina Paige
(PLEASE PRINT)
Address 10598 Barnett Valley
City Sebastopol
State CA Zip 95472
Email cbpaige@sonic.net
(OPTIONAL)
Phone 707 823 4341
(OPTIONAL)

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Name Ross Raudrup
(PLEASE PRINT)
Address 11341 Barnett vly Rd.
City Sebastopol
State CA Zip 95472
Email rossasaurus@gmail.com
(OPTIONAL)
Phone 823.4724
(OPTIONAL)

Thanks
Rosa

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Please protect the rural character of Freestone
from excessive commercial development.

Please Keep the unique character of Freestone from being
destroyed!

Protect the rural character of Freestone!

Name Devika Brandt
(PLEASE PRINT)
Address PO Box 915
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Lisa Olson + Tim Hoffman
(PLEASE PRINT)
Address 12405 Elliot Lane
City Sebastopol, CA
State CA Zip 95472
Email lisa@sonic.net
(OPTIONAL)
Phone 707.874.2186
(OPTIONAL)

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Name KENNETH JENKINS
(PLEASE PRINT)

Address 460 BOTTOMLAND HIGHWAY

City FREESTONE CA

State CA Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name DAVE HUGHES
(PLEASE PRINT)

Address 11791 BARNETT VALLEY RD.

City FREESTONE

State CA Zip 95472

Email davehughesf@gmail.com
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name JANET ANDERSON
(PLEASE PRINT)
Address 991 SALMON CREEK RD
BODEGA CPO BOX 343
City BODEGA
State CA Zip 94922-0343
Email bjbodega@gmail.com
(OPTIONAL)
Phone 707-876-3572
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name ROBERT LANDMAN
(PLEASE PRINT)
Address 2017 JONIVE Rd.
City Sebastopol CA 95472
State CA Zip 95472
Email Robert 4 pathfinder@yahoo.com
(OPTIONAL)
Phone 707-874-2420
(OPTIONAL)

STICK WITH THE PLAN!

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Name Luana Cowan
(PLEASE PRINT)
Address 1629 Furlong Rd.
City SEBASTOPOL
State CA Zip 95472
Email MAMALUANA@COMCAST.NET
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Mark and Joyce Mellander
(PLEASE PRINT)
Address 1424 Freestone Flat Rd.
City Freestone
State CA Zip 95472
Email melljoy@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Deb Duly
(PLEASE PRINT)
Address 11515 Barnett Valley Rd.
City Freestone
State CA Zip 95472
Email camama03@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name KURT EICHSTAEDT
(PLEASE PRINT)
Address 12400 ELLIOT LN
City SEBASTOPOL
State CA Zip 95472
Email KURTEICHSTAEDT@YAHOO.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name KING STRONG
(PLEASE PRINT)
Address 11240 BARNETT VALLEY RD.
City SEBASTOPOL
State CA Zip 95472
Email STRONGKINGDOM@MHC.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MR & MRS. DAVID SACIO & CAROLYN SELL
(PLEASE PRINT)
Address 4999 HARRISON GRADE RD.
City SEBASTOPOL
State CA Zip 95472
Email carolynsell@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Reese Thornton
(PLEASE PRINT)
Address 11351 Barnett Valley Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name J. KENDALL WILLIAMS
(PLEASE PRINT)
Address 12433 GRAYTON ROAD
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Jaydean Franco
(PLEASE PRINT)
Address 550 Salmon Creek Rd.
City Bodega
State Ca Zip 94922
Email twofrancos@msn.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name CHARLIE STROMER
(PLEASE PRINT)
Address PO BOX 179
City BODEGA
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name FRED POULDS
(PLEASE PRINT)
Address 16430 Willow Creek Rd
City Orcutt, Ca
State Ca Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MARTHA D. MASURA
(PLEASE PRINT)
Address 16615 COLEMAN VALLEY Rd.
City OCCIDENTAL
State CA Zip 95465
Email tilegal@sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ROGER HOWSE
(PLEASE PRINT)
Address 14620 JOMARK LANE
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Allen and Sophie Sherman
(PLEASE PRINT)
Address 1800 Mariner Dr.
City Sebastopol
State CA Zip 95472
Email asherma@sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Jeanne Holland
(PLEASE PRINT)
Address 1780 Mariner Dr.
City Sebastopol CA 9
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Theresa Rothaus
(PLEASE PRINT)
Address 10837 Jack Tar Drive
City Sebastopol
State Ca Zip 95472
Email PTROTHAUS@gmail.com
(OPTIONAL)
Phone 707 861-3132
(OPTIONAL)

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Name Elisabeth & David Kingwill
(PLEASE PRINT)
Address 4748 Burnside Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Roger and Julie Klein
(PLEASE PRINT)
Address 1632 Mariner Drive
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone 707-953-4775
(OPTIONAL)

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Name PAULA FOLYMAN
(PLEASE PRINT)

Address 12808 DUDONT RD

City SEBASTOPOL

State CA Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name KATHLEEN O'SHEA
(PLEASE PRINT)

Address 12125 FIORI LANE

City SEBASTOPOL

State CA Zip 95472

Email KOSPOOL@HOTMAIL.COM
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name John Failing
(PLEASE PRINT)
Address 14120 Morelli Ln
City Sebastopol
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone 874 1070
(OPTIONAL)

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Name Mercedes Terezza
(PLEASE PRINT)
Address 2303 Marra Rd.
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT) **HARRY SCHWARTZ**
Address _____
4005 ACREAGE LANE
SEBASTOPOL, CA 95472
City _____
State _____ Zip _____
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT) *Lisa Potter*
Address _____
PO Box 1111
City _____
Orcidental
State _____ Zip _____
CA 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL) *707-835-6989*

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Name DAVID ALTHEN
(PLEASE PRINT)
Address P.O. Box 472
City VALLEY FORD
State CALIF. Zip 94972
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Christopher SZECSEY
(PLEASE PRINT)
Address PO Box 1022
City OCCIDENTAL
State CA Zip 95465
Email cs@christophersconsulting.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name YVONNE BLEVINS
(PLEASE PRINT)
Address 2408 JOY RD.
City OCCIDENTAL, CA.
State CA. Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Joanna Rosenfeld
(PLEASE PRINT)
Address 1400 Valley Ford Freestone Rd
City Valley Ford PO Box 315
State CA Zip 94972
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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95403-282999

SAN FRANCISCO CA 940

Protect the rural character of Freestone!

Name MIRIAM REDSTONE
(PLEASE PRINT)
Address POB 403 18200 WILLOWCREEK RD
City OCCIDENTAL
State CA. Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name JOANNE STAGNER
(PLEASE PRINT)
Address 11000 BARNETT Vly Rd.
City Seb,
State ca Zip 95472
Email davnjo2@gmail.com
(OPTIONAL)
Phone 707 823 6123
(OPTIONAL)

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Name Brenda Sanders
(PLEASE PRINT)
Address 12389 Dupont Rd
City Sebastopol
State CA Zip 95472
Email brenda.sanders@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name NATALIE PETERS
(PLEASE PRINT)
Address 1300 WAGNON RD
City SEBASTOPOL
State CA Zip 95472
Email CCPETERS@989@AOL.COM
(OPTIONAL)
Phone 707-824-9467
(OPTIONAL)

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Name JUDITH R JOYCE
(PLEASE PRINT)
Address 11355 BARNETT VALLEY ROAD
City SEBASTOPOL
State CA Zip 95472
Email JUDY JOYCE@OUTLOOK.COM
(OPTIONAL)
Phone 707-874-3786
(OPTIONAL)

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Name NANCY and RAYMOND DOUGHERTY
(PLEASE PRINT)
Address 3501 HARRISON GRADE RD
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Suzanne Cogen
(PLEASE PRINT)
Address 2225 Joy Ridge Dr
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Charles Grey
(PLEASE PRINT)
Address 11409 Bodega Hwy.
City Freestone
State Ca Zip 95472
Email bodegapotato@gmail.com
(OPTIONAL)
Phone 829-1111
(OPTIONAL)

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Thank you for your attention! jh

Protect the rural character of Freestone!

Name Jann Heumann
(PLEASE PRINT)
Address 984 Bohemian Hwy.
City Freestone
State CA Zip 95472
Email jannhe@sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Michael Schroeder
(PLEASE PRINT)
Address 10910 Barnett Vly Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name LOISANN KELSEY
(PLEASE PRINT)
Address 17380 TAYLOR LN.
City OCCIDENTAL CA.
State CA Zip 95465
Email kelseyln22@gmail.com
(OPTIONAL)
Phone
(OPTIONAL)

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Name ANDREA ORECK
(PLEASE PRINT)
Address 16425 JOY WOODS WAY
City OCCIDENTAL
State CA Zip 95465
Email andrea@andreaoreckfinearts.com
(OPTIONAL)
Phone 707 695-6288
(OPTIONAL)

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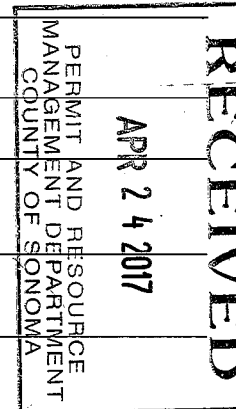
Name Elmarie Hutchinson
(PLEASE PRINT)
Address 1827 Joy Ridge Rd
City Occidental, CA
State CA Zip 95465
Email elmarie@sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name John Du Fosse
(PLEASE PRINT)
Address 11170 Jack Tar Dr.
City Sebastopol
State CA. Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)



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Name LOUISE HAVSTAD + Dean Beaupre
(PLEASE PRINT)
Address 18141 FITZPATRICK LN
City Occidental
State CA Zip 95465
Email LAHAVSTAD @ GMAIL.COM
(OPTIONAL)
Phone 707 874 1546
(OPTIONAL)

STICK WITH THE PLAN!

The Sonoma County General Plan is clear . . .
Freestone is not to be a commercial center.
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future of Freestone. The County must apply the
General Plan and correct the zoning!
Sonoma County must enforce and correctly
implement General Plan Land Use Policy LU-12e.
Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name J. GOLDEN
(PLEASE PRINT)
Address PO 676
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Evelyn Negri
(PLEASE PRINT)
Address Po Box 306
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name GERRY SCHULTZ
(PLEASE PRINT)
Address 4401 JOY RD.
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Barbara E Costa
(PLEASE PRINT)

Address 17650 Willow Creek Rd.

City Occidental

State Ca Zip 95465

Email bcosta338@gmail.com
(OPTIONAL)

Phone 707 303 6360
(OPTIONAL)

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Protect the rural character of Freestone!

Name _____
(PLEASE PRINT)

Address S Mr. & Mrs. Lynn Stevenson
P.O. Box 1346
Occidental, CA 95465

City _____

State _____ Zip _____

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Jim & Clella Gray
(PLEASE PRINT)
Address 17400 Taylor Ln.
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name NATALIA R LEASK
(PLEASE PRINT)
Address P.O. Box 1213 (11395 Bodega Hwy)
City SEBASTOPOL
State CA Zip 95473
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name GARY ABREIM
(PLEASE PRINT)
Address 2939 B Boherman Hwy
City OCCIDENTAL
State CA Zip 95465
Email Gabreim@earthlink.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name GRETCHEN PEMA HUGHES
(PLEASE PRINT)
Address P.O. Box 67
City Camp Meeker,
State CA Zip 95419
Email gretchenpemahughes@hotmail.com
(OPTIONAL)
Phone 707-874-2915
(OPTIONAL)

Thanks, Eric, our watchdog!

STICK WITH THE PLAN!

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from excessive commercial development.

THERE ARE FAR TOO MANY TOURISTS FLOODING OCCIDENTAL AS IT IS!! LET THE COUNTRYSIDE REMAIN RURAL!!!

Protect the rural character of Freestone!

Name ELIZABETH L. BALLARD
(PLEASE PRINT)
Address 1133 BOHEMIAN LANE
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Nikki Cordero
(PLEASE PRINT)
Address PO Box 335
City Valley Ford
State CA Zip 94972
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Gloria Law
(PLEASE PRINT)
Address 3140 Westwood Lane
City Occidental
State CA Zip 95465
Email gloriabw61@gmail.com
(OPTIONAL)
Phone 874-2588
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name PAUL A STEVENS
(PLEASE PRINT)
Address 2731 Joy Road
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name PENNY + BOB FUNK
(PLEASE PRINT)
Address 16677 FITZPATRICK LN
City OCCIDENTAL
State CA Zip 95465
Email BOBFUNKR@GMAIL.COM
(OPTIONAL)
Phone 707.243.2151
(OPTIONAL)

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Protect the rural character of Freestone!

Name Jeff Croswell
(PLEASE PRINT)
Address 16875 Taylor Ln
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

Save Freestone!

Protect the rural character of Freestone!

Name Marla Hastings
(PLEASE PRINT)

Address 16948 Taylor Ln.

City Occidental, CA

State CA Zip 95465

Email Marla4@SONIC.net
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name WAYNE C CULP / CAROL J. CULP
(PLEASE PRINT)

Address 15585 COLEMAN VALLEY RD

City OCCIDENTAL

State CA Zip 95465

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Doug Schaeffer
(PLEASE PRINT)
Address 1850 Joy Road
City Occidental
State Ca Zip 95465
Email doug@sonic.net
(OPTIONAL)
Phone 953-8802
(OPTIONAL)

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Protect the rural character of Freestone!

Name Patrick Miller
(PLEASE PRINT)
Address PO Box 845 - 15201 Bittner Rd
City Occidental
State CA Zip 95465
Email P.Miller@bohemiastoneworks.com
(OPTIONAL)
Phone 707 291-7888
(OPTIONAL)

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Protect the rural character of Freestone!

Name Stephen & Jeannette GRANT
(PLEASE PRINT)
Address PO Box 335, ~~Occidental, CA~~ (mailing address)
(3105 Westwood Lane)
City Occidental, ~~CA~~
State CALIF Zip 95465
Email jeanieg@sonic.net & stephengrant39@gmail.com
(OPTIONAL)
Phone 707.874.1813
(OPTIONAL)

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Protect the rural character of Freestone!

Name Darlene LaMont
(PLEASE PRINT)
Address 16820 Lauri Lane
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

*Rural charm is a valuable asset. — we
don't need more event centers.*

ICK WITH THE PLAN!

Sonoma County General Plan is clear . . .
 stone is not to be a commercial center.
 can't let a mistake in zoning determine the
 re of Freestone. The County must apply the
 eral Plan and correct the zoning!
 oma County must enforce and correctly
 ement General Plan Land Use Policy LU-12e.
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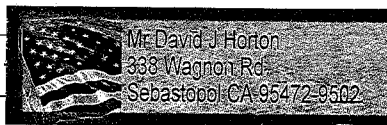
Name I don't think this is a
(PLEASE PRINT)
 Address problem as long as parking
 City is off street and no loud. ~~there~~
 State MUSIC Zip _____
 Email More worried about the
(OPTIONAL)
 Phone anti Agriculture groups
(OPTIONAL)
(But prefer to remain anonymous)

VITH THE PLAN!

County General Plan is clear . . .
 ot to be a commercial center.
 mistake in zoning determine the
 stone. The County must apply the
 and correct the zoning!
 ty must enforce and correctly
 eneral Plan Land Use Policy LU-12e.
 t the rural character of Freestone
 e commercial development.

Protect the rural character of Freestone!

Name _____
(PLEASE PRINT)
 Address _____
 City _____
 State _____ Zip _____
 Email _____
(OPTIONAL)
 Phone _____
(OPTIONAL)



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Protect the rural character of Freestone!

Name Donna Chinlund
(PLEASE PRINT)
Address P.O. Box 1146
City Occidental
State CA Zip 95465
Email NA
(OPTIONAL)
Phone NA
(OPTIONAL)

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Name Rex Casteel
(PLEASE PRINT)
Address 473 Rainsville Rd
City Peta Wme
State CA Zip 94952
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MARV LEE GUINON
(PLEASE PRINT)
Address 354 Bohemian Highway
City Freestone
State CA Zip 95472
Email maryllee.guinon@gmail.com
(OPTIONAL)
Phone 707.874.9663
(OPTIONAL)

— PLEASE —

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Name JIM & PEG BOIKA
(PLEASE PRINT)
Address 16889 TAYLOR LN
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name FRANCES PUNDT
(PLEASE PRINT)
Address 6730 REDWOOD AVE
City SEBASTOPOL
State CA Zip 95472
Email fpundt@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Richard Hoff
(PLEASE PRINT)
Address 15660 Bittern Road
City Orcutt
State CA Zip 95465
Email _____
(OPTIONAL)
Phone 874-3422
(OPTIONAL)

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Name Linda Armstrong
(PLEASE PRINT)
Address PO Box 1124
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Laurie A. Wilson
(PLEASE PRINT)
Address P.O. Box 163 (76 Front St)
City Camp Meeker
State CA Zip 95419
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name John Hokanson
(PLEASE PRINT)
Address 4086 Acacia Lane
City Schroton
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name LINDA J. RUDE
(PLEASE PRINT)
Address 182 Raspberry Lane
City Freestone
State CALIF. Zip 95472
Email lyotijoy108@yahoo.com
(OPTIONAL)
Phone (707) 874-9597
(OPTIONAL)

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Name MILAN MOMIROV
(PLEASE PRINT)
Address 2650 MARA RD
City OCCIDENTAL
State CA Zip 95465
Email MILAN_MOMIROV@YAHOO.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Anna Bradbury
(PLEASE PRINT)
Address PO Box 772
City Sebastopol
State CA Zip 95473
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT)

Address _____
D. Robinson
3440 Quail Valley Way
Sebastopol, CA 95472-8229

City _____

State _____ Zip _____

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name Sharon Sadler
(PLEASE PRINT)

Address P.O. Box 452

City Sebastopol

State CA Zip 95473

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name JOHN GARN
(PLEASE PRINT)
Address 12139 FIORI LANE
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MARY LEAH TAYLOR
(PLEASE PRINT)
Address 17110 Bodega Lane
City Bodega CA
State _____ Zip 94922
Email leah@bodegaschool.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Kathleen Stewart + TOM JEWELL
(PLEASE PRINT)
Address 215 Bohemian Hwy
City Freestone
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name LURNA PRESLER
(PLEASE PRINT) PO BOX 365
Address 585 SALMON CREEK ROAD #F
City Bolega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Light + Teaderman
(PLEASE PRINT)
Address 489 Bohemian Hwy
City Freestone
State CA Zip 95472
Email _____
(OPTIONAL)
Phone: _____
(OPTIONAL)

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Name LEENA ALWOOD
(PLEASE PRINT)
Address 400 BOHEMIAN HWY
City FREESTONE
State CA Zip 95472
Email _____
(OPTIONAL)
Phone: _____
(OPTIONAL)

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Sonoma County must enforce and correctly
implement General Plan Land Use Policy LU-12e.
Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Russell Wilbur
(PLEASE PRINT)
Address 11727 Burnett Valley Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

STICK WITH THE PLAN!

The Sonoma County General Plan is clear . . .
Freestone is not to be a commercial center.
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Protect the rural character of Freestone!

Name TAMMI SALAS
(PLEASE PRINT)
Address PO Box 496
City Vaney Ford
State CA Zip 94972
Email tammisalas@mac.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name ^{Rebecca Freeman} MATTHEW FREEMAN
(PLEASE PRINT)
Address 4050 RABBIT HILL RD
City SEASIDE, CA
State CA Zip 95472
Email Matt @ Freeman Freeman
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name KATHLEEN BRENNAN
(PLEASE PRINT)
Address PO # 998
City VALLEY FORD
State CA Zip 94972
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Jennie Rose
(PLEASE PRINT)
Address Po Box 374
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Kate Ford
(PLEASE PRINT)
Address 3000 Deer Meadows Lane
City Occidental
State CA Zip 95405
Email _____
(OPTIONAL)
Phone 574-3227
(OPTIONAL)

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Protect the rural character of Freestone!

Name HIROSHI SAKAGUCHI
(PLEASE PRINT)
Address 4355 HARRISON GRADE RD.
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Lee Sandahl
(PLEASE PRINT)
Address 14750 MORELLI LANE
City SEBASTOPOL
State CA. Zip 95472
Email lee.sandahl@olive.com
(OPTIONAL)
Phone _____
(OPTIONAL)

Our family had to ~~for~~ adhere to the county plan when we rebuilt our house, don't bend the rules for people with \$\$!

STICK WITH THE PLAN!

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Please protect the rural character of Freestone from excessive commercial development.

Protect the rural character of Freestone!

Name Bonny Danielsen
(PLEASE PRINT)
Address 11887 Occidental Rd
City Sebastopol
State Ca. Zip 95472
Email wildrosebon@yahoo.com
(OPTIONAL)
Phone 707-479-7109
(OPTIONAL)

** It would be a tragedy to wreck the rural character of the beautiful Freestone Valley!!*

STICK WITH THE PLAN!

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Protect the rural character of Freestone!

Name Scott Sinkay
(PLEASE PRINT)
Address 12775 Bodega Hwy
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Stuart Buman
(PLEASE PRINT)
Address 11520 Occidental Rd.
City Sebastopol,
State CA Zip 95472
Email buman-mayster@sodir.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Kathleen J. Solares
(PLEASE PRINT)
Address 800 Janive Road
City Sebastopol, CA 95472
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Tyler Crandall
(PLEASE PRINT)
Address 1358 Cadence way
City Santa Rosa
State CA Zip 95401
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Jeff Bingham
(PLEASE PRINT)
Address 11820 Barnett Valley Road
City Sebastopol
State CA Zip 95472
Email jbingm@gmail.com
(OPTIONAL)
Phone (415) 793-2115
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name J. ALLEN WILLIS
(PLEASE PRINT)
Address 16908 BURE LANE
City OCCIDENTAL, CA
State CALIF Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name SALLY SMITH
(PLEASE PRINT)
Address 7777 Bohemian Bodega Hwy
City Seb.
State CA Zip 95472
Email X
(OPTIONAL)
Phone 217-4146
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Ken Sawyer
(PLEASE PRINT)
Address 3533 Hillcrest Ave
City Sebastopol
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Gay Jacobsen
(PLEASE PRINT)
Address BOX 292
City Occidental
State Ca Zip 95465
Email gay@bodegabaymassage.com
(OPTIONAL)
Phone _____
(OPTIONAL)

WITH THE PLAN!

County General Plan is clear . . .
not to be a commercial center.
mistake in zoning determine the
stone. The County must apply the
and correct the zoning!
ty must enforce and correctly
General Plan Land Use Policy LU-12e.
the rural character of Freestone
commercial development.

Protect the rural character of Freestone!

Name Chad + Marian Lander
(PLEASE PRINT)
Address 711 Jonive Rd
City Sebastopol
State CA Zip 95472
Email mariah@monitor.net
(OPTIONAL)
Phone _____
(OPTIONAL)

WITH THE PLAN!

County General Plan is clear . . .
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stone. The County must apply the
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the rural character of Freestone
commercial development.

Protect the rural character of Freestone!

Name Leon Smith
(PLEASE PRINT)
Address PO Box 552
City Occidental
State Ca Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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from excessive commercial development.

Protect the rural character of Freestone!

Name Michael Teebrett
(PLEASE PRINT)

Address 13295 Dupont Rd

City Schroton

State Ca Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)



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from excessive commercial development.

Protect the rural character of Freestone!

Name PATRICIA ADAMS
(PLEASE PRINT)

Address 404 DAVIDSON RD

City WILLIAMS

State OR Zip 97544

Email weride411@earthlink.net
(OPTIONAL)

Phone _____
(OPTIONAL)

ALSO PROP: 600 SALMON CREEK RD
BODEGA, CA. 94922

STICK WITH THE PLAN!

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Please protect the rural character of Freestone
from excessive commercial development.

Wouldn't this parcel be a good candidate
for open space District? Have the owners been
made an offer?

Protect the rural character of Freestone!

Name Anne Perry Pond
(PLEASE PRINT)
Address 860 Jonive Rd.
City Sebastopol,
State CA Zip 95472
Email hartlypond@aol.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name GARY D. ELLIOTT
(PLEASE PRINT)
Address 1298 RIM OF THE REDWOODS
City FREESTONE
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Karen Cooper
(PLEASE PRINT)
Address 12657 Fivori Lane
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Annie Scully
(PLEASE PRINT)
Address 14250 Morelli Lane
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Heather Vuchinich
(PLEASE PRINT)
Address 985 Wagner Rd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Kate Elvin
(PLEASE PRINT)
Address P.O.B. 283
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name TERRY ADAMS
(PLEASE PRINT)
Address P.O. BOX 1092, 3305 JOY RD.
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Fred Engbarth + Helena Whistler
(PLEASE PRINT)
Address 12125 Ransey Road
City Sebastopol
State California Zip 95472
Email whistbarth@msn.com
(OPTIONAL)
Phone 823-8337
(OPTIONAL)

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Protect the rural character of Freestone!

Name MICHELE BARNES
(PLEASE PRINT)
Address 1263 Rim of the Redwoods
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name DOUG SCHWARZ
(PLEASE PRINT)
Address 1379 TANNERY CREEK RD.
City BODEGA
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Lou Gouveia
(PLEASE PRINT)
Address 1412 Sonive Rd. (Just above Freestone)
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name IVA HLADIS
(PLEASE PRINT)
Address 2197 MARRA ROAD
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Patricia Raven
(PLEASE PRINT)
Address 51 MISSION ST PO BOX 180
City Camp Meeker
State CA Zip 95419
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Phil and Jen Melman
(PLEASE PRINT)
Address 2706 Bohemian Hwy
City Occidental
State CA Zip 95465
Email jmelman@hotmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name KAREN DONAGHY
(PLEASE PRINT)
Address P.O. Box 898
City OCCIDENTAL
State CA Zip 95465
Email potato @ sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Alexandra Spencer
(PLEASE PRINT)
Address 2263 Marra Rd.
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Valery Lawson
(PLEASE PRINT)
Address P.O. BOX 102 / 93 1st St.
City CAMP MEEKER
State CA Zip 95419
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name LAURA WINN
(PLEASE PRINT)
Address 3155 JOY RD
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name DUNHAM SHERER
(PLEASE PRINT)
Address 4200 JOY ROAD
City OCCIDENTAL
State CA Zip 95456
Email dsher@sonic.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Stephen Pollame
(PLEASE PRINT)
Address 3886 Deer Meadow Ln
City OCCIDENTAL
State CA Zip 95465
Email SPOLLAME@YAHOO.COM
(OPTIONAL)
Phone 707-874-9015
(OPTIONAL)

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Protect the rural character of Freestone!

Name Amber Romandy
(PLEASE PRINT)
Address P.O. Box 1025
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Protect the rural character of Freestone!

Name Pamela Brown
(PLEASE PRINT)
Address 11639 BARNETT VALLEY Rd
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

*note: I have an M.A. in Urban Planning from UCLA,
and it is clear to me that the General Plan controls*

Protect the rural character of Freestone!

Name Paul Gruen
(PLEASE PRINT)
Address 11160 Jack Tar Dr.
City Sebastopol
State CA Zip 95472
Email alhanati@aol.com
(OPTIONAL)
Phone 707-225-4307
(OPTIONAL)

STICK WITH THE PLAN!

The Sonoma County General Plan is clear . . .
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General Plan and correct the zoning!
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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name Vinik Allen
(PLEASE PRINT)
Address 12100 Elliot Lane
City Sebastopol
State CA Zip 95472
Email Vinik@swcoalition.org
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name MICHAEL McLAIN
(PLEASE PRINT)
Address 2250 JOY ROAD
City OCCIDENTAL
State CA Zip 95465
Email veloce077@gmail.com
(OPTIONAL)
Phone 707-874-9237
(OPTIONAL)

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Name LAURIE PLANT
(PLEASE PRINT)
Address 14607 MORELLI LANE
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Alicia Nourse
(PLEASE PRINT)
Address P.O. B. 1074
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name PILAR RAND
(PLEASE PRINT)
Address 1500 JONIVE RD.
City SEBASTOPOL
State CA Zip 95472
Email ROBLAR3@HOTMAIL.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name _____
(PLEASE PRINT)

Address _____
Ms Linda Hall
28 Hampton Rd
Occidental, CA 95465

City _____

State _____ Zip _____

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name SUSAN HALL
(PLEASE PRINT)

Address P.O. Box 88

City OCCIDENTAL

State CA Zip 95465

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name ELAINE ELKIN & SHIRLEY CARLSON
(PLEASE PRINT)
Address 4606 TIMBER LANE
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name DAY, SYNTHIA + RYAN
(PLEASE PRINT)
Address 16115 BITNER Rd
City OCCIDENTAL
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name NEIL MILLER
(PLEASE PRINT)
Address P.O. Box 63
City Bodega,
State California Zip 94922
Email neiljm51@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Priscilla Field
(PLEASE PRINT)
Address PO Box 284, 925 Joy Rd.
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Karen Tillinghast
(PLEASE PRINT)
Address 11529 Bodega Hwy
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Peter Ballaine
(PLEASE PRINT)
Address PO Box 95
City Bodega
State CA Zip 94922
Email p.ballaine@yahoo.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Peter Walker
(PLEASE PRINT)
Address 12620 Dupont Rd.
City Sebastopol, CA
State CA Zip 95472
Email _____
(OPTIONAL)
Phone 715 386-2611
(OPTIONAL)

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Name Cynthia + Iver Skavdal
(PLEASE PRINT)
Address 3760 Harrison Grade Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Alistair G. S. Philip & Louise Holcomb
(PLEASE PRINT)
Address 12425 Ramsey Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone 707 824-1626
(OPTIONAL)

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Name Janet S Lowry-Cole
(PLEASE PRINT)
Address 10900 Jack Tar Dr
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Robbin & Tom Gerner
(PLEASE PRINT)
Address 1835 Jonive Rd.
City Sebastopol
State Calif. Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Mr. Thomas Cleary
(PLEASE PRINT)
Address 2961 26th Ave.
City SF
State CA Zip 94132
Email Clearyclan7@aol.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Patty Orchard
(PLEASE PRINT)
Address 10951 Barnett Vly. Rd.
City Sebastopol
State CA Zip 95472
Email Patty@Orchard-farms.com
(OPTIONAL)
Phone 707-823-6528
(OPTIONAL)

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Name Reeta Roo
(PLEASE PRINT)
Address 13202 DUPONT RD
City sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Charles Wallis
(PLEASE PRINT)
Address 2515 Bohemian Hwy
City Occidental Ca
State Ca Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name William Schwimmer, PhD
(PLEASE PRINT)
Address 11250 Barnett Valley RD
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ^{EW 14} JUNE WARREN
(PLEASE PRINT)
Address 12797 Dupont Rd
City SEBASTOPOL
State CA Zip 95472
Email _____
(OPTIONAL)
Phone 707-874-3181
(OPTIONAL)

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Name ED and LIGAYA RABARA
(PLEASE PRINT)
Address 402 Bohemian Hwy
City FREESTONE
State CA Zip 95472
Email edrabara@mail.com
(OPTIONAL)
Phone 707 293-4684
(OPTIONAL)

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Name Ralph Swanson
(PLEASE PRINT)
Address 475 Harrison Blvd
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Shuli Goodman
(PLEASE PRINT)
Address 11032 Peaks Pike Rd.
City Sebastopol
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ERIC BRAUN & Paula Tankesley
(PLEASE PRINT)
Address 1400 JONIVE RD
City SEBASTOPOL
State CA Zip 95472
Email eric@quarterbyte.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Robert Feno
(PLEASE PRINT)
Address PO Box 1364
City Oceidental CA
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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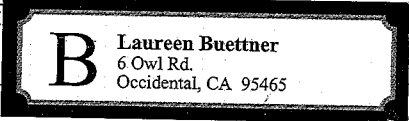
Protect the rural character of Freestone!

Name Linda Hausen
(PLEASE PRINT)
Address 1758 Freestone Flat Road
City Sebastopol
State CA Zip 95472
Email hausens@comcast.net
(OPTIONAL)
Phone 707 874-2425
(OPTIONAL)

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Name _____
(PLEASE PRINT)
Address 
City _____
State _____ Zip _____
Email _____
(OPTIONAL)
Phone Lauren Buettner
(OPTIONAL)

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Name Sean Murphy
(PLEASE PRINT)
Address 222 Bohemian Hwy
City Freestone
State CA Zip 95472
Email brade1@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Jacob Murphy
(PLEASE PRINT)
Address 222 Bohemian Hwy
City Freestone
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name H. SELINGER
(PLEASE PRINT)
Address Howard & Justina Selinger
15282 Coleman Valley Road
City Post Office Box 723
Occidental, CA 95465-0723
State _____ Zip _____
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name CAROLINE J. MURPHY
(PLEASE PRINT)
Address 218 Bohemian Hwy
City Sebastopol
State California Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name FERRY GROMER
(PLEASE PRINT)
Address 11525 BARNETT HWY RDs
City SEBASTOPOL
State CA Zip 95472
Email N/A
(OPTIONAL)
Phone 873-0660
(OPTIONAL)

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Name Monica Dean
(PLEASE PRINT)
Address 4135 Harrison Grade Rd
City Sebastopol CA
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Kimberly Simoni
(PLEASE PRINT)
Address 789 Fur long Rd.
City Sebastopol
State CA Zip 95472
Email kim@brassauto.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Ken Ratzlaff
(PLEASE PRINT)
Address 13200 Occidental Rd
City Sebastopol
State Ca Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Robert Dickey
(PLEASE PRINT)
Address 4595 Joy Road
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Kate Greer
(PLEASE PRINT)
Address 2255 Joy Road
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Karen Pe Saari
(PLEASE PRINT)
Address P.O. Box 323
City Bodega E
State CA Zip 94922
Email karen.saari44@gmail.com
(OPTIONAL)
Phone 707. 876. 3502
(OPTIONAL)

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Name Malcolm Clarke
(PLEASE PRINT)
Address PO Box 43
City Occidental
State CA Zip 95465
Email simmalcolm@earthlink.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Jerry + Arden Lites
(PLEASE PRINT)
Address 13750 Bodege Hwy
City Sebastopol
State CA Zip 95472
Email ardenlites@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Please protect the rural character of Freestone
from excessive commercial development.

Protect the rural character of Freestone!

Name ROXANNE REASE
(PLEASE PRINT)
Address P.O. Box 74 / 1607 WEST SEXTON RD
City FULTON, CA / SEBASTOPOL
State CA 95439 / Zip CA 95472
Email _____
(OPTIONAL)
Phone 707 318-3481
(OPTIONAL)

STICK WITH THE PLAN!

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Name Pattie Murphy
(PLEASE PRINT)
Address 222 Bohemiaa Hwy
City Free Stone
State CA Zip 95472
Email pattiem222@comcast.net
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name John R. Bruton III
(PLEASE PRINT)
Address P.O. Box 214
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone (707) 695-4439
(OPTIONAL)

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Name CHARLOTTE REIS
(PLEASE PRINT)
Address PO BOX 394
City BODEGA
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Marina Golden
(PLEASE PRINT)
Address POB 107 - 70 Mission St
City Camp Meeker
State CA Zip 95419
Email —
(OPTIONAL)
Phone 827-3202
(OPTIONAL)

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Name Forrest Jann
(PLEASE PRINT)
Address PO Box 132
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Lucy Loscocco
(PLEASE PRINT)
Address 880 1st St.
City Sebastopol
State CA Zip 95472
Email localblessings@gmail.com
(OPTIONAL)
Phone 808-442-2834
(OPTIONAL)

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Name Erin Ross / Chris Buckette
(PLEASE PRINT)
Address 3103 Bohemian Hwy.
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Hollis BEWLEY
(PLEASE PRINT)
Address Po Box 205
City Occidental
State CA Zip 95465
Email Hollisbewley@comcast.net
(OPTIONAL)
Phone (707) 331-6602
(OPTIONAL)

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Name Karen Steen-Larsen
(PLEASE PRINT)
Address PO Box 508
City Occidental
State CA Zip 95468
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Rolf Nymann
(PLEASE PRINT)
Address 10445 Barnett Valley Rd
City Sebastopol
State Cal Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name CARISA WHITE
(PLEASE PRINT)
Address PO BOX 305
City VALLEY FORD
State CA Zip 94972
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name RICHARD & SOPHIA POWERS
(PLEASE PRINT)
Address 2055 JOY ROAD
City OCCIDENTAL
State CA Zip 95465
Email SOPHIA POWERS@WILDBLUE.NET
(OPTIONAL)
Phone 707 874 3527
(OPTIONAL)

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Name Mary Kerosky
(PLEASE PRINT)
Address 11050 Peaks Pike Rd
City Sebastopol
State CA Zip 95472
Email Kerosky family@gmail.com
(OPTIONAL)
Phone 415-596-8095
(OPTIONAL)

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Name Elizabeth Mundell
(PLEASE PRINT)
Address PO Box 213
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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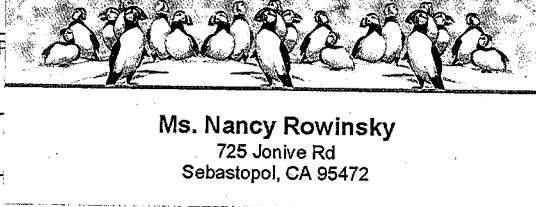
Protect the rural character of Freestone!

Name _____
(PLEASE PRINT)

Address _____
City _____
State _____ Zip _____

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)



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Name Joanna Hakala
(PLEASE PRINT)

Address 330 Bohemian Hwy

City Freestone

State CA Zip 95472

Email jolegjo@hotmail.com
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name BENJAMYN GABRIEL
(PLEASE PRINT)
Address POB 941
City OCCIDENTAL
State CA Zip 95965
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name SUSAN + DAVID ZIGLART
(PLEASE PRINT)
Address 3560 ACREAGE LANE
City SEBASTOPI
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name SU McMurtry
(PLEASE PRINT)
Address 14628 Lomark Ln.
City Occidental
State CA. Zip 95465
Email sumcmurtry@gmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name JUNE LARAE NASON
(PLEASE PRINT)
Address 12448 Fiori Lane
City SEBASTOPOL
State CA Zip 95473
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name ALEXANDRA ADVOCATE
(PLEASE PRINT)
Address PO Box 179
City Camp Meeker,
State CA Zip 95419
Email ALEXADVO @ AOL.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Alan Blum
(PLEASE PRINT)
Address 14200 Bodega Hwy
City BODERA CA 94922
State CA Zip _____
Email PARADISEINMOTION@hotmail.com
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Carl Maloney
(PLEASE PRINT)

Address PO Box 361

City Podage

State CA Zip 94922

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name DEDRA WILSON
(PLEASE PRINT)

Address 1609 WEST SEXTON RD.

City SEBASTOPOL

State CA Zip 95472

Email _____
(OPTIONAL)

Phone _____
(OPTIONAL)

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Name Joan DiStefano
(PLEASE PRINT)
Address 12795 Graton Rd.
City Sebastopol
State Calif. Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name Lynne Argentieri
(PLEASE PRINT)
Address 878 Jonive Rd
City Sebastopol CA
State CA Zip 95472
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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Name TREVOR IRVING
(PLEASE PRINT)
Address PO BOX 83
City BODEGA
State CA Zip 94922
Email libbycirving@gmail.com
(OPTIONAL)
Phone (919) 539-6444
(OPTIONAL)

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Name Jeanie Starkey
(PLEASE PRINT)
Address 3755 Salmon Cr. Rd.
City Bodega
State CA Zip 94922
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)

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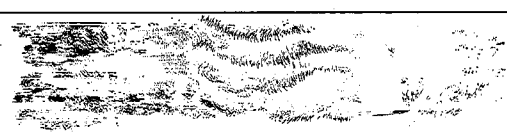
Name Fred and Melouse Pfeffer
(PLEASE PRINT)
Address 11945 Barnett Vly Rd
City Sebastopol, Ca (Freestone) 95472
State Ca Zip 95472
Email emelo.comcast.net
(OPTIONAL)
Phone 707-523-1060
(OPTIONAL)
(3rd generation Freestone resident)

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Name Tabitha Scott
(PLEASE PRINT)
Address 2673 Joy Rd
City Occidental
State CA Zip 95465
Email _____
(OPTIONAL)
Phone _____
(OPTIONAL)



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Name Sissy Blanchard
(PLEASE PRINT)
Address 2447 Bohemian Hwy
City Occidental
State CA Zip 94923
Email Sissy@gourmetaubrey.com
(OPTIONAL)
Phone _____
(OPTIONAL)

Protect the rural character of Freestone!

Name SANDY + DAVID TROXEL
(PLEASE PRINT)
Address 3650 JOY RD
City OCCIDENTAL
State CA Zip 95465
Email SDVTROXEL@GMAIL.COM
(OPTIONAL)
Phone _____
(OPTIONAL)

WITH THE PLAN!

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Name Patrick Corcoran
(PLEASE PRINT)
Address 15000 COLEMAN VALLEY RD
City OCCIDENTAL
State CALIF Zip 95465
Email corcor5@aol.com
(OPTIONAL)
Phone 707 874-2385
(OPTIONAL)

Handwritten notes and stamps, including a circular seal, are present in the bottom right corner of the form.



County of Sonoma
Permit & Resource Management Department

**Sonoma County Planning Commission
DRAFT MINUTES**

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

Date: March 1, 2018
Meeting No.: 18-02

ROLL CALL

Larry Reed
Paula Cook
Cameron Mauritson –Absent
John Lowry
Dick Fogg, Chair

STAFF MEMBERS

Jennifer Barrett
Matt Gilster
Deisy Vargas, Secretary
Jeff Brax, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance.

Minutes Approved – Combined Planning Commission and Board of Zoning Adjustments
September 28, 2017

PLANNING COMMISSION UNCONTESTED CALENDAR

Item No.: 1
Time: 1:05 pm
File: ZCE17-0014
Applicant: County of Sonoma
Owner: Various

Cont. from: February 1, 2018
Staff: Matt Gilster
Env. Doc: Exempt under the General Rule stated in CEQA Guidelines Section 15061(b)(3)
Proposal: Amend the General Plan and Official Zoning Database and General Plan to change the General Plan land use designation and zoning of 17 parcels in Freestone to resolve inconsistencies between General Plan Policy LU-12e and the General Plan land use maps.
Location: Various properties within Freestone
APN: Various
District: 5
Zoning: Commercial Rural (CR), Rural Residential (RR), Agricultural Residential (AR), Rural Resources Development (RRD)

Matt Gilster summarized the memo, which is incorporated herein by reference

Commissioner Lowry indicated that he had no further questions.

Chair Fogg asked that public comment be restricted to those items discussed in today's memo.

Public hearing opened at 1:15

Elizabeth Flower, Freestone, stated that the issue was started by someone who wants to put in a large venue in Freestone, and the issue has split the community. She will lose the split zoning on her parcel and she expressed concern about loss of value and income. It is unfair that some get to keep their commercial zoning and others do not and the process seemed arbitrary. Her water and fencing have been tampered, and the town seems like a war zone. Flower felt her property rights were being taken away and wondered who would reimburse her for loss of value. Her property has been in commercial use since the 1930s.

Public hearing closed 1:20

Commission discussion

Commissioner Lowry acknowledged that there is a division in the community. He added that moving to a better understanding of the community intent would be beneficial.

Commissioner Cook added that the General Plan update is coming, which will be another opportunity to discuss future growth limits in Freestone. She added that the change does not require Flower to tear down buildings.

Commissioners asked to be included in the notification of the Board date.

Action: Commissioner Lowry motioned to recommend approval of the staff recommendation to the Board of Supervisors. Seconded by Commissioner Cook and passed with a 4-1 vote.

Sonoma County Planning Commission Draft Minutes

Date: March 1, 2018

Page 3

Appeal Deadline: N/A

Resolution No.: 18-

Vote:

Commissioner Reed	aye
Commissioner Cook	aye
Commissioner Mauritsen	absent
Commissioner Lowry	aye
Commissioner Fogg	aye

Ayes: 5

Noes: 0

Absent: 1

Abstain: 0



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

DATE: March 1, 2018
TO: Planning Commission
FROM: Matthew Gilster, Project Planner
SUBJECT: ZCE17-0014; Continued hearing for Freestone Zoning and Land Use Changes

Prior Actions:

On February 1, 2018, the Planning Commission, with a 5-0 straw vote, recommended approval of the proposed Freestone Land Use and Zoning changes, and directed staff to return to the Commission for final action with a revised map, resolution, and parcel chart which retains the existing split land use and zoning designations of the CS Fund (APN: 073-130-035), and Osmosis Day Spa (APN: 073-130-041) properties.

Originally, staff recommended eliminating the existing split zoning of the CS Fund (APN: 073-130-035), and Osmosis Day Spa (APN: 073-130-041) properties by changing the General Plan land use and zoning designation of both properties to be entirely Limited Commercial and Commercial Rural respectively, See table below.

Site	Total Lot Size	Existing Limited Commercial Land Use	Existing Rural Residential Land Use	Proposed Limited Commercial Land Use
CS Fund 469 & 489 Bohemian Highway APN: 073-130-035	5.12 acres	1.86 acres	3.26 acres	5.12 acres
Osmosis Day Spa 209 Bohemian Highway APN: 073-130-041	5.52 acres	1.39 acres	4.13 acres	5.52 acres

The Staff recommendation to eliminate the split designations was proposed because split zoning is a generally avoided planning practice and split designation parcel configurations are not specified to be used in the language of General Plan Policy LU-12e. Policy LU-12e guides the application of Limited Commercial land use designations in Freestone. However, removing the split zoning on the two properties would add a total of 7.39 acres of Limited Commercial property that was previously designated as Rural Residential.

Staff provided an alternative policy option to the Commission which would retain the split zoning on the two commercial sites in order to limit the expansion of future commercial use. The Commissioner's discussed the alternatives and concluded that removing the split zoning on the two commercial sites would unnecessarily expand commercial land use and zoning. The commissioners also concluded that, in this case, the split zoning would be appropriate as it would allow the existing commercial uses to continue to operate and would be

consistent with the General Plan Policy LU-12e in limiting the expansion of the Limited Commercial land use designation in Freestone.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the Board of Supervisors approve the General Plan land use map amendments and zone changes which include the recommended split designation alternative for the CS Fund and Osmosis Day Spa properties. Staff is recommending a General Plan land use designation and zoning change for 17 parcels in order to conform to General Plan Policy LU-12e. This item is tentatively scheduled to be reviewed by the Board of Supervisors as a general discussion item at a noticed public hearing on April 17, 2018.

LIST OF ATTACHMENTS

ATTACHMENT A: Draft Planning Commission Resolution
EXHIBIT A: Sectional Land Use Map
ATTACHMENT B: Draft Ordinance
EXHIBIT A: Zoning Database Table
EXHIBIT B: Sectional Zoning District Map

Resolution Number

County of Sonoma
Santa Rosa, California

DATE March 1, 2018
ZCE17-0014 Matthew S Gilster

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGES AS REQUESTED TO RESOLVE A GENERAL PLAN INCONSISTENCY BETWEEN GENERAL PLAN POLICY LU-12E AND THE GENERAL PLAN LAND USE MAP OF FREESTONE.

WHEREAS, on Mach 23, 1989 the Board of Supervisors adopted the 1989 General Plan which included Policy LU-12e and new Land Use Maps which created parcel specific land use designations for all property in Freestone; and

WHEREAS, The Permit and Resource Management Department has identified inconsistencies between General Plan Policy LU-12e and the land use designation and zoning of multiple parcels in Freestone; and

WHEREAS, Permit Sonoma proposes to change the land use designation and zoning of the multiple parcels to reconcile inconsistencies between these parcels and Policy LU-12e of the General Plan; and

WHEREAS, the Permit Resource and Management Department determined that the proposed changes to land use designations and zoning were exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 1, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed amendments are necessary changes to the General Plan Land Use Maps and Official Zoning Database because they will ensure the internal consistency of the General Plan and the accuracy, consistency, and reliability of General Plan Polices, land use mapping, and zoning information on which the public relies.
2. The proposed land use amendments are consistent and compatible with polices of the Sonoma County General Plan in that they will amend the parcel specific land use

designations of 17 parcels to ensure consistency with the General Plan policies LU-12e and LU-1a. LU-12e restricts Limited Commercial land use designations in the Sonoma Coast/Gualala Basin Planning Area to parcels which had existing commercial uses at the time of the 1989 General Plan Update. Policy LU-1a states that when existing planning policies conflict the most restrictive shall apply, in this case, General Plan Policy LU-12e restricts commercial land use designations while the existing General Plan land use map does not, therefore Policy LU-12e should be applied.

3. The proposed zone changes are consistent with the Sonoma County General Plan as amended because the prescribed parcel specific zoning designations will be allowed within the prescribed parcel specific land use designation of each parcel to be amended. Existing commercial use of parcel APN: 073-120-032 (Freestone Artisan Cheese) would be allowed to continue as a legal non-conforming use.
4. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the amendments will not have a significant effect on the environment. The amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the proposed changes to the Official Zoning Database as shown in Exhibit A (attachment A); General Plan land use amendments as shown in Exhibit B (attachment C); and

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

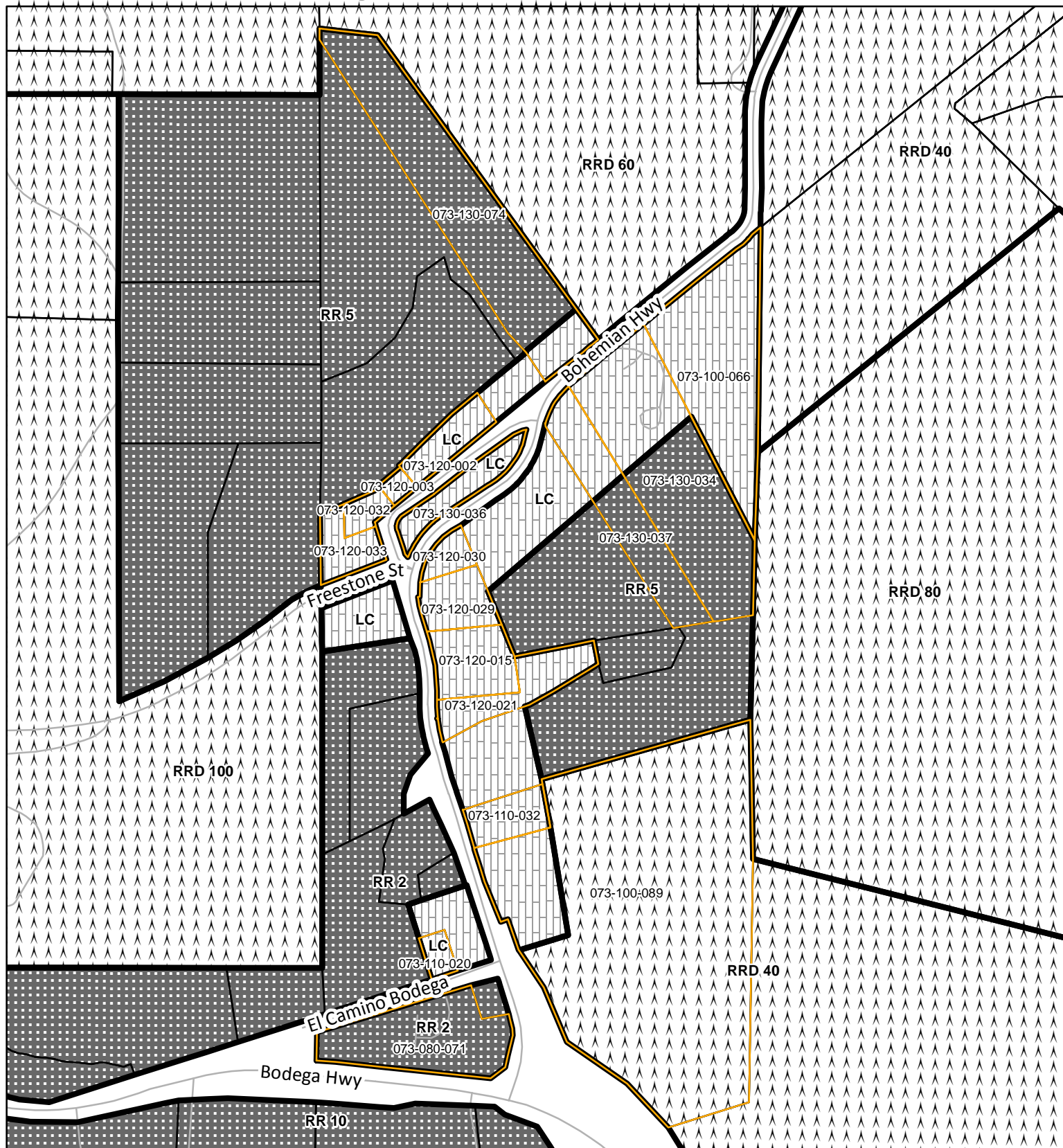
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

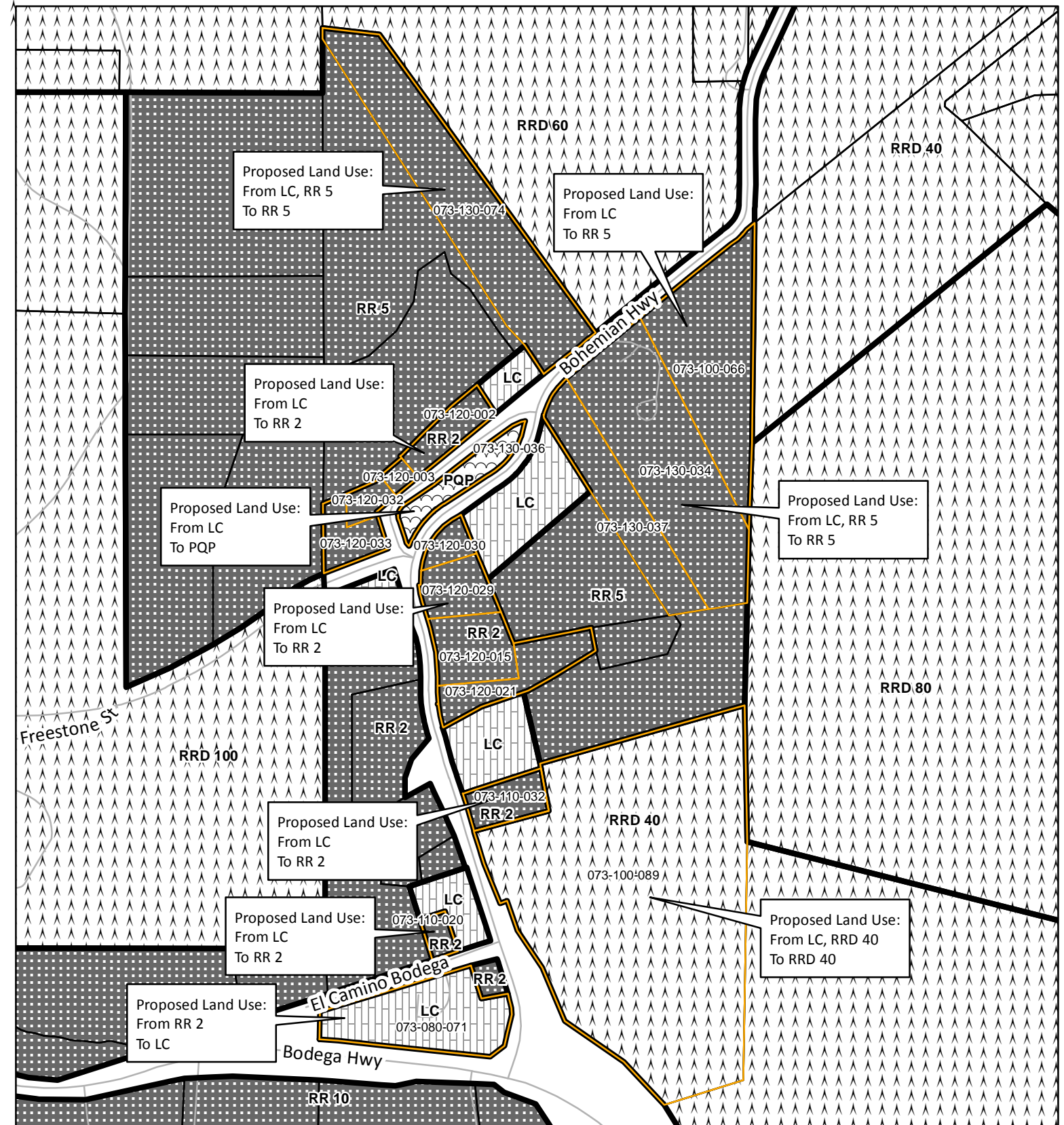
WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

Existing General Plan Land Use



Proposed General Plan Land Use

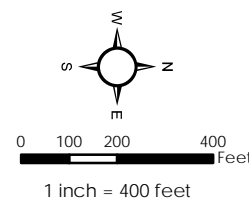


General Plan Land Use

- Resource and Rural Development
- Rural Residential
- Limited Commercial
- Public / Quasi Public

Base Map Data

- Subject Parcels
- Land Use by Area
- Parcels
- Street



FILE: ZCE17-0014
 APN: 073-080-071; 073-100-066, -089; 073-110-020, -032;
 073-120-002, -003, -015, -021, -029, -030, -032, -033;
 073-130-034, -036, -037, -074
 Resolution No. TBD



Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, TO CHANGE THE ZONING OF VARIOUS PROPERTY IN FREESTONE IN ORDER TO CONFORM WITH THE POLICIES OF THE GENERAL PLAN.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the from the existing land use designations and zoning to the land use designations and zoning set forth in Exhibit "A" attached hereto and incorporated herein by this reference (collectively, "the Amendments"). The Board hereby finds the Amendments to be consistent with the Sonoma County General Plan. The Director of the Permit and Resource Management Department is directed to incorporate the Amendments shown in Exhibit "A" into the OZD. (ZCE17-0014).

Section II. This action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Section 15061(b)(3), because it can be seen with certainty that the Amendments will not have a significant effect on the environment. The Amendments will change the General Plan Land Use Map and official Zoning Data Base to further restrict commercial development and do not propose any physical development. The Amendments would reduce the future potential for commercial development and use in Freestone by reducing the number of properties designated Limited Commercial and zoned Commercial from 21 properties to 6 properties. The total land area in Freestone designated Limited Commercial and zoned Commercial Rural would be reduced from a total of 21.65 acres to 7.74 acres. All properties proposed to be designated for commercial use are developed with existing commercial development. The adopted changes will not increase development potential and have been made to ensure consistency with Sonoma County General Plan Policy LU-12e.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section III. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the

names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the X day of X, 2018, and finally passed and adopted this X day of X, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ___ Rabbitt: ___ Gore: ___ Hopkins: ___ Zane: ___

Ayes: _____ Noes: _____ Absent: _____ Abstain: _____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

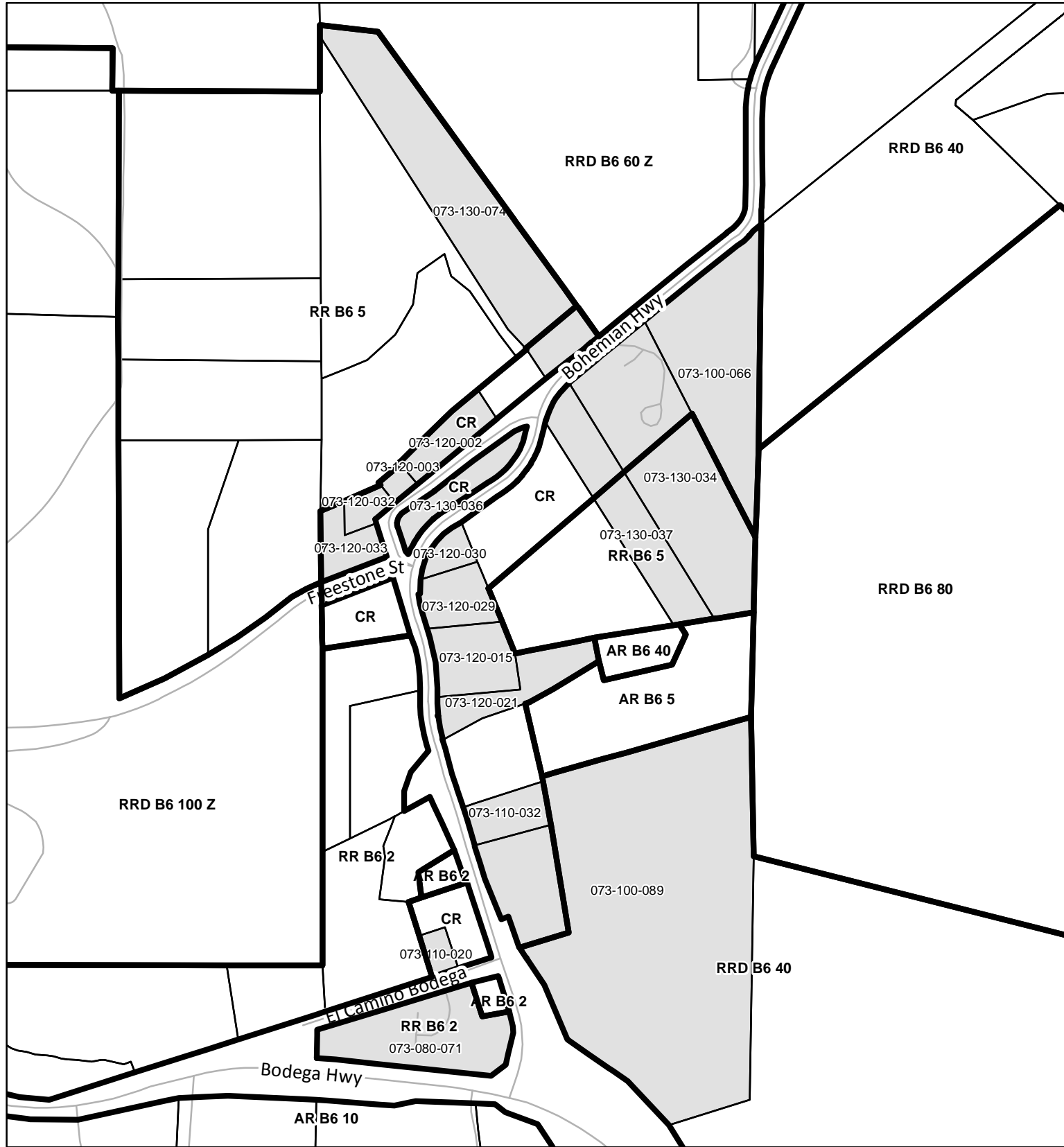
Sheryl Bratton,
Clerk of the Board of Supervisors

Proposed Zone Changes Ordinance

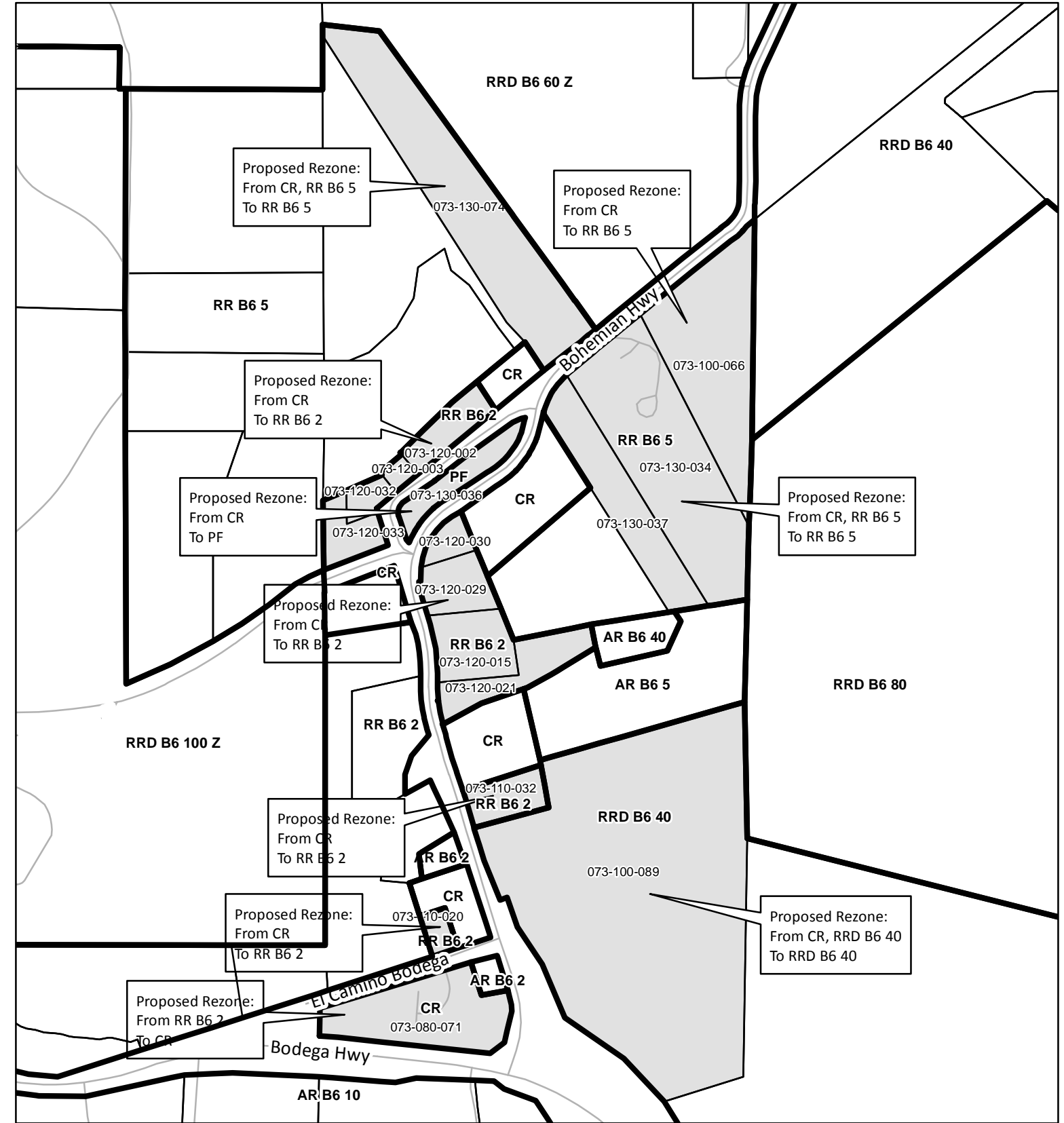
	Address	APN	Existing Base Zoning	Proposed Base Zoning	Proposed Combining Zones *	Reference
1	12740 Bodega Highway, Sebastopol	073-100-089	CR, RRD	RRD	B6 40, HD RC200/50 SR	Webley Property, PLP17-0001
2	12747 El Camino Bodega, Sebastopol	073-080-071	RR	CR	HD RC200/50 SR	Phelps Tasting Room, UPE01-0063
3	456 Bohemian Highway, Sebastopol	073-130-036	CR	PF	HD SR	Freestone Fire Station
4	378 Bohemian Highway, 380 Freestone Street, Sebastopol	073-120-032	CR	RR	B6 2, HD SR	Freestone Artisan Cheese, UPE11-0073
5	281 Bohemian Highway, Sebastopol	073-120-015	CR	RR	B6 2, HD SR	Residence
6	12790 Bodega Highway, Sebastopol	073-110-020	CR	RR	B6 2, HD SR	Residence
7	201 Bohemian Highway, Sebastopol	073-110-032	CR	RR	B6 2, HD RC50 SR	Residence
8	215 Bohemian Highway, Sebastopol	073-120-021	CR	RR	B6 2, HD RC50 SR	Residence
9	301 Bohemian Highway, Sebastopol	073-120-029	CR	RR	B6 2, HD SR	Residence
10	425 Bohemian Highway, Sebastopol	073-120-030	CR	RR	B6 2, HD SR	Residence
11	374 Freestone Street, Sebastopol	073-120-033	CR	RR	B6 2, HD SR	Residence
12	463 Freestone Street, Sebastopol	073-120-003	CR	RR	B6 2, HD SR	Residence
13	460 Freestone Street, Sebastopol	073-120-002	CR	RR	B6 2, HD SR	Residence
14	521 & 525 Bohemian Highway, Sebastopol	073-130-034	CR, RR	RR	B6 5, HD RC200/50 SR	Residence
15	611 Bohemian Highway, Sebastopol	073-100-066	CR	RR	B6 5, HD RC50 SR	Residence
16	516 & 520 Bohemian Highway, Sebastopol	073-130-074	CR, RR	RR	B6 5, HD SR	Residence
17	493 Bohemian Highway, Sebastopol	073-130-037	CR, RR	RR	B6 5, HD RC200/50 SR	Residence

* With the exception of the B combining district, existing combining zones will not change.

Existing Zoning



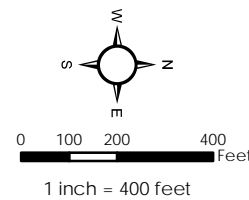
Proposed Zoning



Base Map Data

- Subject Parcels
- Base Zone
- Parcels
- Street

Note: With the exception of the B Combining District, existing Combining Districts will not change and are not shown on map.



FILE: ZCE17-0014
 APN: 073-080-071; 073-100-066, -089; 073-110-020, -032;
 073-120-002, -003, -015, -021, -029, -030, -032, -033;
 073-130-034, -036, -037, -074
 Ordinance No. TBD
 Sectional District Map No. TBD



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Freestone Zoning and Land Use Changes

Sonoma County



RECOMMENDATION

- **Change Land Use and Zoning of 17 properties**
- **Resolve General Plan inconsistency**
- **Limit expansion of commercial use**



FREESTONE



- **Review 29 properties**
- **Land Use Map inconsistent with Policy**
- **General Plan Policy limited commercial land use to existing commercial uses and limited expansion**

LAND USE AND ZONING



- **General Plan Land Use Designation**
 - **Allowable Zoning Districts and Density**
 - **Limited Commercial (LC)**
 - **Rural Residential (RR2)**

- **Zoning**
 - **Allowable Land Uses and Development Standards**
 - **Rural Commercial (RC)**
 - **Rural Residential (RR)**

ZONING USE ALLOWANCES

Commercial Rural (CR)

Use Permit Required

- Tasting Rooms
- Retail
- Restaurant
- Office
- Assembly Uses

Rural Residential (RR)

- Dwelling Units
- Accessory Residential Uses
 - Home Occupation
 - Animal Keeping
 - Crop Production
- Vacation Rental or Hosted Rental w/Permit
- Bed and Breakfast 5 rooms w/ Use Permit

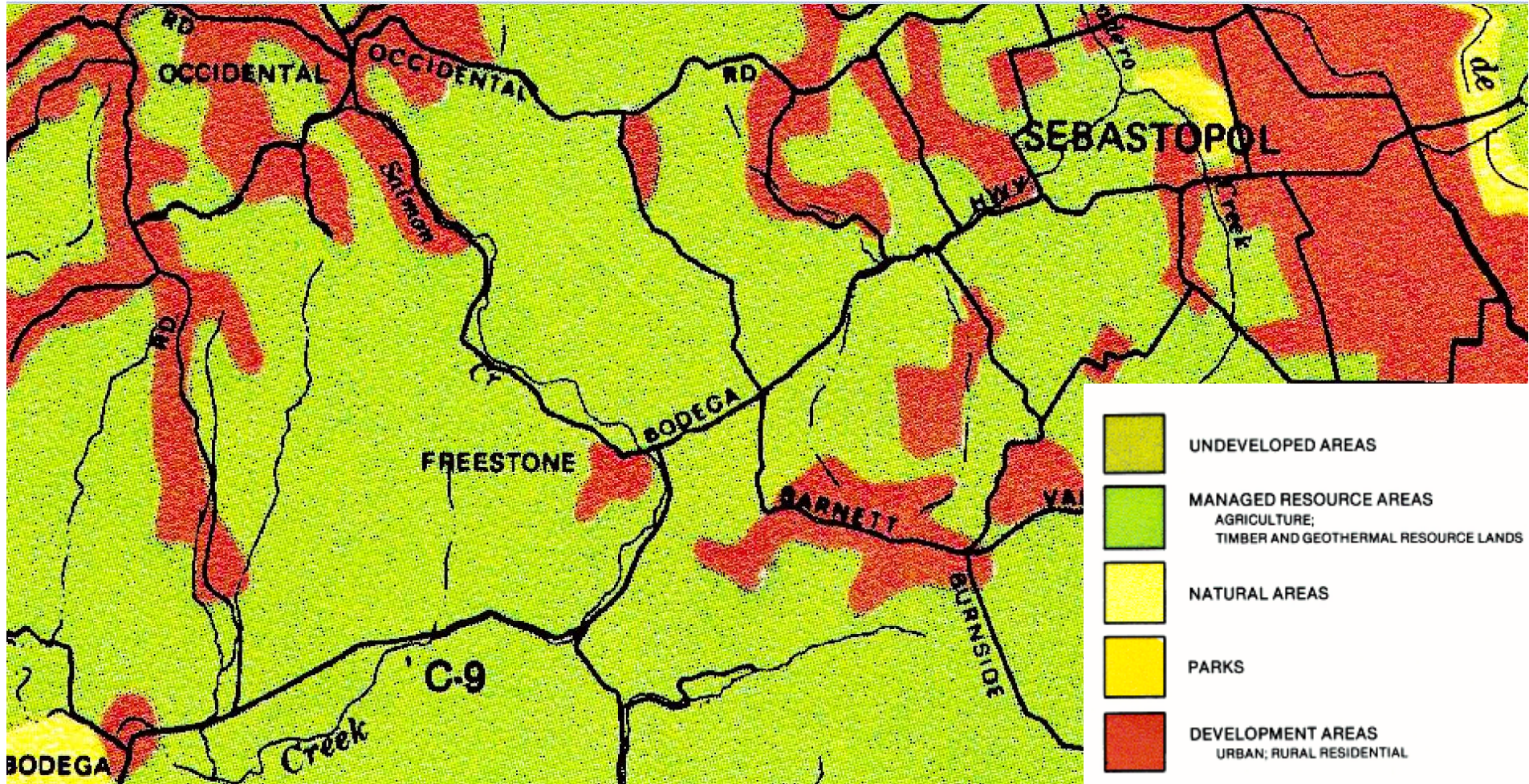
GENERAL PLAN CONSISTENCY

Policy LU-12e: Sonoma Coast/Gualala Basin

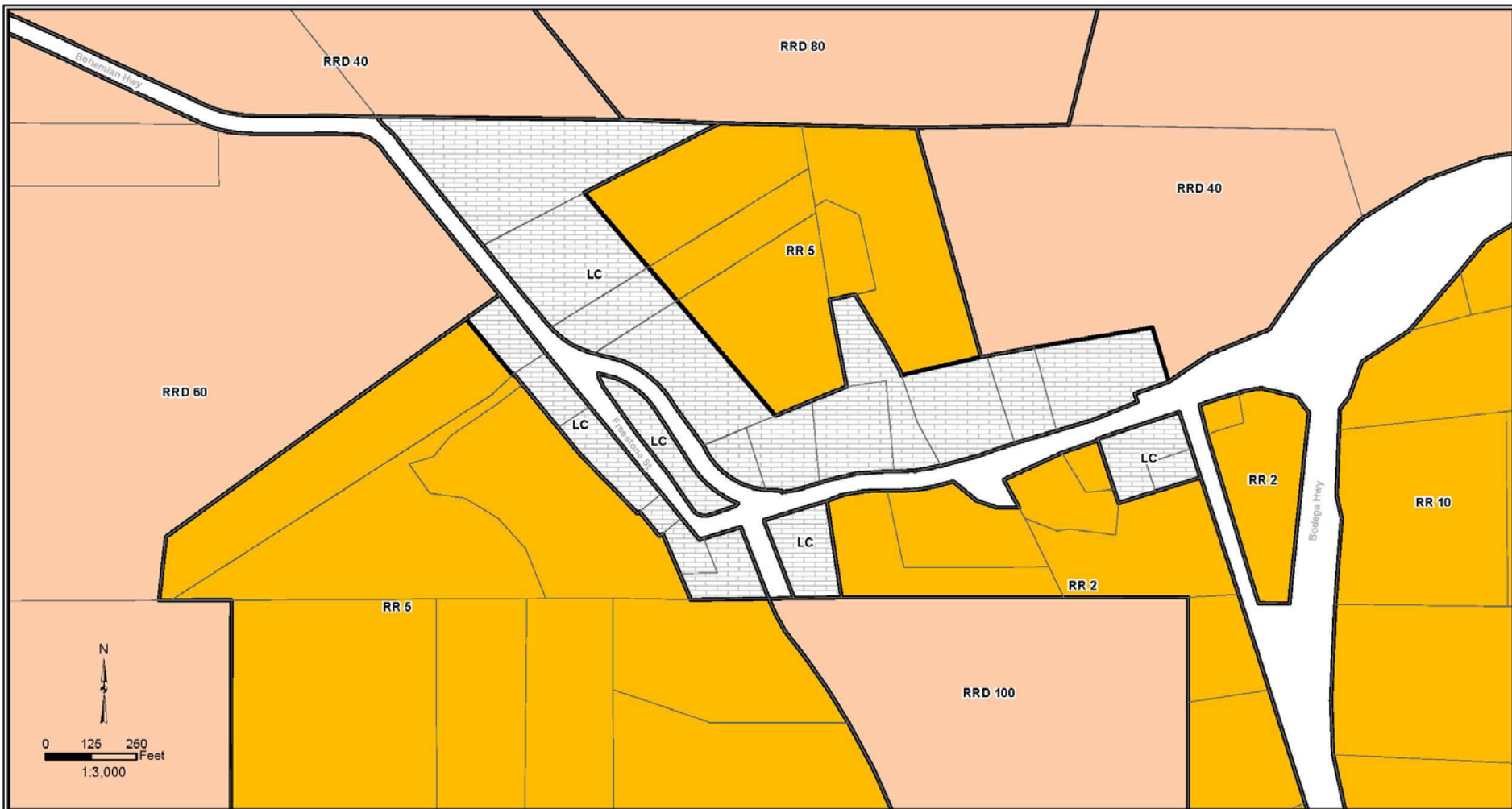
- ***“Use the Limited Commercial category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental, and Sea Ranch***

Outside these communities [Freestone], apply the Limited Commercial designation only to existing uses and limit their expansion”

1981 LAND USE MAP



1989 PARCEL SPECIFIC LAND USE



Map is a representation of General Plan Land Use amendments as of August 9, 2016.

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-  Parcel
-  Rural Residential
-  Resources & Rural Development
-  Limited Commercial

Numbers on map indicate maximum density in Acres/Unit, except rban Residential where numbers indicate Units/Acres.

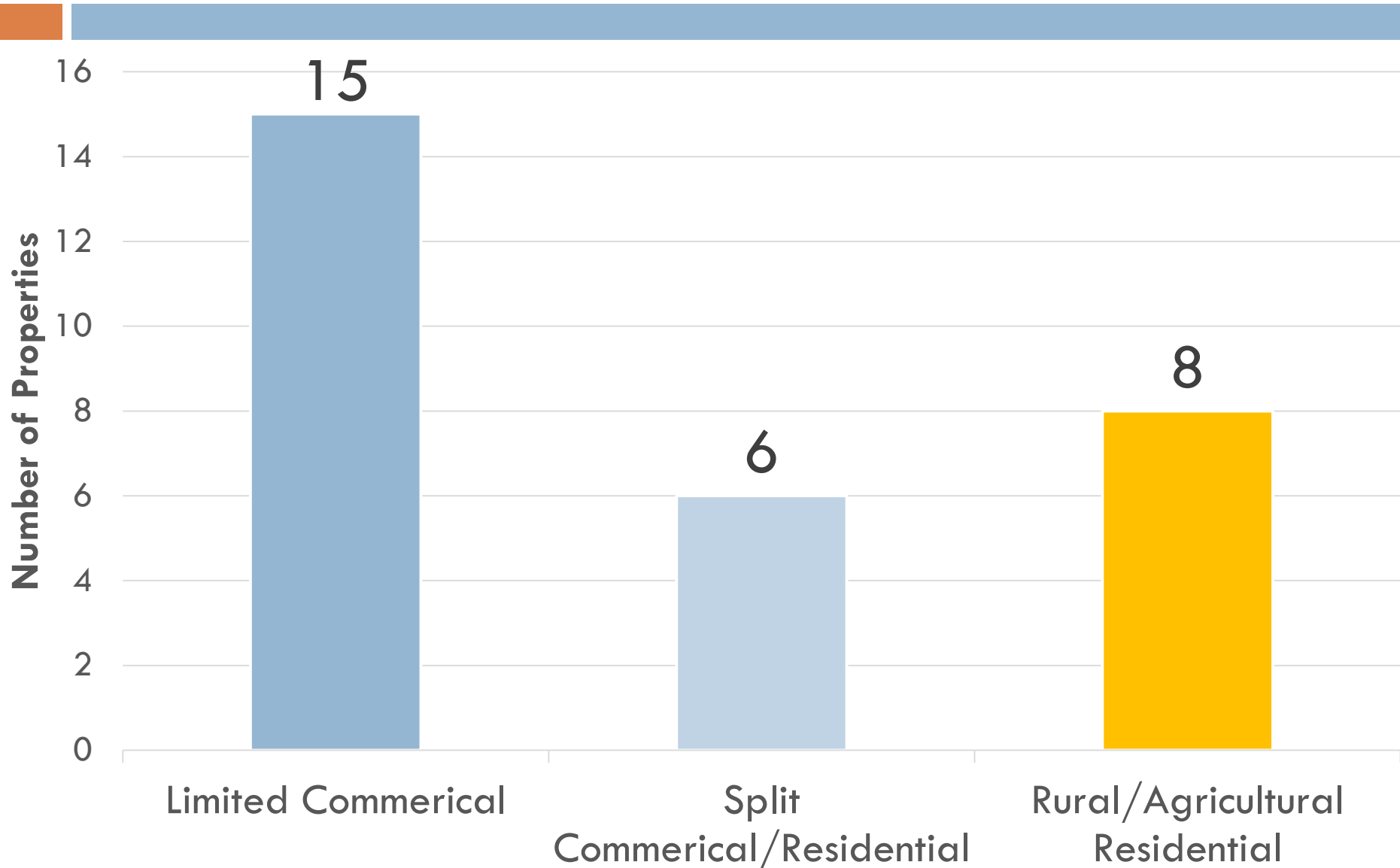
General Plan Land Use
Freestone, California
 County of Sonoma



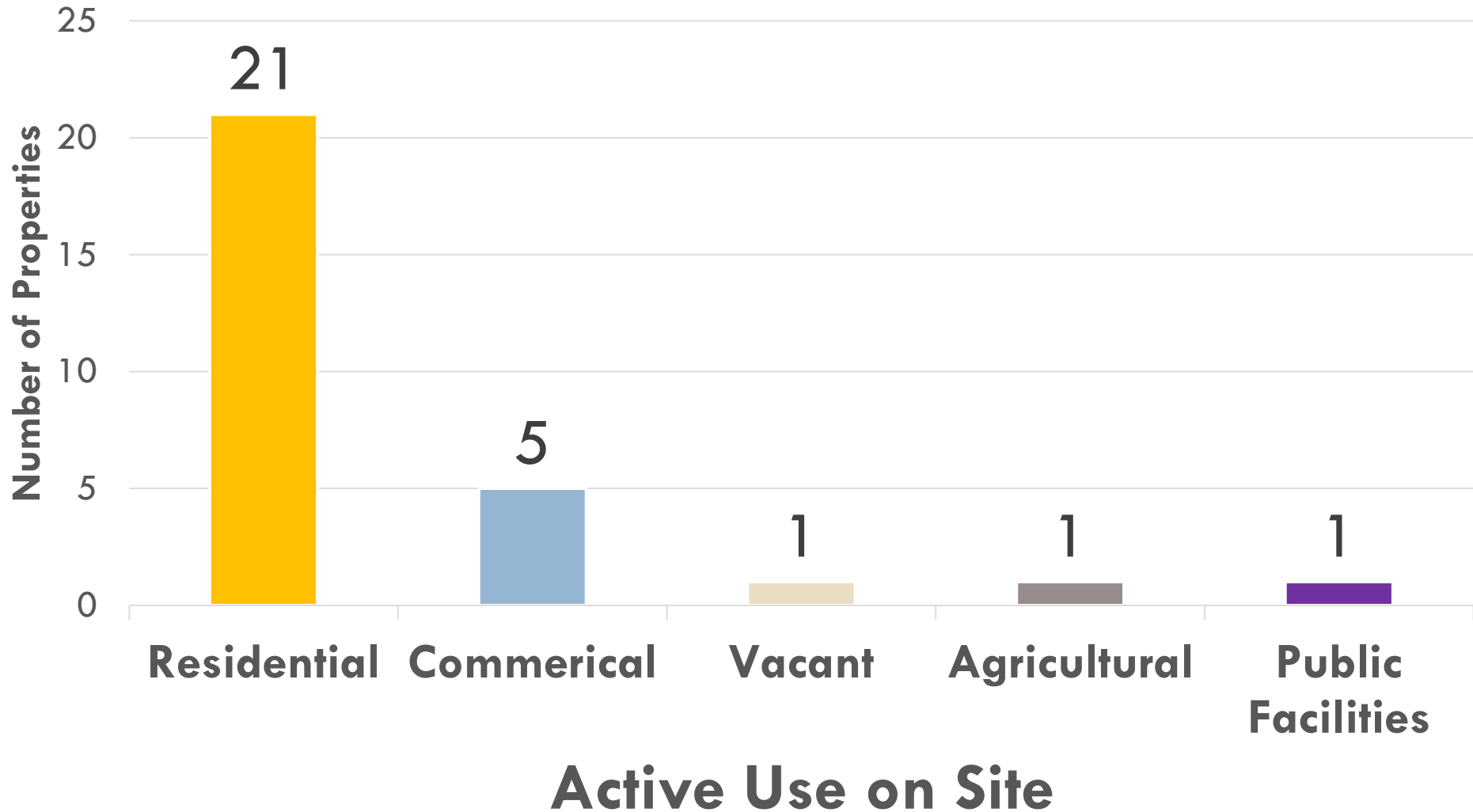
Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403



Designated Land Use of 29 Properties



Current Use of 29 Properties



GENERAL PLAN CONSISTENCY

Policy LU-1 a: Policy Conflict

- ***“...In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.”***



Commercial Property

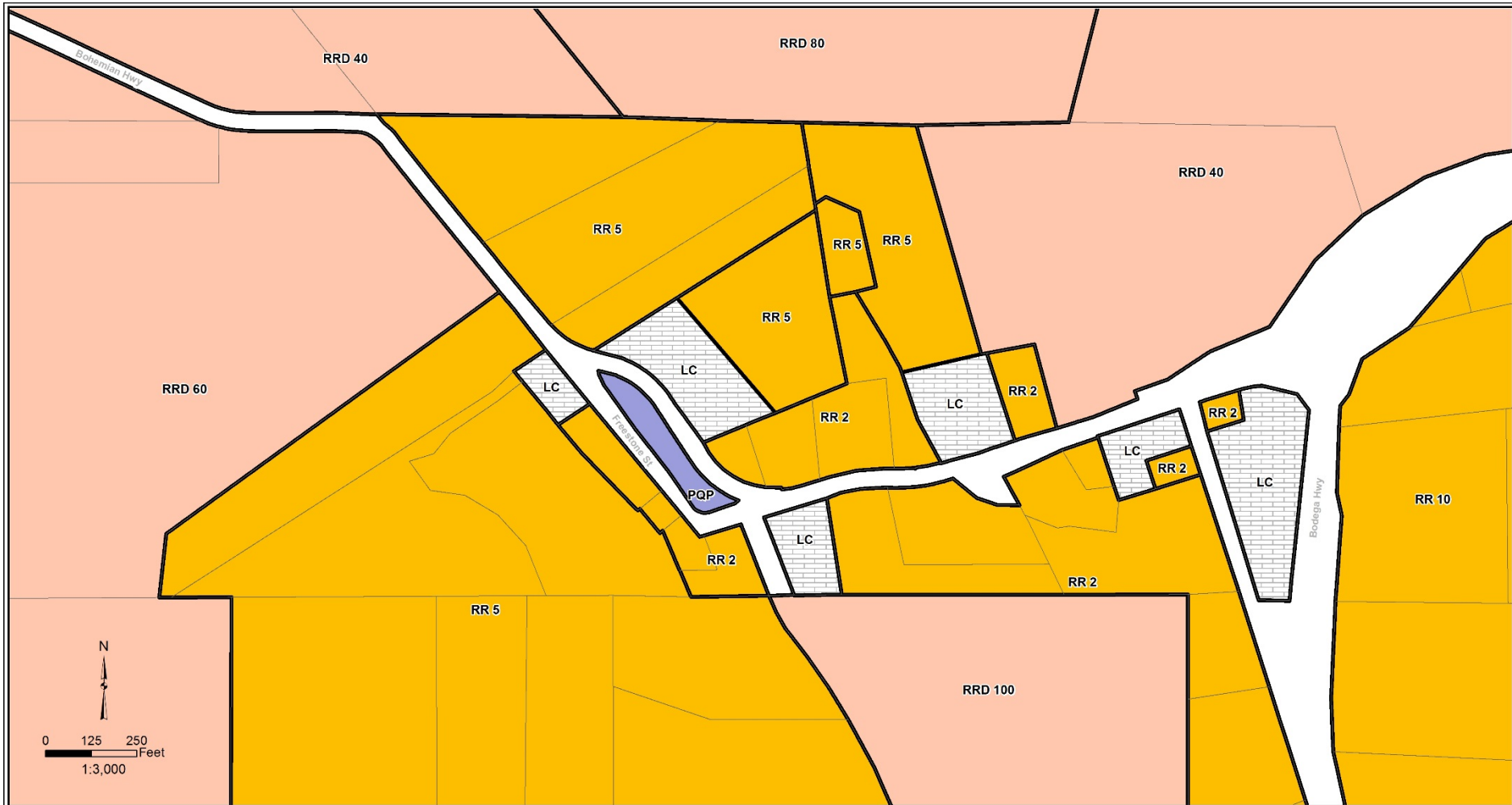
- ❑ **Freestone General Store**
- ❑ **Wild Flour Bakery and Enduring Comforts**
- ❑ **Osmosis Day Spa**
- ❑ **CS Fund Office**
- ❑ **Freestone Hotel/Wishing Well Nursery**
- ❑ **Phelps Wine Tasting Room**

HOW WILL IT AFFECT PROPERTY?

- **Commercial property → Rural Commercial (RC) zoning**
- **Residential property → Rural Residential (RR) zoning**
- **Use Permits continue indefinitely**



PROPOSED LAND USE



-  Parcel
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Proposed General Plan Land Use Freestone, California County of Sonoma

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403



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WHY CHANGE?

- ❑ **Inconsistent General Plan Policy and Land Use Map**
- ❑ **Policy is more restrictive than Map**
- ❑ **Limit expansion of commercial uses**



Questions?



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Sonoma County



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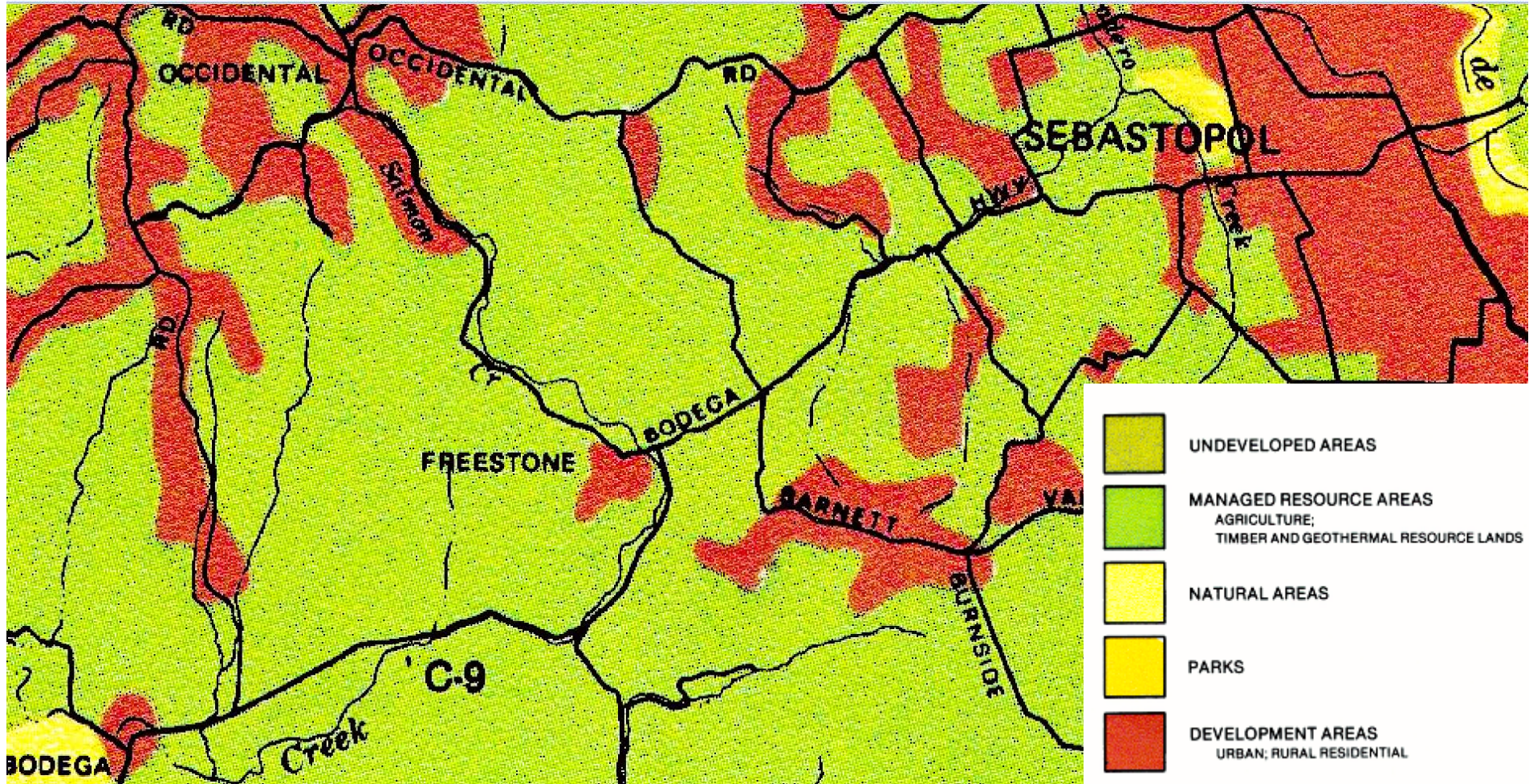
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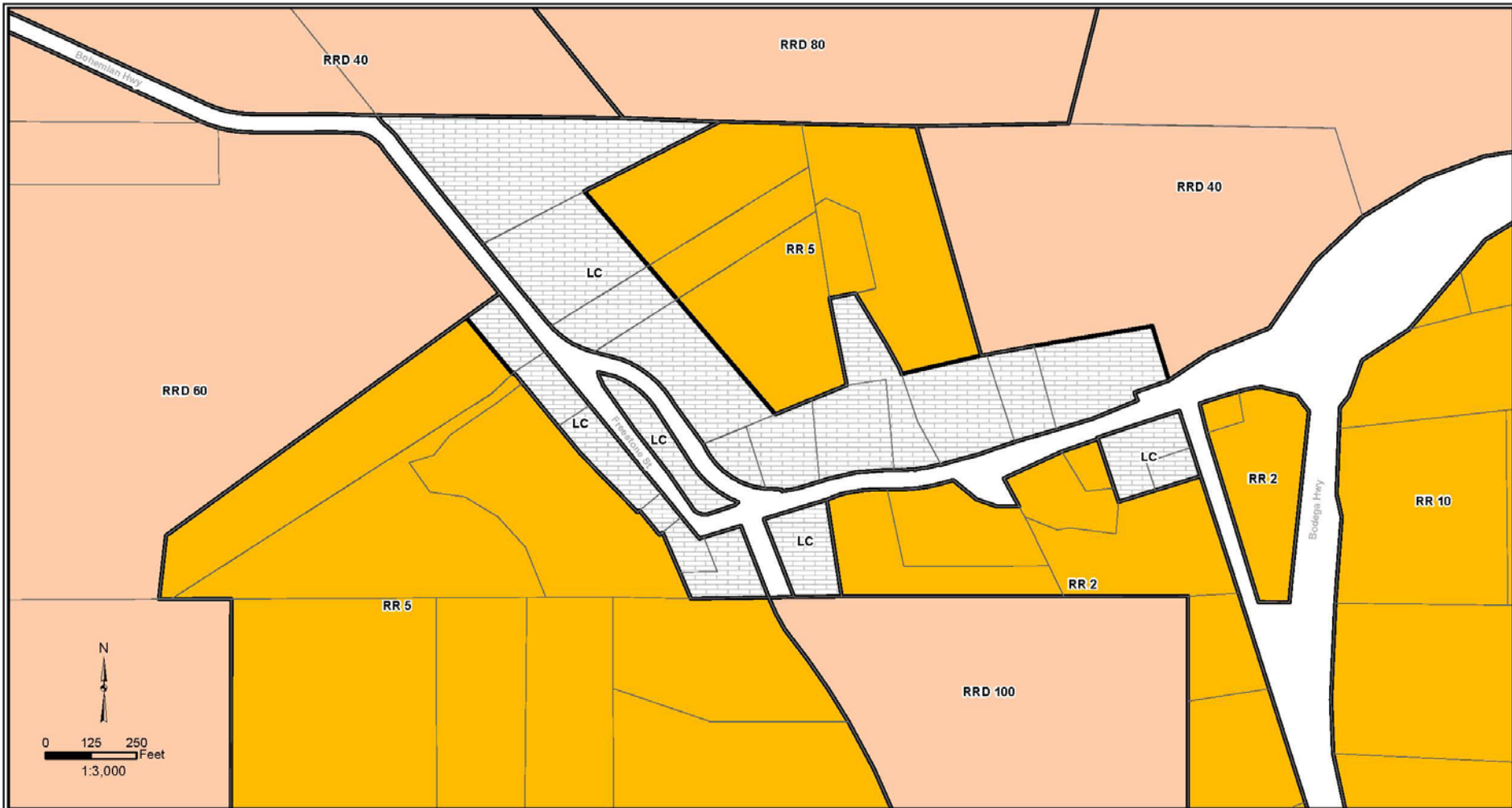
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General Plan Land Use
Freestone, California
 County of Sonoma



Permit and Resource Management Department
 2550 Ventura Avenue, Santa Rosa, California 95403



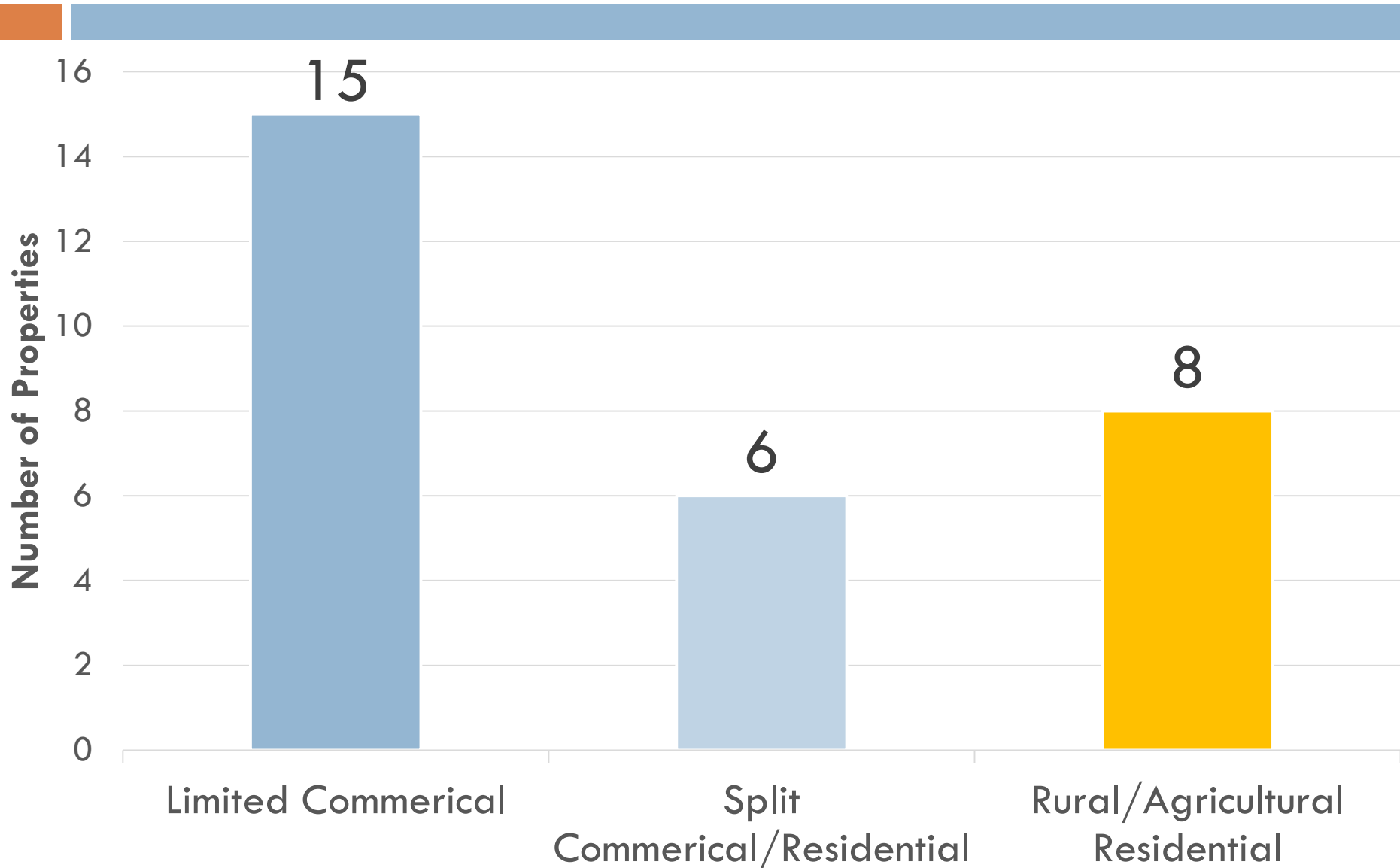


Basemap Dataset

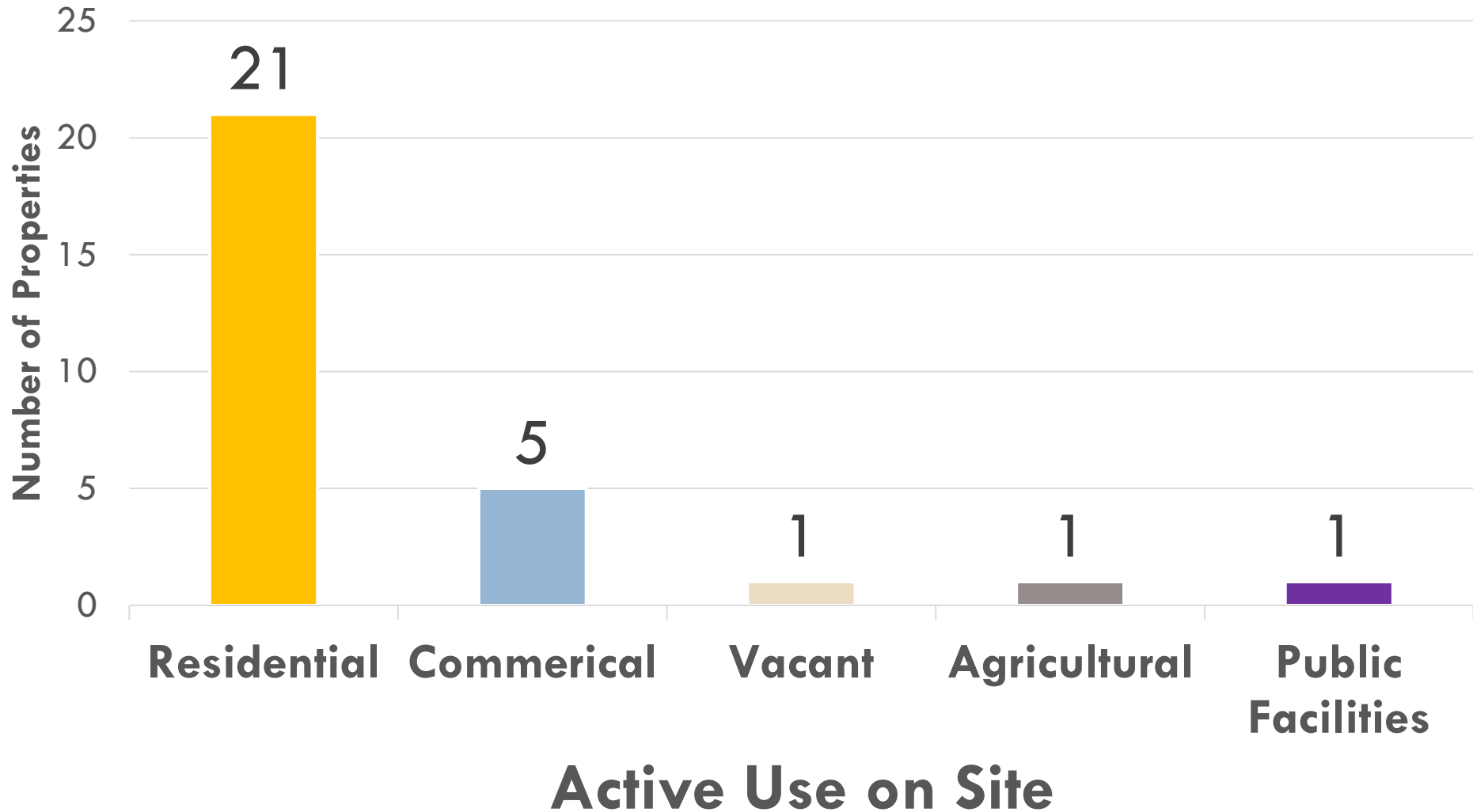
- Subject Parcels
- Land Use Designation - LC Limited Commercial
- Land Use Designation - RR Rural Residential
- Land Use Designation - RRD Resources & Rural Development



Designated Land Use of 29 Properties



Current Use of 29 Properties



GENERAL PLAN CONSISTENCY

Policy LU-1 a: Policy Conflict

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Commercial Property

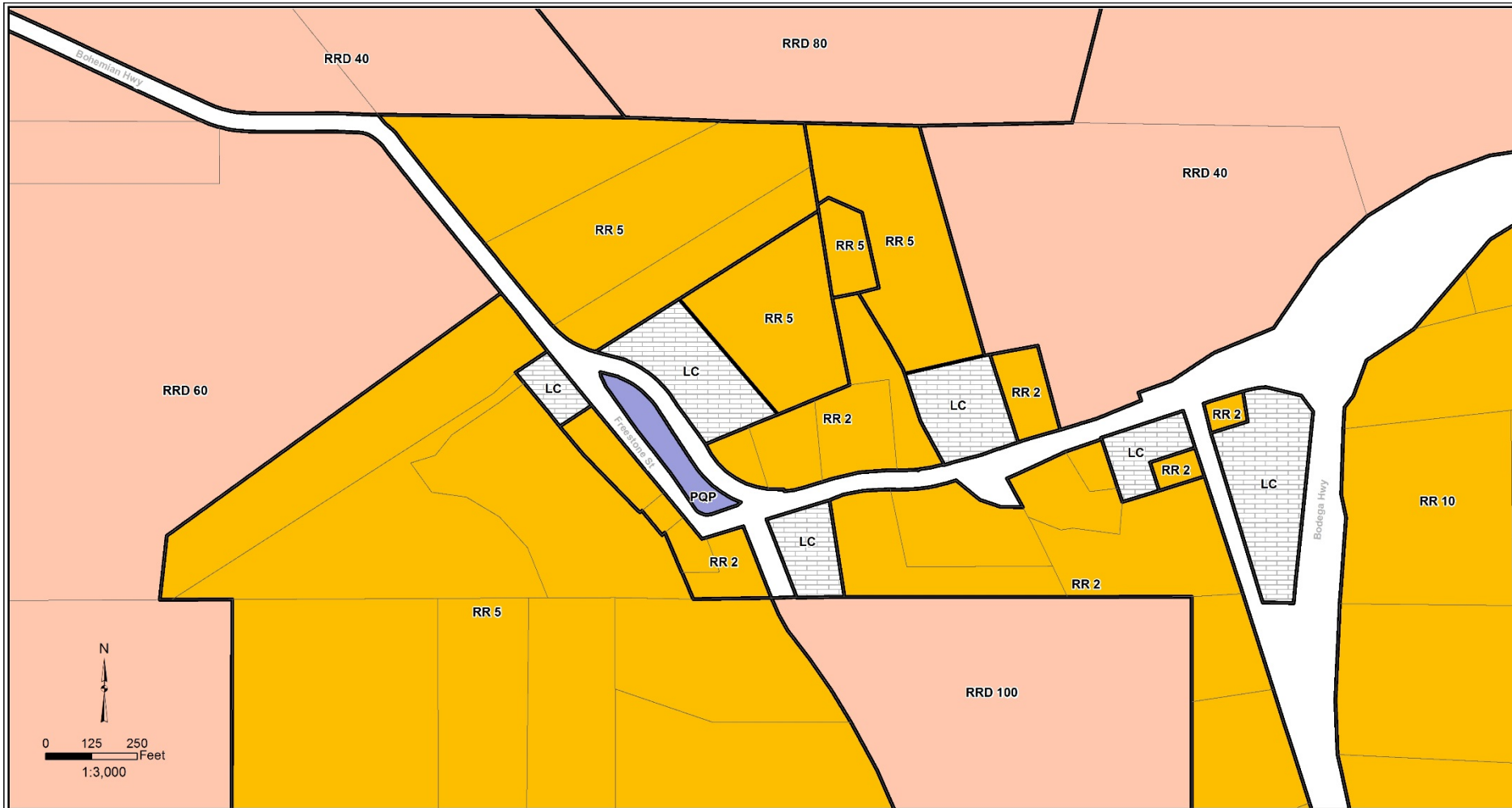
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PROPOSED LAND USE



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Proposed General Plan Land Use Freestone, California County of Sonoma

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403



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WHY CHANGE?

- ❑ **Inconsistent General Plan Policy and Land Use Map**
- ❑ **Policy is more restrictive than Map**
- ❑ **Limit expansion of commercial uses**



Questions?





County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: April 24, 2018

Vote Requirement: Majority

Department or Agency Name(s):

Staff Name and Phone Number:

Blake Hillegas 565-1392

Supervisorial District(s):

First Supervisorial District

Title: Appeal of Use Permit Modification and Lot Line Adjustment for the Kenwood-BPSC Hunt Club LLC (formerly Black Point Sports Club) at 6600 Noble Road, Sonoma, PLP15-0060

Recommended Actions: Conduct a public hearing to consider approving a use permit with modified conditions agreed to by the Applicant and Appellants to resolve an appeal on the proposed expansion of the Black Point Sportsmans Hunt Club to build a private clubhouse, sporting clay shooting tower and fishing pond. At the conclusion of the hearing adopt a resolution to:

- 1) adopt a Mitigated Negative Declaration and monitoring program;
- 2) approve a Lot Line Adjustment subject to new Land Conservation Act contract on 825.6 acre Lot A and a deed restriction on Lot B;
- 3) approve a Use Permit subject to the revised project description and modified Conditions of Approval contained in Exhibit A to this Summary Report; and
- 4) consent to withdrawal of the appeal.

Executive Summary:

Although there is an appeal pending of the use permit modification approved by the Board of Zoning Adjustments (BZA) on November 16, 2017, the Applicant and Appellants have proposed changes to conditions of approval for the project which would resolve the appeal. Under their written private agreement, called an "Agreement to Compromise" and submitted to the County on April 4, 2018, (Exhibit B), the Applicant would accept specified changes to the project and the Appellants would withdraw the Appeal, provided that the specified changes are approved by the Board.

Staff has reviewed the proposed changes to the project description and the conditions of approval, and recommends them as beneficial and within the scope of the existing mitigated negative declaration. Generally, the clubhouse will be smaller, the size of areas used for food, beverage and other member services is limited, and a water use limit is established for the project. The proposed changes to

conditions of approval do not affect the lot line adjustment and do not increase development on the site.

The BZA authorized a new private membership 26,802 square foot clubhouse, 1.5 acre fishing/casting pond, and an 85 foot tall sporting clay shooting tower subject to the Board of Supervisors approval of an associated Lot Line Adjustment between two legal parcels owned by the club, one of which is under a Land Conservation Act contract. The Lot Line Adjustment meets the findings of Government Code Section 51257 as described in the Resolution (Attachment A).

A summary of the proposed changes to Conditions of Approval is provided below. All changes also are shown legislative style in the attached Exhibit A, Conditions of Approval. The Applicant has provided a modified project description (Exhibit C) to be consistent with the changes and the Agreement to Compromise. A modified site plan showing the reduced clubhouse footprint and design modifications would be submitted prior to final design review.

1. Condition of Approval #33 limits water use to a total of 540,000 gallons per year and provides that Applicant's water use metering and monitoring records will be made available to the Appellants on request.
2. Condition of Approval #64 modifies the project description to include:
 - A private membership 18,620 square foot club house with a great room and bar, dining area, commercial kitchen with demonstration area, lounge, a hunter's pro shop, training room, an associated deck, and parking and landscaping as accessory uses open only to club members and their family and guests located within the developed area of the site.

Clubhouse to be limited to:

- Total floor area of 18,620 sq. ft.
 - Height of no more than 35 feet or two stories.
 - Maximum building footprint of 12,100 sq. ft.
 - The main floor great room and bar, kitchen, dining room and private lounges shall not exceed 5,100 square feet with no single room being more than 2,450 sq. ft.
 - Up to 2,390 sq. ft. of unfinished space on the ground floor may be used for locker room expansion, storage, or administrative office subject to County approval, but not for assembly, events, dining, meal preparation or food or wine storage.
3. Condition of Approval #87 clarifies that "All outdoor lighting shall be "dark sky" compliant and avoid direct glare or illumination toward neighboring properties."
 4. Condition of Approval #97 requires the Applicant to participate in an event monitoring program if one is adopted by the County, unless the program is determined inappropriate for the Hunt Club project by the Permit Sonoma Director.

According to Section 26-92-160 (c) of the Zoning Code, an appeal to the Board of Supervisors may be withdrawn where the Board consents. The present recommendation by staff is to allow the appeal to remain pending until the Board acts on the use permit and conditions in order to preserve the Board's jurisdiction over the Proposed Project. If the Conditions of Approval are modified as proposed, the Board may then wish to consent to withdrawal of the appeal in order to assist the private parties with implementation of their agreement.

The applicant has also agreed to minor edits to Conditions of Approval #41, to clarify the applicable noise standard and #73 to clarify the applicant's agreement to maintain levees on the property to prevent flooding from tidal waters.

The proposed revisions to the project, including reduction in the clubhouse size, are within the scope of the proposed Mitigated Negative Declaration and would not result in any new or more severe environmental impacts.

A full staff analysis of all issues in the appeal was prepared before the parties made their Agreement to Compromise, and is provided at the end of this report for informational purposes.

Discussion:

Background:

On November 16, 2017, the BZA denied an appeal and approved the Use Permit modification subject to Board of Supervisors approval of the proposed Lot Line Adjustment and recordation of a new Land Conservation Act contract for 825.6 acres (reconfigured Lot A).

On November 27, 2017, Sue Smith, Ted Eliot Jr., and Tom Rusert filed an appeal. A summary of the appeal and staff discussion is provided under the Issues Section below.

On April 5, 2018, the appellant and applicant submitted a signed Agreement to Compromise whereby the appellant agrees to withdraw their appeal provided the project description and Conditions of Approval are modified to reflect the agreement.

On April 9, 2018, the applicant submitted a revised Proposal Statement in accordance with the Agreement to Compromise. The Exhibit A Conditions of Approval have also been updated to reflect terms of the Agreement to Compromise.

For additional detailed background, please refer to the attached Board of Zoning Adjustments staff report (Exhibit S).

Project Description:

The BZA approved a new 26,802 square foot, three story, private member clubhouse, an 85-foot high sporting clay shooting tower located within the existing clay shooting range, a 1.5 acre casting pond, and associated parking and landscaping on the 978.5 acre hay farm. The project includes a Lot Line

Adjustment to transfer 81.9 acres between the 825.6 acre hay farm parcel (Lot A) and a 152.9 acre wetland slough parcel (Lot B) subject to recording a new land conservation contract on Lot A.

As a result of the Agreement Compromise between the appellant and the applicant, the project has been modified to include a 18,620 square foot, two-story, private membership clubhouse, an 85-foot high sporting clay shooting tower located within the existing clay shooting range, a 1.5 acre casting pond, and associated parking and landscaping. The club house would be no more than two-stories and 35 feet in height, with a maximum footprint of 12,100 square feet. Rooms designed for gathering spaces and service on the main floor that include the Bar and Main Room, Kitchen, Dining Room and Private Lounges shall not exceed a total of 5,100 square feet, with no single room being more than 2,450 square feet. An outdoor deck shall not exceed 2,480 square feet and the 2,390 square feet of “unfinished” space on the ground floor of the building may only be used for locker room expansion, storage, or office expansion. Per the Building Code, the ground floor is required to flood proof to 12” above the base flood elevation and have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

The revised project includes a Lot Line Adjustment to transfer 81.9 acres between the 825.6 acre hay farm parcel (Lot A) and a 152.9 acre wetland slough parcel (Lot B) subject to recording a new land conservation contract on Lot A.

For further details of the revised project description, please refer to the Agreement to Compromise dated 4-4-18 (Exhibit B), and the revised proposal statement dated 4-9-18 (Exhibit C).

Site Characteristics:

The project site is located at 6600 Noble Road on the north side of Highway 37, approximately 1.5 miles east of Sonoma Raceway. The hunting club operates on two legal parcels, consisting of eight Assessor Parcel numbers making up the 825.6 acre hay farm/hunting club parcel (Lot A) and a 152.9 acre parcel (Lot B) consisting of levees, wetland sloughs, and adjoining hay land. The 825.6 acre parcel is under a non-prime Land Conservation Contract.

The site is located within a flood plain, a majority of which is at or below sea level. Levees located along the periphery of the property on the north, east and west side and Highway 37 on the south side serves as a levee protecting the site from flooding. Wetland sloughs (Lot B) meander through the 825.6 acre hay farm/hunting fields. The site is mapped as farmlands of local importance on the Important Farmlands Map.

No trees exist within the proposed development area. However, substantial rows and groups of trees exist to the south, southwest, and east of the development area. The site has been used for hay production for decades and will continue in commercial hay production.

Access is provided from an existing driveway on Highway 37. A 480-foot highway median break occurs at the access driveway and contains a two-way left turn lane.

Surrounding Land Use and Zoning:

The project site is bordered by Sonoma Creek and Tolay Creeks to the north, east, and west and Highway 37 to the south. Lands to the north and south are designated Land Extensive Agriculture and are primarily used for hay production. The creeks and marsh to the north, east, and west contain the Riparian Corridor and Biotic Habitat zones. A wildlife viewing area also exists on the south side of Highway 37. The San Pablo Bay National Wildlife Refuge exists on Public and Quasi Public designated lands immediately east of the site.

Issues Discussed at the BZA Hearing and Raised in the Appeal and Comment Letters:

Appeal

1. Public Review Process: The appellant contends that the public process has been inadequate due to the scheduling of hearings over public holidays and what they consider the late release of information.

Analysis: A 20 day public notice of hearing waiver was initially provided on December 16, 2016. The notice included Permit Sonoma Director's intent to approve the project on January 6, 2017. In response to a request by the appellant, the comment period was extended until January 27, 2017 to allow more time for public review and comment. No protests were registered in response to the hearing waiver notice. The permit was therefore approved by the Director on January 27, 2017. Permit approval was subsequently appealed to the BZA on February 6, 2017.

For the Board of Zoning Adjustments (BZA) Appeal Hearing, a 30 day public hearing notice was mailed, posted, and published on October 2, 2017, for a hearing initially scheduled for November 2, 2017. Public notice was provided to all property owners within 300 feet of the project site, interested persons, and the appellant. Despite the notice, the appellants indicate they did not know the environmental document had been released until October 16, 2017. At the request of the appellant, the public hearing was continued from November 2, 2017 to November 16, 2017. Based on the continuance, the appellants had 30 days to review the document. The Board of Zoning Adjustments staff report was published for review by the public and the BZA one week before the November 16, 2017 hearing date.

2. Characterization and operation of expanded use: The appellants claims the proposed modified use, including the 26,802 square foot private membership clubhouse, constitutes a social club, which should require rezoning and a General Plan Amendment from the current Land Extensive Agriculture (LEA) designations. They claim the kitchen, dining room and bar are not accessory to hunting, shooting and fishing, will invite improper intensification of use, and are unnecessary to serve the daily cap of 125 persons imposed by the BZA. They further contend that characterization of the organized group activities as ancillary to current hunting and shooting is misleading compared to former website advertising, which described elaborate parties and special events in the new clubhouse. Finally the appellants contend that the CEQA analysis is inadequate due to mischaracterization of use.

Staff Analysis: The Board of Zoning Adjustments Conditions of Approval limit total membership to 500, limit daily use of all facilities to a maximum of 125 persons per day, and limit organized

group activities to no more than 24 a year with a maximum of 40 people. The new club house, including organized group activities may only be operated in association with hunting, shooting, and fishing. Drop in visits which are not associated with hunting, fishing, and shooting are not permitted. No part of the new clubhouse facilities shall be available to the general public. The kitchens, bar, and dining area are prohibited from being operated as a commercial restaurant. No special events are permitted, except for one annual cultural event subject to review and approval of a Cultural Event Zoning Permit.

Conditions of approval prohibit group activities from starting or ending during the weekday evening peak traffic period (3pm – 7pm), the weekend peak traffic period (12pm – 1pm), peak hunting periods (7am-12pm Sat. – Sun.), and during the four largest events at Sonoma Raceway.

The Board of Zoning Adjustments determined that the various kitchen, dining, beverage, and pro shop uses proposed in the new 26,802 square foot clubhouse qualify as accessory uses, and the Use Permit modification is appropriately restricted by Conditions of Approval. The BZA further determined that the hunting club, including its accessory kitchens, dining, and alcohol beverage services are consistent with the General Plan and Land Extensive Agriculture land use designation because it supports the long term agricultural use of the 978.5 acre hay ranch, including a land conservation contract on the 825.6 acre reconfigured lot A.

Finally, the BZA determined that the modified project, would not result in significant environmental effects because Mitigation Measures have been incorporated as conditions of approval as documented in the recirculated Initial Study/Mitigated Negative Declaration.

3. Agriculture as primary use: The appellant contends that the primary use of the property would no longer be in agriculture due to the operation of the new private membership clubhouse.

Analysis: Reconfigured Lot A would continue to be utilized for hunting and hay production, including 785.8 acres of hay and 38.7 acres of open space, including levees and wetland sloughs. As required by the Land Conservation Act, there would be no net loss of contracted land and at least 90 % of the original contracted land would remain under the new contract. The primary use of reconfigured Lot B (152.9 acres), which would contain the club houses, bird pen, fishing pond, and the clay shooting course, would remain in agriculture with 89 acres in hay and 25 acres to be replanted in olives. Due to the proposed increase in development on proposed Lot B, the BZA required that the applicant record a deed restriction to prevent additional structures and protect the existing scenic and open space features of the property.

The Board of Zoning Adjustments determined that the hunt club expansion is consistent with the Land Extensive Agricultural land use designation and other General Plan policies. The hunt club would support long term agricultural use of the 978.5 acre ranch, including keeping the 825.6 acre reconfigured lot A under a land conservation contract.

4. Privatization reduces public use: The appellants suggest that additional public access be considered, particularly on weekends. The appellants also recommend the cost of public hunting be more affordable. The Land Conservation Act requires that any fee charged for recreational

use of land shall be in a reasonable amount and shall not have the effect of unduly limiting use by the public.

Analysis: The applicant proposes public access on Mondays and Tuesdays and on other days, on an as available basis. As approved, the club would charge \$35-45 dollars per bird taken. For comparison, Birds Landing, located near Rio Vista CA, charges \$32-35 dollars per bird taken and Quail Point, near Zamora CA charges \$26.75 dollars per bird planted. At \$35 dollars per bird, costs would be comparable to costs at Birds Landing. At \$45 dollars per bird, the proposed cost of public hunting would be higher than Birds Landing and Quail Point.

The Board of Zoning Adjustments determined that public access on Mondays and Tuesdays, and on other days on an as available basis, for \$35-45 dollars per bird would not unduly restrict public access and is consistent with the Land Conservation Act requirement to provide public access for a reasonable fee.

5. Dissolution/acquisition of 152.9 acre Lot B (former Reclamation District Land) and piece-mealing under CEQA: The appellants contend that the Local Agency Formation Commission's (LAFCO) dissolution of the Reclamation District, resulting in the transfer of ownership of Lot B to the hunting club, is a violation of CEQA because it did not consider the Use Permit modification. The appellant also contends that the applicant's proposal to modify the Use Permit for the club shortly after its initial approval in 2012 constitutes piece-mealing in violation of CEQA.

Analysis:

The Vallejo Sanitation and Flood Control District declared Reclamation District 2061 inactive in 1993. When the Use Permit modification was submitted, it included LAFCO's pending dissolution of the reclamation district, including dissolution of the 152.9 Lot B. LAFCO's final action to dissolve the reclamation district appears to have followed all state laws including CEQA. Any challenge now to that decision would be long barred by the statute of limitations and by failure to object to the proceedings during the LAFCO process. In that process, LAFCO determined that the dissolution of the reclamation district was not a project under CEQA, but even if viewed as a project, was exempt from CEQA pursuant to sections 15301, 15325 and 15061 (b) (3) of the CEQA Guidelines. LAFCO also determined that the dissolution of the reclamation district land would not result in physical changes to the environment because its use as levees, wetland sloughs, and farmland would not change.

Potential impacts of the proposed lot line adjustment involving the former district land (152.9 acre Lot B) is evaluated in the Mitigated Negative Declaration for the project. While the boundaries of Lot B would change, the levee, wetland slough, and agricultural use of original lot B would not change. The lot line adjustment would combine a portion of the 152.9 acre parcel into Lot A and offset the removal of the hunt club site from the contract.

6. Traffic Safety: The appellant contends that traffic safety considerations have been ignored and suggests that improvements to the project's Highway 37 access be required.

Analysis: W-Trans, transportation engineers, prepared an Updated Focused Traffic Study (March 16, 2016), a Revised Updated Focused Traffic Study (July 11, 2017), and an Amendment to the Focused Traffic Study (September 22, 2017). The September 22, 2017 study more clearly addresses potential impacts associated with planned group activities for 40 participants including Level of Service and collision history at the SR37/SR121 intersection. Trip generation is estimated based on current club peak hour trips and added trips associated with the proposed activities. The studies were reviewed by Caltrans and peer reviewed by consultant, Jeff Clark, and found to be adequate.

The traffic studies conclude that existing access to the site, including a two-way left turn lane at the project's Highway 37 access is sufficient to accommodate the modified use, including group activities. The queuing analysis indicates that there would generally not be more than one vehicle queue at a time despite a sensitivity analysis that assumed double the volumes of through traffic on SR 37. The updated traffic studies also conclude that a west bound right turn taper or turn lane are not warranted at the site access. The collision history at the project access is .03 collisions per million vehicles, which is less than the state average rate of .23 collisions per million vehicles.

The studies indicate that State Route (SR) 37/121 is currently operating at LOS F during the weekday evening peak period and LOS D during the weekend midday peak. The studies also indicate that the project would not result in significant traffic impacts because the increase in delay at the intersection would be less than 5 seconds (2.8 seconds) during the weekday evening peak and existing LOS D during the weekend mid-day peak would not change.

Even though project traffic would not substantially increase delays at the SR37/SR121 Highway intersection, the project traffic consultant recommended and the BZA required that group activities not be scheduled to start or end during the weekday evening peak period, from 3-7 p.m. due to eastbound stacking, merging, and accident history (Condition of Approval #67). In addition, this condition requires the applicant to provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start during the weekday evening peak period from 3-7 pm. In addition, this restriction is required to be carried out by also recording a Declaration of Restriction on the property deed.

The project is also conditioned to pay standard traffic mitigation fees to help fund regional transportation improvements.

7. Implications of the project on planned Highway 37 improvements: The appellant contends that the CEQA analysis should consider how the project may impact strategies outlined in the SR 37 Transportation and Sea Level Rise Corridor Improvement Plan released in February 2018. The SR 37 Corridor Plan is a multi-agency assessment of issues and strategies aimed at reducing traffic congestion, increasing corridor resiliency to sea level rise, and protecting the ecosystem.

Analysis: The SR 37 Transportation and Sea Level Rise Corridor Improvement Plan contains near-term, mid-term and long-term strategies for improving the SR 37 highway corridor. One of the potential mid- to long- term solutions at reach B, near the hunt club, includes increasing the

number of travel lanes from 2 lanes to 3-4 lanes, and potentially raising the highway on a causeway or embankment. The corridor plan estimates that mid to long-term solutions will take 10-20+ years to implement. Implementation of the strategies will go through addition planning and a separate environmental review process.

The widest SR 37 highway improvement section contemplated in the corridor plan involves a roadway width of 94 feet. This could be accommodated by raising and widening the existing highway or by building a new raised highway on either side of the existing highway. None of the hunt club improvements are within the area that may be needed for future highway improvements and no highway improvements are required as a result of the hunt club expansion. The proposed sporting clay shooting tower will be setback over 1,000 feet from the highway and the new clubhouse will be setback over 1,500 feet from the highway. The current hunt club operation requires access to Highway 37, and future use, as limited by conditions of approval, will have a similar need. Any implementation of SR 37 strategies would have to consider this access in planning and implementation. Therefore, the hunt club would not change existing constraints or preclude implementation of SR 37 improvement strategies.

8. Ground Water: The appellant questions sustainability of the deep water aquifer used to supply water for the project.

Analysis: The site contains two wells, PW-1 drilled in 2015 and PW-2 drilled in 2012. PW-2 was completed to a depth of 360 feet and produces 25 gallons per minute (gpm). This shallow well is currently treated with a reverse osmosis system and would be utilized as the potable water source for the project. Well PW-1 is completed to a depth of 1,165 feet and produces 3 gpm. The estimated water demand for the project is 1.65 acre feet of water a year (538,816 gallons), including landscape irrigation. Water conservation measures include use of a 10,000 gallon rain water capture system and a 10,000 gallon gray water system. The hay fields are not irrigated.

A ground water report and supplemental technical memo were prepared by O'Connor Environmental, Inc. due to the site's recent inclusion in a medium priority ground water basin as designated by the state. The reports were reviewed and found to be adequate by Permit Sonoma Geologist, Robert Pennington. The ground water analysis concludes that the quantity of groundwater used for the project is relatively small and is not likely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The analysis concludes, based on average long term conditions, 2.2 acres of recharge area would be necessary to address annual project water use.

The analysis also concludes that potential for the project to result in harmful salt water intrusion is minimal due to isolation of the project wells from other significant water users, and the relatively low rates of proposed pumping. The analysis determine that potential for the project to result in significant well interference or impacts to nearby streams is minimal due to the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells. The report further determines that potential for the project to result in significant well interference or impacts to nearby streams is minimal due to the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells.

9. Dangers of Sea Level Rise and potential interference with peak flood flows on Sonoma Creek: The appellant contends that it is dangerous and not within the public interest to allow construction of a new clubhouse within reclaimed tidal land that is protected by 50 year old levees. The appellants also contend that project is within the path of tidal and upland drainage flows. The appeal also cites Caltrans comments suggesting that the Mitigated Negative Declaration should consider the impacts of sea level rise on the project.

Analysis: All of the 978.5 acre site is within a Special Flood Hazard Area, Zoned F2 (Flood Plain), and is within an area subject to anticipated sea level rise of 3-5 feet by 2100. Flood elevations in the area are influenced by the tide. The entire development area is protected by existing levees, which will be required by conditions of approval to be maintained by the applicant to prevent inundation by bay waters.

CEQA generally requires evaluation of the impacts of a project on the environment, but neither CEQA nor county policy or regulation requires evaluation of future possible changes in the environment on the project. However, policies of the General Plan call for reducing flood hazard risk. Policy LU-7c requires that “. . .any development that may be permitted within the flood plain to be raised above the 100-year flood elevation.”

Currently, the anticipated flood elevation is 11 feet above the elevation of the project site. The F2 combining district does not prohibit development, but requires that any building construction within the flood plain meet the standards set forth in Chapter 7B of County Building Regulations (Flood Damage Prevention). The required flood elevation for building construction is 12 feet above existing grade, one foot above the 100-year flood elevation. To reduce potential loss, the ground floor of the proposed clubhouse is required to meet flood resistant design criteria. In addition, new construction is subject to the Federal Emergency Management Act regulations, which requires technical justification for construction by providing structural evaluation under hydraulic loading.

Development shall not result in an increase in storm water runoff or fill that would displace flood waters. These requirements would be met through engineering analysis. Based on these requirements, the project would not increase flooding or exacerbate potential sea level rise. To minimize potential loss, the BZA required the existing levees to be perpetually maintained by the operator (Condition of Approval #73).

10. Emergency Evacuation Plan: The appellant contends that an emergency evacuation plan, which was discussed at the BZA, should be a requirement of the project due to potential for flooding, earthquakes, and traffic safety.

Analysis: The BZA acknowledged that emergency egress from the building is required by building and fire codes and did not require a separate emergency evacuation plan. As noted above, the main level of the new club house would be one foot above the 100 year flood elevation to reduce the risk of flooding in the event a levee was breached. The lower floor of the structure will need to be flood proof pursuant to building codes and meet seismic safety requirements.

11. Compliance and Enforcement: The appellant suggests the 125 person a day cap established by the BZA should be lower and is impractical because the club is not likely to refuse service to club members when they are paying a large sum for membership. The appellant's further claim that the applicant's enforcement of club rules would not ensure compliance with permit Conditions of Approval and greater assurances of compliance are necessary. The appellant's contend that self-reporting by the club does not ensure compliance, and that an independent compliance monitor should be required and paid for by the applicant.

Analysis: Considering the existing hunter use reports for the past several years, which indicate an average high of 62 hunters on weekends and 31 hunters on weekdays, the BZA determined that a cap of 125 persons per day would reasonably apply to the project given proposed occasional group hunting and shooting activities with up to 40 people and accessory food and beverage services. The BZA determined it appropriate to require the applicant to control peak clubhouse hunting, shooting and fishing activity to an average of 62 hunters on weekends and 31 hunters on weekdays. The BZA did not require independent monitoring, but required the applicant to monitor and report peak activity to Permit Sonoma on a monthly basis to demonstrate that the new club house, shooting tower, and fishing pond will not result in an increase in peak use of the facility. If reports show a substantial increase in peak intensity of use over existing operations, the permit is subject to further review and possible revocation by the BZA.

12. Potential Precedent: The appellants are concerned that the private nature of the facility and its associated group activities with food and beverage service, resemble a restaurant and event center, and therefore, establish a bad precedent on agricultural land.

Analysis: The BZA required the kitchens, food and beverage service, dining room, lounge, bar, and pro shop operate as accessory uses. These facilities may only be used by club members and guests in conjunction with shooting, hunting, and fishing activities and shall not be open to the general public or rented to third parties. The BZA further restricted the use to prohibit drop in visits unless they are associated with use of the hunting, shooting, or fishing facilities.

Prior Board Actions:

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The proposed lot line adjustment and recordation of a new Land Conservation contract on 825.6 acres and expansion of the hunt club will foster agricultural and recreational opportunities while minimizing impacts to the environment. Recommended mitigation measures, conditions of approval, and groundwater monitoring will promote environmental stewardship.

Fiscal Summary			
Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			
Narrative Explanation of Fiscal Impacts:			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Draft Board of Supervisors Resolution			
EXHIBIT A: Conditions of Approval			
EXHIBIT B: Agreement to Compromised dated 4-4-18			
EXHIBIT C: Revised Proposal Statement dated 4-9-18			
EXHIBIT D: November 27, 2017 Appeal and Appeal Letter			
EXHIBIT E: Hunter Use Report			
EXHIBIT F: Vicinity Map			

EXHIBIT G:	Zoning Map
EXHIBIT H:	General Plan Land Use Map
EXHIBIT I:	Aerial Overview
EXHIBIT J:	Aerial View – Existing buildings
EXHIBIT K:	Existing Lot Lines Site Map
EXHIBIT L:	Proposed Lot Line Adjustment Map
EXHIBIT M:	Development Area Site Plan
EXHIBIT N:	Landscape Site Plan
EXHIBIT O:	Club House Building Elevation
EXHIBIT P:	Floor Plans
EXHIBIT Q:	Board of Zoning Adjustments Resolution No. 17-013
EXHIBIT R:	Board of Zoning Adjustments Draft Minutes Dated November 16, 2017
EXHIBIT S:	Board of Zoning Adjustments Staff Report and Attachments dated November 16, 2017
EXHIBIT T:	Mitigated Negative Declaration
EXHIBIT U:	Board of Zoning Adjustments Correspondence

Related Items “On File” with the Clerk of the Board:

Full Size Lot Line Adjustment and Architectural Plans



County of Sonoma

State of California

Date: April 24, 2018

Item Number: _____
Resolution Number: _____

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Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting A Mitigated Negative Declaration, Approving A Use Permit Subject to Modified Conditions of Approval, Approving A Lot Line Adjustment And Consenting To Withdrawal Of An Appeal Regarding The Kenwood-BPSC Hunt Club LLC At Property Located At 6600 Noble Road, APNs 068-190-005, -007, -008, -009, -013, -015, -017 And 068-180-008. Supervisorial District No.1.

Resolved, that the Board of Supervisors (the “Board”) of the County of Sonoma (“County”) finds and determines as follows:

Section 1. Proposed Project and Procedural History

1.1 On August 7, 2012 the Board approved Use Permit and Design Review application PLP11-0047 to relocate the Black Point Sports Club from Lakeville Highway to its current location at 6600 Noble Road, The initial approval included a membership and public hunting club and clay shooting course on the 978.5 project site, comprised of an 8,500 square foot clubhouse, 50 dog kennels, a 280 square foot bird holding facility with a 5,000 square foot bird pen, and a 960 square foot caretaker’s residence (“the 2012 Project”). Days and hours of operation were approved Tuesday through Sunday from 8 am to 4 pm. The 2012 Project stipulated that any requirement or fee charged for club membership and recreational use of the land could not have the effect of unduly limiting its public use.

1.2 On September 10, 2015, the Kenwood-BPSC Hunt Club LLC (“Hunt Club” or “Applicant”) applied for a modified use permit to add a new 26,802 square foot private clubhouse with food and beverage service, a bar, demonstration kitchen, pro shop, training room and associated parking, an 85-foot high clay shooting tower on the existing clay target shooting range, and a 1.5-acre casting pond on the 2012 Project site. The proposed modification included reconfiguring the 2012 Project site to create two new parcels, subject to Board of Supervisors approval of a lot line adjustment and rescission and replacement of a non-prime Land Conservation Act contract to conform to the lot line adjustment (collectively, “the Proposed Project”). The Proposed Project would locate all private Hunt Club facilities on a new 152.9-acre Lot B, which would be removed from the existing Land Conservation Act contract.

- 1.3 Staff referred the Proposed Project application for comments, including tribal consultation, and prepared an Initial Study pursuant to CEQA.
- 1.4 On February 24, 2016, the Sonoma Valley Citizens Advisory Committee considered the Proposed Project and voted seven to four to approve the Proposed Project as submitted “with serious concerns in 3 areas: traffic mitigation, sea level rise impacts and sensitive environmental issues in area.”
- 1.5 On August 3, 2016, the Design Review Committee voted to support the clubhouse design, but recommended moving and modifying the entrance gate, changing the shooting tower design, and adding tree plantings at the clubhouse, pond and parking lot. The Proposed Project is subject to Final Design Review approval to ensure the Design Review Committee recommendations are addressed.
- 1.6 On December 16, 2016, staff in the Permit and Resource Management Department (“Permit Sonoma”) posted a notice that a Mitigated Negative Declaration (“MND”) had been prepared for the Proposed Project with mitigation measures to reduce potentially significant effects on the environment, as required by the California Environmental Quality Act (“CEQA”). The notice further advised members of the public that the MND would be approved and a modified use permit for the Proposed Project would be administratively issued on January 6, 2017 without a public hearing if written request for a hearing was not made by any party.
- 1.7 Interested members of the public were given additional time to comment on the Proposed Project and the MND in response to the December 16, 2016 notice.
- 1.8 On January 27, 2017, after considering all comments received on the MND and the Proposed Project, Permit Sonoma staff issued written administrative approval of the use permit for the Proposed Project, subject to conditions of approval, including future Board approval of the proposed lot line adjustment and rescission and replacement of the Land Conservation Act contract. The conditions of approval included all mitigation measures identified in the MND.
- 1.9 On February 6, 2017, Sue Smith and Tom Rusert appealed the administrative approval of the Proposed Project pursuant to County code.
- 1.10 In response to additional information submitted by the public and certain responsive changes in the Proposed Project, the MND was revised and recirculated on September 9, 2017, State Clearinghouse No. 2017092084.
- 1.11 On November 16, 2017, the Board of Zoning Adjustments held a duly noticed public hearing on the appeal, the MND and the Proposed Project, at which time all comments submitted at or before the hearing were considered and all interested persons were given an opportunity to be heard.

1.12 On November 16, 2017, the Board of Zoning Adjustments in Resolution No. 17-013 adopted the MND after finding that it had been completed, reviewed and considered in accordance with the requirements of CEQA, that it reflected the independent judgment and analysis of the Board of Zoning Adjustments and that it determined there were no significant unmitigated environmental impacts of the Proposed Project.

1.13 On November 16, 2017, the Board of Zoning Adjustments in Resolution No. 17-013 approved the use permit for the Proposed Project subject to conditions of approval, including future Board of Supervisors approval of the proposed lot line adjustment and rescission and replacement of the Land Conservation Act contract. The Board of Zoning Adjustments found that the Proposed Project would not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood or the general welfare of the area in which the Proposed Project was located. The Board of Zoning Adjustments placed limits on use of the Proposed Project as follows:

- a. Condition No. 64:
 - i. Limit the total use of all facilities to no more than 125 persons/day.
 - ii. Limit operating hours to 7 a.m. to 9 p.m. seven days a week from March through September and from 7 a.m. to 7:30 p.m. October through February.
 - iii. Limit hunting and shooting activities to one-half hour before sunrise and one-hour after sunset, and within the specified seasonal operating hours.
 - iv. Limit Cultural Events to one per year, subject to a Cultural Event Zoning Permit, with attendants required at the entrance gate to enforce the daily use limit of 125 persons per day, and prohibit rental to third persons for hunting, fishing or events.
 - v. The private clubhouse dining room, lounge, bar, and pro shop are to be used only by members and only in connection with associated hunting, shooting or fishing activities. No drop-in visits in which the member(s) do not make use of the shooting, hunting or fishing facilities is permitted. No part of the private clubhouse shall be available to the general public or operated as a restaurant.
- b. Condition No. 67: prohibit scheduling of group activities at the Hunt Club during any of the four largest annual events at Sonoma Raceway.
- c. Condition No. 71: require a recorded deed restriction which prohibits any development of the new Lot B other than as described in the Proposed Project application and on the map identified as Lands of Kenwood-BPC Hunt Club LLC, LLA Proposed Lot Line Adjustment Exhibit, 6600 Noble Road, Sonoma Ca APN 068-190-007, Sheet 2, dated November 3, 2017 (subject to modifications if any to those facilities made by the Board of Supervisors at the time of Lot Line Adjustment approval).

1.14 On August 14, 2017, Sue Smith, Theodor L. Eliot Jr. and Tom Rusert (collectively "Appellants") appealed the decision of the Board of Zoning Adjustments to the Board, pursuant to County code ("the Appeal").

1.15 On April 4, 2018, Appellants and Applicant entered into an “Agreement to Compromise” regarding certain issues raised by Appellants. The Agreement to Compromise provided that Appellants would withdraw the Appeal contingent upon modification of certain conditions of approval in the BZA approval. Those modifications included a smaller main clubhouse, water use metering and an annual limit on water use, compliance with the County’s “dark sky compliant” lighting standards, participation in any future County program developed to systematically monitor winery or similar events and agreement by the Applicant to allow periodic inspections by the County to ensure compliance with conditions of approval. The County is not a party to the Compromise Agreement.

1.16 On April 24, 2018, The Board considered the lot line adjustment and conducted a public hearing on the MND, the Proposed Project, the modifications to the conditions of approval jointly requested by Applicants and Appellants, and the Appeal. The Board received all relevant oral and written testimony and evidence filed or presented at or before the hearing. All interested persons had the opportunity to hear and be heard.

1.17 The Board has had an adequate opportunity to review this Resolution and the findings and determinations contained herein and finds that the Resolution accurately sets forth the Board’s intentions regarding the MND, the Appeal and the Proposed Project. The Board’s decisions herein are based upon the testimony and evidence presented to the County orally or in writing prior to the close of the Board’s hearing, including the full record of proceedings.

Section 2. CEQA Compliance

2.1 In making its determinations, the Board recognizes that a range of technical and scientific opinion exists with respect to certain environmental issues. The Board has gained a well-rounded understanding of the range of these issues by its review of the MND, the prior proceedings at the Board of Zoning Adjustments, all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Board has reviewed and considered the evidence and analysis presented in the MND, the information presented in the Appeal and post-Appeal comments, the technical reports, information and responses submitted prior to and after the Board of Zoning Adjustments hearing, staff responses addressing those reports and comments, and all public comments and information submitted at or before the hearing. The Board has gained a well-rounded understanding of the environmental issues presented by the Proposed Project and the Board’s findings are based on full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Board further finds that the MND reflects the Board’s independent judgment and analysis.

2.2 The Board finds that the MND has been completed in compliance with CEQA and that the MND adequately and fully describes and evaluates the changes or alterations to the 2012 Project that have been requested as part of the Proposed Project.

2.3 The Board further finds that the modifications to conditions of approval jointly requested by Appellants and the Applicant do not create any new or significantly more severe environmental impacts than those evaluated in the MND because the main clubhouse will have a smaller 12,100 square foot footprint, will be limited to two stories and a maximum height of 35 feet, with no increase in other developed portions of the site; the portion of the clubhouse used for member gathering spaces and service, including food or beverage service, will be limited; and water use will be metered and limited to 540,000 gallons per year for the entire site, with a requirement to provide water use monitoring records.

2.4 The Board further finds as follows in response to certain contentions of Appellants relating to CEQA compliance:

- a. The Project Description in the MND fully discloses that the proposed new clubhouse facility contains a dining room and outdoor deck when it describes the Proposed Project as including “[A] main or mid-level consisting of 17,233 square feet housing a kitchen, demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, gun vault, cigar room and restrooms [and] a 3,108 square foot deck.”
- b. The Project Description proposes a membership cap of 500.
- c. The Project Description includes that the proposed membership cap will “[P]romote activity consistent with historical use and capacity of the club,” and that “Additional public day use is expected to remain consistent with historical levels.”
- d. Proposed Conditions of Approval imposed to enforce this part of the Project Description include an annual limit of 24 group events per year, a limit of 40 persons per group event, a limit of peak activity to an average of 31 hunters per weekday and 62 hunters per weekend day, and a limit of 125 persons total per day for use of all Proposed Project facilities. The Hunt Club is required to monitor use and report peak use to the County on a monthly basis.
- e. Appellants’ claim that the Proposed Project is piecemealed for CEQA purposes relies on past actions by the Local Area Formation Committee in dissolving Reclamation District No. 2061 and approval by this Board of the 2012 Project, neither of which was challenged within applicable statutes of limitation and both of which are now final. Those actions are not reasonably foreseeable future activities that are consequences of approval of the Proposed Project and therefore are not required to be part of the Proposed Project environmental evaluation.
- f. The MND adequately describes at pages one through five of the MND the current baseline for the Proposed Project as the physical conditions existing in the area affected by the Proposed Project and the ongoing operations of the

Hunt Club under its existing permit. The on-site agricultural areas and existing structures are described at pages one through four. The Site Characteristics section at page four notes that the Proposed Project site is made up of an 825.6 are hay farm/hunting club and a 152.9 acre parcel consisting of wetland sloughs and adjoining hay land; the site is located within a flood plain; levees surround the property; wetland sloughs meander through the larger parcel; the site is mapped as farmlands of local importance; and trees exist to the south, southwest and east of the development area. At page five of the MND, the Setting section describes the physical location of the site as being within the Highway 37 scenic corridor and within a scenic landscape unit. It describes the location of marshland to the west and east of the site, diked agricultural lands to the north and south, and the San Pablo Bay National Wildlife Refuge location to the southeast of the site.

The Land Use and Planning section of the MND notes that the California Fish and Game property and the San Pablo Bay National Wildlife Refuge to the west and southeast of the site respectively are managed for both conservation and hunting; and that the Skaggs island Naval Reservation marshland, owned by the U.S. Navy, is located to the east of the Proposed Project site. More detailed discussion of existing physical conditions is contained in various impact sections of the MND, including Biological Resources, Traffic, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning and Noise and in the supporting technical studies for those sections.

Existing physical conditions in the area affected by the Proposed Project and the description of ongoing uses on the site and in the area are adequately described in the MND and constitute the CEQA baseline.

- g. The SR 37 Transportation and Sea Level Rise Corridor Improvement Plan (“SR 37 Corridor Plan”) was issued on February 18, 2018 and does not identify a probable future project or specific improvements which must be considered as part of a cumulative impact analysis for the Proposed Project.
 - i. At the time environmental review for the Proposed Project began, the SR 37 Corridor Plan had not been issued, in draft or final form.
 - ii. No specific option for proceeding with modifications to Highway 37 in the vicinity of the Proposed Project has been selected, and the design of any improvements is not sufficiently detailed or certain to allow meaningful cumulative impact analysis.
 - iii. Environmental review has not begun for any of the short term, mid-term or long term options in the SR 37 Corridor Plan, and funding is speculative.

2.5 Without in any way limiting the Board's general findings set forth in this Resolution, the Board makes the following further specific findings regarding environmental impacts of the Proposed Project.

a. Aesthetics.

The pond, roads and parking areas will be located approximately 1,000 feet from Highway 37 and screened by existing trees and required landscaping. The clubhouse will be located approximately 1,600 feet from Highway 37 and designed with wood framing, and Sonoma fieldstone, using non-reflective natural earth tones and dark gray, non-reflective roofing. All facilities are well outside of the SR scenic corridor setback. Dark-sky compliant lighting is required for all facilities, and hours of operation do not extend beyond 9 p.m., limiting night sky visual impacts from light pollution. The 85-foot tall clay course shooting tower is located about 1,000 feet from Highway 37, is similar in design to an existing PG&E tower much closer to Highway 37 at about 300 feet, and will not be lighted. While the clay course tower will be visible against the distant hills during daylight, it will not create significant visual impacts.

b. Agriculture and Forest Resources.

The Proposed Project site is considered farmland of local importance, but is not prime farmland, unique farmland or farmland of statewide importance. The existing hay farm will remain in agricultural production with no change in use. With the exception of one acre of hay land, new development is proposed only within the currently unplanted farmstead portion of the site. Approximately one acre of hay field would be replaced by the casting pond. The Proposed Project would remove hay land within the clay shooting range and add 25 acres of fruiting olive trees. Acreage of land taken out of the current Land Conservation contract will be replaced by reconfiguration of a new Lot A and Lot B, placing equivalent acreage of wetland sloughs and hay land that were not previously under contract into the reconfigured 825.6 acre Lot A. The wetland sloughs which will be placed under contract are submerged area, wildlife habitat or open space, which are defined as agricultural uses under Government Code sections 51205 and 51201. Even though not subject to a Land Conservation contract, the primary use of the new 152.9 acre Lot B would remain in agriculture, with 89 acres of hay and 25 acres of olive trees.

c. Air Quality.

The traffic levels attributable to the Proposed Project will not cause emissions of ozone precursors, carbon monoxide, nitrogen dioxide or particulates to exceed or approach the threshold that would require a detailed air quality study. Emissions of criteria pollutants from the

Proposed Project would be less than significant because of the limited intensity of use, namely 40-45 vehicles per day during peak periods and limits of 125 persons per day total use. With the imposition of mitigation measures requiring dust control measures to reduce construction related dust, the Proposed Project will not have a significant environmental impact on air quality.

d. Biological Resources.

The biological assessment conducted by Ted Winfield and Associates determined that potential impacts to any candidate, sensitive or special status species would be less than significant with the adoption of mitigation measures to prevent disruption of ground-nesting birds and nesting bats if surveys indicate their presence, and the timing of construction or demolition activities would impact those nests or roosts. The biological assessment indicated no seasonal wetlands on the site and no impacts of the Proposed Project on movement of any native resident or migratory fish or wildlife species.

e. Cultural Resources.

The farm buildings proposed for demolition are not historically significant. Tribal consultation was initiated, concerns of the Lytton Tribe were addressed and mitigation measures impose standard archeological monitoring and cultural resources protection conditions during construction. The entire site is composed of artificial fill, and native soils will not be disturbed.

f. Geology and Soils.

The Proposed Project site is not underlain by an active earthquake fault capable of surface rupture. The site is in an area of moderate to high vulnerability to seismic shaking, and is in an area of high risk of liquefaction from seismic-related ground failure. Construction of the Proposed Project must comply with load and strength standards of the California Building Code, and appropriate seismic design criteria for the site will be met. In addition, prior to issuance of a building permit, submittal of a soils report to address soil constraints and determine appropriate foundation design will ensure that risks related to liquefaction, lateral spread, subsidence or collapse are less than significant. The Proposed Project is not located in a landslide prone area.

g. Greenhouse Gas Emissions.

Emissions from the Proposed Project are below the CEQA screening thresholds recommended by Bay Area Air Quality Management District, and used by the County as thresholds of significance because of the limited amount of traffic, the size of the development area, amount of

soil disturbance and duration of construction. However, to comply with General Plan policies, the Proposed Project will be required to exceed adopted California Green Building Standards, Tier 1.

h. Hazards and Hazardous Materials.

Lead shot is currently used in the hunting fields for the Approved Project, but will be phased out by July 1, 2019 in accordance with state law. Clay targets are non-toxic, and lead shot used in the concentrated area of the clay course shooting area will be reclaimed by the Applicant. There is no Sonoma County emergency evacuation plan, but the Proposed Project must comply with Sonoma County Fire Safe Standards and the California Fire Code as adopted and amended by the County. Those standards include emergency access and defensible space. County Fire has provided comments that are incorporated into the Proposed Project conditions of approval related to roadway access, fire protection, water supplies and automatic sprinklers. Proposed Project Condition of Approval No. 73 requires the Proposed Project to maintain the existing levee system to prevent tidal flooding and ensure life safety.

The need for an emergency evacuation plan in the event of flooding which is suggested as a requirement by Appellants would be an operational condition, not a CEQA impact on the environment. However, the County does not require formal evacuation plans for non-residential projects, except when required by state law and/or County code for certain occupancies, such as hotels and lodging, schools or other institutions.

i. Hydrology and Water Quality (Groundwater).

Appellants express concern about use of a deep well accessing “deep aquifer groundwater” for the Proposed Project and state without technical support that there is no source of recharge for this aquifer.

The Proposed Project area is within a Groundwater Availability Area 1. A well, PW2, was drilled for the 2012 project near the western boundary of the west project parcel APN 068-190-017 at a depth of 360 feet. Its estimated gallons per minute (gpm) yield is 25 gpm. In 2015 a second well PW1 was drilled near the northern boundary of the north project parcel APN 068-190-013 to a depth of 1165 feet. Its estimated yield is 3 gpm. The two wells on the site have the capacity to produce up to 5.2 million gallons per year.

The Proposed Project’s total annual water use is estimated at 1.65 acre-feet per year (538,818 gallons). Estimated domestic water use is .89 acre-feet plus .76 acre-feet for landscaping, which meets the Water

Efficient Landscaping ordinance. The hay fields are not irrigated. Water conservation will include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system.

Because new state regulations have identified the site to be a medium priority groundwater basin, a hydrogeologic report (O'Connor Environmental, Inc. June 8, 2017) was prepared to address potential cumulative groundwater impacts, well interference and potential increase in saltwater intrusion. A supplemental memo dated July 27, 2017, responded to comments from County staff professional geologist, Robert Pennington. The two reports show annual recharge averaging .75 feet per acre in the Sonoma Valley watershed. Thus, 2.2 acres of recharge area would be needed to replenish the Proposed Project water use of 1.65 acre-feet per year. The Proposed Project site totals 978± acres, most of which will remain undeveloped with structures or paving.

The hydrogeologic analysis concludes that the Proposed Project water use is small compared to the quantity of water (the thickness of the aquifer) available at the site, and is unlikely to result insignificant declines in groundwater elevations or groundwater resources over time. The water in PW2 has relatively high salinity, but the isolation of this well from other significant water users and the relatively low rates of pumping indicate that there is minimal potential for the Proposed Project to result in harmful salt water intrusion. The horizontal and vertical separation between the Proposed Project wells and the nearest streams and neighboring wells is large. The potential for the Proposed Project to cause significant well interference or impacts to the streams is minimal.

j. Hydrology and Water Quality (Drainage and Flooding).

The entire Proposed Project site is within a Special Flood Hazard Area and is zoned F2, Flood Plain, and within an area subject to anticipated sea level rise. The site is currently protected from flooding by a levee system. Proposed Project Condition of Approval No. 73 requires the Proposed Project to maintain the levees to ensure life safety and protect against tidal flooding.

The F2 zoning does not prohibit development or construction in the flood plain, but requires compliance with flood damage prevention standards in Chapter 7B of the County building regulations, including finished floor elevations at least one foot above the 100 year flood elevation or in this case, approximately 11 feet above existing grade. The main floor or mid-level of the Proposed Project clubhouse is approximately 12 feet above existing grade. The ground floor meets flood resistant design criteria, and contains parking, storage space, restrooms, a break room, and gun

vault. The Proposed Project must also meet Federal Emergency Management Act regulations that require technical justification and structural evaluation under hydraulic loading.

Construction of the Proposed Project will not increase flood risk because the drainage design is required to meet the zero net fill requirements of County code and shall not increase runoff. The Proposed Project must maintain natural drainage patterns, per Sonoma County Water Agency flood control criteria and the provisions of Chapters 11 and 11A of the County code, as well as Regional Water Quality Control Board regulations. Currently the only drainage courses within the proposed construction areas are sheet flow conditions that would be maintained after the Proposed Project is built. There would be enhanced water quality protection because of use of vegetated swales and bioretention areas. Flood waters would not be redirected by the Proposed Project improvements because there is no net displacement or modification of natural drainage areas. The levee system will be maintained to control flood waters and prevent tidal flooding. However, even in the event of a levee failure, dispersal of flood waters will not change significantly from existing conditions because natural drainage patterns and capacity are maintained, the new clubhouse is elevated in compliance with County code, and the footprint of additional development is small compared to the 978± acre size of the overall site.

With the mandatory conditions of approval, the Proposed Project complies with County code requirements relating to flood risk. The Proposed Project does not itself exacerbate potential future flooding impacts, including risks from sea level rise. The Proposed Project therefore has a less than significant environmental impact from drainage and flooding.

k. Noise.

A noise study was prepared for the 2012 Project by Rosen Goldberg Der and Lewitz (Rev'd. April 4, 2012). The closest nearby receptors are Ramsgate Winery, approximately 3500 feet from the closest hunting field and a residence across Highway 37 and 1300 feet from the hunting area. The sporting clay shooting course is more than 1.5 miles away from the closest residence. Because of distance between noise sources and receptors and the character of the noise from the hunting fields and clay course, noise impacts would comply with General Plan standards. The Proposed Project will not increase the use of the hunting fields or clay course in any significant way from existing use of those facilities, and noise from the clubhouse would occur primarily indoors at a lower decibel level than the hunting fields or clay course. Standard conditions

of approval require compliance with General Plan noise standards and a further noise study if valid complaints are received from nearby residents. Additional noise attenuation will be required if noise standards are exceeded.

I. Transportation/Traffic - Trip Generation and Circulation.

Appellants' comments on the Proposed Project traffic analysis concentrate on what Appellants consider a lack of safety improvements at the entrance to the site from State Route (SR) 37.

W-Trans transportation engineers prepared an Updated Focused Traffic Study (March 16, 2016), a Revised Updated Focused Traffic Study (July 11, 2017) and an Amendment to the Focused Traffic Study (September 22, 2017). The September amendment more clearly addresses potential p.m. peak hour traffic impacts associated with group activities for up to 40 participants and added trips associated with the activities. The W-Trans studies were reviewed and accepted as adequate by Caltrans. A Caltrans letter dated November 30, 2017 withdrew Caltrans' earlier letter dated November 16, 2017 and reiterated that Caltrans had received the three traffic studies and appendices and had no further comment. A peer review by an outside consultant retained by Permit Sonoma also found the studies to be adequate.

The W-Trans studies determined that there is no safety problem associated with the Proposed Project access, that a two-way left turn lane at the project's eastbound SR 37 access is sufficient to accommodate the use, including group activities, and that a westbound right turn taper or turn lane is not warranted. The collision history at the project entrance is .03 collisions per million vehicles, less than the state average rate of .23 collisions per million vehicles.

Trip generation for the Proposed Project is based on the current peak hour trips plus project-generated trips. The Hunt Club is required to file Hunter Usage Reports with the state, and current use data is taken from these reports from 2009 through 2016. The maximum capacity of the hunting fields at 64 persons and the shooting stations at 46 persons will also limit project trips.

Peak use would continue on weekend during the hunting season from October through February. Historic use data shows a peak weekday average of 31 and a peak weekend day average of 62 hunters in March 2010.

The Project Description and Conditions of Approval cap membership at 500, limit group activities to 24 per year with no more than 40 persons per activity, and place a 125-person-per-day limit on all Hunt Club use. Drop in visits not connected with hunting, shooting or fishing pond activities are not allowed, and no public use is allowed of any part of the new clubhouse. Public use of the hunting fields and the existing clubhouse is expected to remain at current levels.

No group events can be scheduled to start or end during the weekday p.m. peak period from 3-7 p.m., during the weekend midday peak traffic period from 12- 1 p.m., or to overlap with peak weekend hunting periods during the hunting season from 7 a.m.-12 p.m. Group events cannot be scheduled during the four largest annual raceway events at the Sonoma Raceway.

Based on the current peak hour trips and added trips from the Proposed Project, W-Trans concluded that the intersection of SR 37 and SR 121 currently operates unacceptably at LOS F during the weekday p.m. peak hour and acceptably at LOS D during the weekend midday peak hour, but that the operation would be the same with added traffic from the Proposed Project. The Proposed Project would increase average delay at this intersection by 2.8 seconds, a less than significant impact.

In the event of occasional queues that could back up from the intersection of SR 37 and SR 121, blocking left turn ingress and egress at the Noble Road entrance, W-Trans indicated that motorists would be moving at slow speeds or even stopped because of the queue and would generally be willing to allow turning movements.'

m. Traffic – Future SR 37 Improvements.

The SR 37 Transportation and Sea Level Rise Corridor Improvement Plan released in February 2018 (“SR 37 Corridor Plan”) presents information on potential future regional plans for improving State Route 37 (SR 37). The plans are in a conceptual stage, no design has been selected, environmental review has not begun and funding is speculative.

As found in Section 2.2.g above, future SR 37 Improvements are not a probable future project for purposes of CEQA cumulative impact analysis.

However, the Proposed Project does not require any highway improvements which would have to be modified by any later SR 37 improvements. In addition, the Proposed Project would not change existing constraints so as to preclude implementation of SR 37

improvement strategies when and if such strategies are further defined and adopted.

The widest SR 37 option for the road section along the Proposed Project frontage shown in the SR 37 Corridor Plan shows a roadway width of 94 feet. This could be accommodated by raising and widening the existing highway or by building a new raised highway on either side of the existing highway. All improvements in the Proposed Project are located much more than 94 feet from the current northern edge of SR 37. The proposed sporting clay shooting tower will be set back more than 1,000 feet from SR 37, and the new clubhouse will be set back more than 1,500 feet from SR 37. The existing Hunt Club operation requires access to SR 37, and future use will have a similar need for access. Any implementation of SR 37 improvement strategies, whether contained in the SR 37 Corridor Plan or as otherwise designed in future years, would have to consider Hunt Club access even without the Proposed Project.

2.6 The Board concurs with the analysis and conclusions in the MND and the staff analysis and recommendations and finds that with the imposition of the mitigation measures provided in the MND and conditions of approval attached hereto as Exhibit A and incorporated herein, all environmental impacts associated with the Proposed Project will be less than significant, including but not limited to the specific potential impacts described in Section 2.4 above. The Proposed Project does not have impacts that are individually limited but that would be cumulatively considerable when viewed in connection with the effects of past projects, other current projects and the effects of probable future projects. The Board finds that it has not received data, analysis or expert opinion to constitute a fair argument that the Proposed Project will result in any significant environmental effects that are not reduced to less than significant levels by mitigation measures and/or conditions of approval adopted herewith and incorporated herein by reference. Therefore, an EIR is not required for the Proposed Project.

Section 3. General Plan, Planning and Zoning Compliance

3.1 The Board finds that the Proposed Project is consistent with the General Plan in that a hunting club and accessory uses, as proposed, are allowed in the LEA General Plan land use designation and the Proposed Project is generally consistent with other applicable policies of the Plan. The primary use of both parcels will continue to be agricultural. New Parcel B will consist of 152.9 acres, with approximately 89 acres in hay and 25 acres in olive trees. New Parcel A will consist of 825.6 acres, with approximately 785.8 acres in hay production and the remainder in open space.

3.2 The Board finds that the Proposed Project is consistent with the General Plan Safety Element regarding flood protection, because the Proposed Project design and site plan meet the requirements of F2 Flood Plain zoning for elevation of the main floor space, zero net fill and no disruption or reduction of floodwater dispersal capacity. The construction will comply with

performance standards and restrictions in FEMA's National Flood Insurance Program regulations as adopted in Chapter 7B of the County code. Feasible and appropriate conditions of approval and mitigation measures are imposed on the Proposed Project to reduce flood hazards from the Proposed Project.

3.2 The Board finds that the Proposed Project is consistent with the Sonoma County Zoning Code, and the LEA B6 100, F2, RC 50/25, SR zoning because the code allows hunting clubs and ancillary uses by Conditional Use Permit. The Proposed Project is designed and conditioned to comply with zoning requirements, including the Flood Plain, Riparian Corridor, and Scenic Resource Combining zones. The dining, kitchen, demonstration kitchen, bar, lounge, pro shop and related facilities in the clubhouse are only permitted as accessory uses to support the hunting, shooting and fishing uses of the Hunt Club by its members and will not be open to the public. Therefore, the dining and kitchen facilities are not considered a restaurant use. The Conditions of Approval cap membership at 500 members, and no more than 40 persons at a time may attend scheduled group activities. Total use of all facilities is limited to 125 persons per day. Group activities are not allowed to start or end during afternoon peak traffic periods, or the weekend midday peak hour, cannot overlap with peak morning hunting and shooting periods during hunting season, and cannot occur during any of the four largest annual events at the Sonoma Raceway.

3.3 The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:

- a. The design is compatible with the scenic corridor and scenic landscape unit requirements; the design meets requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the county code;
- b. Drainage improvements are required to ensure there will be no net increase in runoff, natural drainage patterns will be maintained and there will be no increased impact from stormwater or floodwater dispersal over the site and adjacent lands;
- c. Agricultural and open space use will remain the primary use of the land on both parcels;
- d. Traffic impacts are limited because the number of members using hunting and shooting facilities is limited by the capacity of the fields, group activities are limited to a maximum of 40 persons, and group activities will not start or end during the weekday afternoon 3-7 p.m. peak period or the midday weekend peak of 12-1 p.m., and will not overlap peak weekend 7 a.m. to 12 p.m. hunting and shooting periods during hunting season. Group activities

will not be scheduled during any of the four largest annual events at the Sonoma Raceway.

- e. After modification of the parcels by lot line adjustment, there will be no net loss of agricultural or open space land on the parcel under a land conservation contract; and
- f. The project hydrogeologic report and supplemental information show that there is adequate water for the project, the potential for harmful salt water intrusion is minimal and horizontal and vertical separations between project wells and the nearest streams and neighboring wells are large, such that the project has minimal potential to cause significant well interference or stream impacts.

3.4 The Proposed Project is subject to approval of a lot line adjustment of land under a Land Conservation Act contract. The Proposed Project meets the criteria of Government Code section 51257 for this lot line adjustment because the contracted parcel would be under contract for at least 10 years, there will be no net decrease in land under contract, at least 90% of the land currently under contract will remain under contract, the contracted parcel will be large enough to sustain its agricultural use, long term agricultural viability will be maintained, the lot line adjustment is not likely to result in adjacent land being removed from contract, and the project will not result in a greater number of developable parcels than existed prior to the adjustment.

3.5 The Proposed Project lot line adjustment meets the requirements of the General Plan, Chapter 25 of the County Subdivision Ordinance and 26-88-190 of the Zoning Code because the proposed lots meet minimum lot size requirements of the LEA B6 100 General Plan and Zoning designation, access will be maintained, the lot pattern supports sound land use, and the adjustment will not result in an increase in subdivision or development potential.

Section 4. Additional Finding.

4.1 The findings and determinations set forth in this resolution are based upon the record of these proceedings. References to specific statutes, ordinances, regulations, standards, reports, or documents in a finding or determination are not intended to identify those sources as the exclusive basis for the finding or determination.

NOW, THEREFORE, Be It Further Resolved that based on the information contained in the full record of these proceedings and the findings and determinations set forth in this resolution, the Board hereby declares and orders as follows:

1. The findings and determinations set forth in this resolution are true and correct, supported by substantial evidence in the record, and adopted as set forth above.

2. The Mitigated Negative Declaration and Mitigation Monitoring Program are approved and adopted.
3. The use permit is granted for the Proposed Project as described set forth in the revised Project Description dated April 6, 2018 and subject to the modified conditions of approval contained in Exhibit "A" hereto and incorporated herein.
5. The Board consents to withdrawal of the Appeal filed by Appellants.
6. The Lot Line Adjustment shown in the site plan/exhibit entitled "Lands of Kenwood-BPSC Hunt Club, LLC, LLA Proposed Adjustment Exhibit, 6600 Noble Road, Sonoma, CA, APN 068-190-007," Sheet 2, prepared by Huffman Engineering & Surveying, dated November 3, 2017, is approved.
7. The Clerk of the Board is designated as the custodian of the documents and other material that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

Supervisors:

Gorin:

Rabbitt:

Zane:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

Exhibit A
SONOMA COUNTY BOARD OF SUPERVISORS
Conditions of Approval

Date: April 24, 2018
Applicant: Kenwood-BPSC Hunt Club LLC
Address: 6600 Noble Road, Sonoma

File No.: PLP15-0060
APN: 068-190-005,-007, -008, -009, -013,
-015 and -017 and 068-180-008

Project Description: Use Permit Modification to expand the existing Black Point Sportsman's Hunt Club, an existing public use bird hunting club with a sporting clay course on two legal parcels totally 978.5 acres including 893 acres of hay land. Lot A is 825.6 acres and is under a Type II Land Conservation (Williamson Act) contract with 799.8 acres of hay. Lot B (152.9 acres) is not under contract and tidal wetlands transecting Lot A and approximately 93 acres of hay.

The proposed expansion includes a new private membership, 26,802-18,620 square foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a 1.5 acre casting pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course.

The existing farm and hunt club contains an 8,500 +/- square foot clubhouse/dog kennel with up to 50 dogs, a 280 square foot bird house with a 5,000 square foot netted bird pen, and a 960 square foot care taker's residence.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and ~~\$2,216.25~~ 2,280.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$~~2,266.25~~ 2,330.75 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

2. The applicant shall apply for and obtain building permits from PRMD for new buildings. Construction inspections shall occur and the building permit(s) finalized prior to occupancy of new or remodeled structure(s).
3. Due to the project scope, the California Business & Professions Code requires plans and calculations to be prepared by California licensed design professionals (architects, engineers).
3. Prior to removal of any existing structure, the applicant shall apply for and obtain a demolition permit for each structure being removed.
4. A soils report is required for this project.
5. Buildings located on sites that include an F-2 zoning designation must conform to FEMA requirements for buildings constructed within a flood zone in addition to compliance with prescriptive requirements of the code. Technical justification shall be provided for meeting these requirements through hydraulic analysis and structural evaluation of buildings under imposed hydraulic loading.
6. Any structures to be constructed as part of the required grading, such as retaining or sound walls,

shall require separate building applications and permits.

7. All required paths of travel (parking lots, sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.
8. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities.
9. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per CBC requirements.
10. Where recreational facilities or activities are provided they shall be accessible or, when allowed by the Building Code, there shall be provisions for equivalent facilitation of the facilities or activities.
11. This project is required to comply with wildland-urban interface (WUI) regulations, Chapter 7A of the CBC. These regulations apply to building materials, systems and/or assemblies used in the exterior design and construction of new buildings.
12. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
13. The Project shall be designed and constructed complying with Sonoma County's adopted version of the California Green Building Standards Code. This jurisdiction requires plan and construction compliance reviews to be performed by third party CALGreen Special Inspectors. The following links are provided for additional information on compliance with CALGreen:

 <http://www.sonoma-county.org/prmd/docs/handouts/bpc-042-Residential-New-Construction-Updated-2013-CALGreen-Checklist.pdf>

 <http://www.sonoma-county.org/prmd/docs/handouts/cni-041-CALGreen-Special-Inspection-Agency-Recognition-List.pdf>
14. If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

15. Prior to building permit issuance the applicant shall have the property water supply system plans evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health

Specialist for review.

If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

16. Prior to the issuance of any building permit an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.

Septic:

17. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the new clubhouse sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

18. Application for wastewater discharge requirements shall be filed by the applicant with the San Francisco Bay Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance). A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.
19. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis from the 2 bedroom house, kennel, bird washing area, hunters restrooms, office and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

20. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plans showing the location of the restrooms in the clubhouse shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Consumer Protection:

21. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (Cal Code).

22. Prior to building permit issuance, a long term, on-going Noise Monitoring Plan shall be submitted to the PRMD Project Review Health Specialist and found to be acceptable. Implementation of the on-going Noise Monitoring Program shall be required upon request of PRMD.

Solid Waste:

23. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.
24. Prior to building permit issuance, areas within refuse enclosures for food facilities, food retailers, inns and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning. The Project Review Health Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

Vector Control:

25. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:

Water:

26. Prior to occupancy, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by PRMD. The Project Review Health Specialist shall receive a letter from the Cross Connection Control Specialist stating that backflow prevention has been installed as recommended.
27. Prior to occupancy, a water well serving this project shall be fitted with a groundwater level

measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

28. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter to measure all groundwater extracted for this use.

Septic:

29. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Consumer Protection:

30. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Retail Food Code (Cal Code).

OPERATIONAL REQUIREMENTS:

Water:

31. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
32. A safe, potable water supply shall be provided and maintained.
33. [Water usage shall be metered and limited so that the combined usage from well PW1 \(landscape\) and from well PW2 \(domestic\) does not exceed 540,000 gallons per year with PW2 not exceeding 291,000 gallons per year.](#) The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
34. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

35. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
36. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.

- 37. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.
- 38. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed during construction, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

Consumer Protection:

- 39. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health Division for the food and beverage handling activities approved in this Use Permit. Contact the Environmental Health Division at 565-6547 for information and instruction sheet. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.
- 40. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

- 41. Noise shall be controlled in accordance with Table NE-2 ~~(or an as adjusted Table NE-2 with respect to for ambient conditions and impulsive noise noise as described in compliance with General Plan 2020, Policy NE-1c.) as measured at the exterior property line of any affected residential or sensitive land use~~

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50 40	45 35
L25 (15 minutes in any hour)	55 45	50 40
L08 (4 minutes 48 seconds in any hour)	60 50	55 45
L02 (72 seconds in any hour)	65 55	60 50
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 4 minute 72 seconds in any hour.		

- 42. Noise shall be measured at the exterior property line of any affected residential or sensitive land use.
- 43. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are

not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

44. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

45. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

46. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
47. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

GRADING AND STORM WATER:

"The conditions below have been satisfied" BY _____ DATE _____

48. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
49. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report

Required Contents (DRN-006) handout.

50. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems.
 51. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.
 52. The proposed project is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at 11 feet above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVD 88).
- Mitigation Monitoring: PRMD will not issue building permits for habitable structures, except in accordance with building requirements.
53. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
 54. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
 55. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

56. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

FIRE:

"The conditions below have been satisfied" BY _____ DATE _____

57. Due to the scope of this project a Fire Services Pre-Construction meeting is required at the applicant's cost.
58. Prior to any construction, or changes in use, applicable Fire Code construction permits required by the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
59. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official.
- a. **Fire hydrants and valves.** CFC Sec. 105.6.1
 - b. **Storage and use of LP gas.** CFC Sec. 105.6.2
 - c. **Places of assembly.** CFC Sec. 105.6.34
 - d. **Private fire hydrants.** CFC Sec. 105.6.35
 - e. **Emergency responder radio coverage.** CFC Sec. 105.6.47(7)
 - f. **Fire protection systems.** CFC Sec. 105.6.47(8)
 - g. **High-rise buildings.** CFC Sec. 105.6.47(9)
60. Prior to Use Permit approval, applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to the following:
- a. **Site Plan.** Provide a Site Plan showing the location of all property lines, easements, underground and overhead utilities, propane tanks, emergency generators, parking areas, existing and proposed buildings and towers, and water storage tanks.
 - b. **Access roads:** Approved (CFC) fire apparatus access roads shall be provided.
 - i. Facilities having a gross building area of more than 62,000 square feet shall be provided with at least two separate and approved fire apparatus access roads.
 - ii. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. CFC Sec. D105.1.
 - iii. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) not less than 20 feet in width (26 feet for aerial access) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of all buildings as measured by an approved route around the exterior of the building or facility.

- iv. Where a bridge is part of a fire apparatus road the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Approved signs indicating the load carrying capability of bridges shall be provided at each end of bridges.
 - v. Where gates or similar barriers are installed across access roads, gates shall be installed in compliance with fire regulations and provided with an approved lock as required by the fire code official.
- c. Premises Identification:** Approved road names, address numbers, building numbers and other building identification shall be provided including a site directory at the driveway entrance.
- d. Fire Protection Water Supplies:** An approved (NFPA 1142 and/or CFC) water supply system capable of supplying the required fire flow for fire protection shall be provided to premises.
- i. Minimum fire flow shall not be less than 1500 gallons per minute.
 - ii. Fire hydrants shall be spaced not less than **300 feet** apart along fire access routes. County Fire Code Appendix C, Table C105.1 footnote "f".
- e. Fire Pump.** An approved fire pump complying with NFPA 20 (2013) shall be provided.
- f. Automatic Sprinkler Systems.** All new structures shall have an NFPA 13 (2013) automatic sprinkler system.
- g. Fire Alarm.** Provide an approved fire alarm system per NFPA 72 (2013). CFC Sec. 907.
- h. Standpipe.** The schematic drawings indicate a 3 story hunting clubhouse and three (3) 85 ft. high shooting towers. Provide NFPA 14 (2013) Class III standpipes at the following locations:
- 1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
 - 2. Buildings that are three or more stories in height.
- Exceptions:**
- 1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
- i. Provide fire safety and evacuation plans** for Group A occupancies and high-rise structures. CFC Sec. 404.2.
- j. Towers:**
- i. Buildings with a floor level more than 75 ft above the lowest level of fire department access shall comply with CBC Sec. 403.
- k. Fireplaces.** Three (3) outdoor fireplaces and one indoor fireplace are shown. Indicate fuel type and demonstrate compliance with CFC Sec. 603 as required.
- l. Provide emergency or standby power** per CFC 604 including but not limited to illuminated EXIT signs, emergency exit illumination, accessible means of egress elevators, high rise structures.

- m. Elevator Emergency Operation.** Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation. CFC Sec. 607.1.
- n. Required Exits.** Drawing A101 – 1st Floor Plan. Provide 2 exits with the required exit separation if required at the Group S-2 enclosed parking garage. CBC/CFC Sec. 1015.2 and Table 1021.2(2).
- o. Group A Exit Doors.** Drawing A102 – 2nd Floor Plan. The exterior exit doors serving the Group A Lounge and Dining Rooms shall be side hinged, outswinging with panic hardware. CBC Sec. 1008.1.2 and 1008.1.10.
- p. Exterior Exit Stairways** shall be protected if required per CBC/CFC Sec. 1026.6.
- q. 3 Story Stairways** are shown at Lines 7/A and 2.5/C.
 - i. Such stairways shall generally be enclosed in 1-hour fire-resistive stair enclosures. CBC Sec. 1009.2.2 and 1022.2.
 - ii. Such stairways shall generally (a) lead directly to the exterior of the building or (b) shall be extended to the exterior of the building with an exit passageway per CBC Sec. 1009.2 and 1022.1; alternatively, demonstrate compliance with 1027.1 if applicable.

- 61. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access.
- 62. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with the California Fire Code as adopted and amended by Sonoma County Code.
- 63. Applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with the California Fire Code as adopted and amended by Sonoma County Code. This condition may be met by obtaining County Fire approval of a fire protection plan prepared by a qualified individual.

PLANNING:

“The conditions below have been satisfied” BY _____ DATE _____

- 64. This Use Permit supersedes the current Use Permit for a hunting club PLP11-0047, but incorporates the previously permitted uses, including: a public use bird hunting club; sporting clay course; a 8,500 square-foot club house/dog kennel with up to 50 dogs; a 280 square-foot bird house with a 5,000 square-foot netted bird pen; and gun sales in accordance with federal license 9-68-097-08-7C-03952 to club members and public recreational hunters/shooters registered to use the club; and a 960 square-foot 2-bedroom caretakers residence. The existing bird hunting clubhouse, clay shooting course, fly fishing pond, and dog kennels shall be available to the general public on the public use days (Mondays and Tuesdays) and on other days on an as available basis.

The expanded use includes a new private membership ~~26,802~~18,620 square-foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a

1.5 acre fishing pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course. The new clubhouse will contain a commercial kitchen with demonstration area, bar, ~~demonstration kitchen~~, lounge, and a hunter's pro shop and a training room as accessory uses open to club members. The height of the clubhouse shall be limited to 35 feet and two stories, and it shall be designed within a maximum footprint of 12,100 sq. ft., with a total maximum indoor square footage of 18,620 sq. ft. and a maximum of 2,480 sq. ft. of outside deck. Rooms designed for gathering spaces and service on the main floor that include the Bar and Main Room, Kitchen, Dining Room and Private Lounges will not exceed a total of 5,100 square feet, with no single room being more than 2,450 square feet. The ground floor shall include a Lower Lobby that will not exceed 1,155 square feet. On the ground floor, "Unfinished Space" up to 2,390 sq. ft. in area can be allowed for locker room expansion, storage or office expansion. The Unfinished Space cannot be used for assembly, dining or meal preparation, or food or wine storage. Revised plans shall be subject to approval by the Permit Sonoma staff and by the Sonoma County Design Review Committee.

The total club membership shall not exceed 500, including 425 regular memberships, and 25 corporate memberships which allow 3 individuals to use each membership. The total use of all facilities shall be limited to a maximum of 125 persons per day.

The new fishing pond and existing clay shooting course will generally be for club members, except on Mondays and Tuesdays when they shall be available for public use. Public access to hunting, fishing, and the sporting clay course on Mondays and Tuesdays shall not be limited, except by a maximum daily limit of 125 persons and capacity of the hunting fields and shooting stations. Hours of operation of the hunting club houses are approved seven days a week from 7 am to 9 pm March – September and from 7 a m to 7:30 pm October - February. Hours of operation for the hunting, shooting and fishing stations are approved within the defined operating hours and from ½ hour before sunrise to ½ hour after sunset. The club may host up to 24 scheduled hunting, fishing, and shooting group activities per year for groups up to a total of 40 persons, including family, and guests. ~~No special events are permitted, except e~~One annual Cultural Event may be permitted, subject to review and approval of a Cultural Event Zoning Permit. There shall be an attendant at the gate during the Cultural Event to regulate attendance in accordance with the maximum daily limit of 125 persons. The facility shall not be rented out to third parties for hunting, shooting, fishing, or events.

65. The kitchen, demonstration kitchen, food and beverage service dining room, lounge, bar, and pro shop in the new clubhouse shall be accessory to and available only to private club members, and shall be used by club members only in conjunction with shooting, hunting or fly casting/fishing activities. The new clubhouse facilities shall not be open to club member drop-in visits during which the member(s) do not also make use of the shooting, hunting or fly casting/fishing facilities. No part of the new clubhouse facilities shall be available to the general public or operated as a restaurant.
66. Scheduled group activities must consist of organized shooting or fly fishing activities and associated vintner member food and beverage gatherings, cooking demonstrations and hunting, shooting, and fishing instructional programs. Scheduled group activities shall not exceed 24 a year with a maximum of 40 participants. Food and wine gatherings, dinners, or cooking demonstrations shall be associated with hunting, shooting or fishing activities and shall not be conducted as stand-alone activities.
67. The applicant shall not schedule group activities to start or end during the weekday evening peak period from 3-7 pm. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start or end during the weekday evening peak period from 3-7 pm. Prior to issuance of a building permit, a declaration of restriction in a form acceptable to the Director and County Counsel

prohibiting scheduled group activities from starting or ending during the weekday evening peak period from 3-7 pm. shall be recorded in the Official Records of the County of Sonoma subject to Permit Sonoma review and approval.

68. The applicant shall not schedule group activities during the (4) four largest annual raceway events at Sonoma Raceway.
69. The applicant shall not schedule group activities which overlap with peak weekend hunting/shooting periods during the hunting season from 7 a.m. to 12 p.m., or during the midday peak traffic period from 12 p.m. to 1 p.m.
70. Prior to issuance of a grading or building permit for the new clubhouse, a restrictive covenant shall be recorded on the 825.6 acre hay farm/bird hunting parcel (Lot A) requiring public use bird hunting for a reasonable fee on Mondays and Tuesdays, and on other days on an as available basis, to comply with the Land Conservation Act.
71. Prior to issuance of a grading or building permit, a deed restriction in a form acceptable to County Counsel and PRMD shall be recorded to protect existing scenic and open space features of the proposed Lot B, as shown on the map identified as Lands of Kenwood-BPSC Hunt Club, LLC, LLA Proposed Adjustment Exhibit, 6600 Noble Road, Sonoma, CA, APN: 068-190-007, sheet 2, dated September 18, 2017, considered as part of this use permit application. The deed restriction shall preclude development of said Lot B, other than the structures and facilities proposed with this application and shown on said map, subject to modifications, if any, made to said map and/or the structures and facilities shown on said map by the Board of Supervisors prior to approval of the lot line adjustment. PRMD staff shall ensure that the above condition is listed on all grading, building and improvement plans. PRMD shall ensure that documentation of recordation of the required deed restriction is submitted to PRMD prior to the issuance of a grading or building permit.
72. The applicant shall control peak clubhouse, hunting, shooting, and fishing activity not to exceed current peak activity of an average of 31 hunters per weekday and 62 hunters per weekend day. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis to demonstrate existing user activity for hunting and shooting, and confirm that the new club house and fly casting pond do not result in a substantial increase in the peak use of the facility. Should the reports show a substantial increase in intensity of use over existing operations, in the judgment of Permit Sonoma, the permit shall be subject to further review and possible revocation by the Board of Zoning Adjustments.
73. The property owner/applicant and successors in interest shall maintain all the levees along the periphery of the site to prevent flooding from tidal waters and to ensure life safety.
74. This Use Permit approval is contingent upon Board of Supervisors approval of Lot Line Adjustment file LLA15-0037. The use shall be operated in accordance with the revised proposal statement dated September 22, 2017 and plans located in File No. PLP15-0060 as modified by these conditions. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
75. The sale or transfer of guns shall be limited to club members only and may include recreational hunters/shooters purchasing bird cards, but shall not be open to the general public. All gun sales or transfers shall be in accordance with federal, state and local regulations, including but not limited to federal license number 9-68-097-08-7C-03952. The club owner/operator shall maintain a Second Hand Gun Dealer License from the Sonoma County Sherriff.

76. The public day use price for birds shall not exceed \$35-45 dollars per bird, adjusted to market rate, or as otherwise modified by the Board of Supervisors in its review of the Lot Line Adjustment and Land Conservation Act contract modification for the reconfigured lots.
77. Public access and bird hunting shall continue to be available on the hay farm/bird hunting parcel under the land conservation contract for a reasonable fee on Mondays and Tuesdays and on other days, on an as available basis. Any requirement or fee charged for public recreational use of land as defined in Government Code 51201(n) shall be reasonable and shall not have the effect of unduly limiting its use by the public.
78. The sporting clay shooting course and fly fishing pond shall also be available to the public for a reasonable fee on Mondays and Tuesdays, and on other days, on as available basis.
79. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit all application materials and applicable filing fees to rescind and replace the existing Non-Prime Land Conservation Act Contract on Lot A to a new Non-Prime Land Conservation Act Contract on reconfigured Lot A. Once the Lot Line Adjustment grant deeds are recorded, Permit and Resource Management Department can proceed with processing the new contracts.
80. Prior to issuance of building or grading permits or vesting the new private clubhouse and casting pond, the applicant shall record a lot line adjustment (LLA 15-0037) and a new replacement land conservation contract on the newly configured 825.6 acre (Lot A) hay farm/bird hunting parcel in conformance with Government Code Section 51257 and the County's Uniform Rules. There shall be no net loss of land under contract and at least 90% of the originally contracted land shall remain under contract.
81. All lands under contract, 825.6 acre (Lot A) shall remain consistent with the Land Conservation Act and Uniform Rules at all times, including but not limited to compliance with public recreational use, agricultural production, and minimum income requirements.
82. The hunting area shall continue to be delineated with a minimum setback of 900 feet from Highway 37 edge of pavement. The club owner shall maintain the setback in the field, display a map of the hunting area in the clubhouse, and provide maps to hunters and club members annually.
83. Any sporting clay shooting stations oriented to Highway 37 shall maintain a minimum setback of 1,350 feet from the highway edge of pavement.
84. The hunting area boundary as depicted on the site plan and modified by these conditions, shall be clearly marked with post signs every 500 feet, except where the hunting boundary is already delineated by a water way.
85. Prior to issuance of a grading or building permit, the applicant shall obtain Final Design Review approval.
86. The edge of the proposed parking lot shall be moved out of the RC (Riparian Corridor) setback area.
87. Prior to issuance of a grading or building permits, an exterior lighting plan shall be submitted for staff review and approval. Flood lights are not permitted. Exterior lighting shall be dark sky compliant, low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut of

automatically after closing and security lighting shall be motion-sensor activated. All outdoor lighting on buildings or in parking areas including existing lighting shall be arranged to prevent direct glare or illumination towards neighboring properties.

88. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems and gray water reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

Water conservation shall include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system in order to reduce site water use.

89. The following dust control measures shall be included on the plans and implemented during construction:
- A. Water or other dust palliative shall be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust. Increased watering frequency during windy conditions.
- B. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- C. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: PRMD will ensure that the above dust control measures are included as notes on the grading and construction plans.

90. The following notes shall be included on building or grading plans for ground disturbing activities:

"If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance,

removal, preservation and/or recordation in accordance with accepted professional archaeological practice.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated."

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement to cease construction if archaeological materials are found during ground disturbing activities. The project planner shall work with the applicant in reviewing and revising construction plans if archaeological materials are found. (Ongoing during construction)

91. A pre-construction survey for ground-nesting birds shall be performed 14 days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or other construction activity at the project site to locate any active nests that could be affected by the project. If land-clearing activities are performed between August 16 and January 31, outside of the nesting season, no preconstruction surveys for nesting birds are warranted. Active nests will be identified, located and described and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The active nests sites within exclusion zones will be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. If signs of nest disturbance or abandonment are observed, work may be halted or other protection measures implemented at the discretion of the biologist. The barriers marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active.

Mitigation Monitoring: PRMD Project Review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

92. Prior to demolition of existing structures at the project site, a qualified bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats, shall conduct bat surveys to determine presence of bats. Depending on the proposed timing of demolition and the bat biologists initial survey of the site, necessary protocols, including possible delay of demolition should bats be present, shall be implemented under the supervision of the bat biologist. Prior to building permit issuance a letter from the project biologist shall be provided demonstrating the status of the bat survey and the protocols that are to be followed to ensure protection.

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

93. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
94. Two-Year Review. A review of activities under this Use Permit shall be undertaken by the director two (2) years after commencement of the new clubhouse to determine compliance with the Conditions of Approval applicable to hunting, shooting, and fly casting activities, including

organized shooting and promotional activities. The applicant shall control peak clubhouse, hunting, shooting, and fly casting activity to be consistent with the project description and environmental review and these conditions of approval. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis. If the report shows a substantial increase in peak activity over the project description, further environmental analysis may be required.

The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval or the use constitutes a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

95. Annual Report. After commencement of organized group activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of group activities that occurred during the previous year, the day, date, time, and duration of each activity, the number of persons attending each activity, the purpose of each activity, and any other information required by the director. The annual report shall also include a schedule of the proposed group activities for the coming year.
96. Staff Training. Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.
97. The applicant shall pay all applicable development fees prior to issuance of building permits. [Should the County adopt a program for systematically monitoring winery events, Applicant shall be subject to such monitoring program unless the Director of Permit Sonoma determines program to be inappropriate.](#)
[Unless and until Applicant becomes part of such winery-event monitoring program \(in which case Applicant will share program costs pursuant to the formula articulated by such monitoring program\), Applicant shall provide reasonable reimbursement to the County for the costs of intermittent on-site inspections to ensure compliance with all Conditions of Approval.](#)
98. Construction of new non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.
99. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.

100. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
101. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
102. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

103. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

Agreement to compromise.

The following is agreed between the principals of Kenwood BPSC Hunt Club LLC (herein the Applicant) and Sue Smith, Tom Rusert, and Ted Eliot (herein the Appellants) in the matter of the appeal to the Sonoma County Board of Supervisors filed by the Appellants on November 27, 2017 with reference to the proposed expansion of the Wing and Barrel Hunt Club located at 6600 Noble Road, Sonoma CA (PLP-15-0060).

The Appellants agree to withdraw their appeal to the subject proposal and application conditioned upon the following agreements by the Applicants:

- A. Water usage from the project shall be metered and limited so that the combined total annual usage from well PW1 (landscape use) and from well PW2 (Domestic) does not exceed 540,000 gals per year, with the usage from well PW1 not to exceed 291,000 gallons per year. Records from metering and monitoring of water use on site shall be available to appellants on request,
- B. Appellants understand that applicant proposes to expand the existing hunt club on the site to include:
 - a new private-membership clubhouse containing a Great Room and bar, dining area, commercial kitchen with demonstration area, lounge, a hunter's pro shop and a training room, an associated deck, and parking and landscaping, all to be accessory uses open only to club members and their family and guests, and all to be located within the developed area of the site,
 - a 1.5 acre fishing pond, and
 - an 85 foot tall sporting day-shooting tower to be located within the existing sporting clay-shooting course.

With respect to the proposed new clubhouse building, It is agreed that:

1. the height of the clubhouse shall be limited to no more than 35 feet or two stories,
 2. the clubhouse shall be designed within a maximum footprint not to exceed 12,100 sq. ft., with a total maximum indoor square footage not to exceed 18,620 sq. ft. and an outside deck not to exceed 2,480 sq. ft.
 3. Rooms designed for gathering spaces and service on the main floor (consisting of the Great Room and Bar, Kitchen, Dining Room and Private Lounges) shall not exceed a total of 5,100 square feet, with no single room being more than 2,450 square feet.
 4. On the ground floor, "Unfinished Space" up to 2,390 sq. ft. in area may be used, with appropriate County approvals, for locker room expansion, storage or office expansion. The Unfinished Space shall not be used for assembly, events, dining or meal preparation, or food or wine storage.
- C. All outdoor lighting, whether on existing or new buildings, or in parking areas associated with said buildings, shall be arranged to meet the County's "dark sky compliant" standards and to prevent direct glare or illumination towards neighboring properties.

Jan
SA *BR*

D. Applicant shall adhere to all other Conditions of Approval approved by the Sonoma County Board of Zoning Appeals (BZA) as contained in Exhibit A of the Conditions of Approval approved by BZA on November 16, 2017,

E. Applicant shall allow periodic inspections of the completed project to ensure compliance with the conditions imposed in this agreement and by the County of Sonoma in its approval. Should the County adopt a program for systematically monitoring winery or similar events, Applicant shall be subject to such monitoring program unless the Director of Permit Sonoma determines program to be inappropriate. Unless and until Applicant becomes part of such event monitoring program (in which case Applicant will share program costs pursuant to the formula articulated by such monitoring program), Applicant shall provide reasonable reimbursement to the County for the costs of on-site inspections to ensure compliance with all Conditions of Approval.

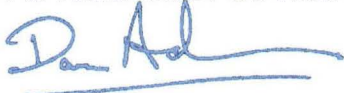
Upon agreement to the terms of this agreement, Applicant agrees to modify all versions of the project description contained in the application for the proposed expansion now pending before Sonoma County authorities, and to ensure that the provisions agreed to here are properly reflected in accordance with the wording of Attachment 1 (see attached) in the County's staff reports and in the Mitigated Negative Declaration and Conditions of Approval for the project prior to approval by the County.

In exchange for the Applicants' agreement to these terms, Appellants agree to withdraw the appeal to the Board of Supervisors which was filed on November 27, 2017, conditional upon the County's acceptance of the proposed revised conditions in substantially the form agreed here and their inclusion in the County's final resolution of approval and conditions of approval in a manner acceptable to the Appellants. In the event that such acceptance and inclusion does not occur, appellants reserve their rights to continue to their pursue their appeal, and Applicants and Appellants agree to jointly request scheduling of the hearings by the County on said appeal to a date or dates on which Appellants and their representatives are available and able to make their case before the appropriate authorities.

This agreement shall be binding on the Applicant and all future successors in ownership or management of the project.

Agreed to this 4 day of April, 2018 by:

For Kenwood BPSC Hunt Club LLC (Applicants):



Darius Anderson

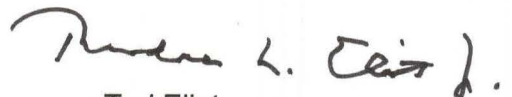
For Appellants:



Sue Smith



Tom Rusert



Ted Eliot

Attachment 1.

33. Water usage shall be metered and limited so that the combined usage from well PW1 (landscape use) and from well PW2 (Domestic) does not exceed 540,000 gallons per year with PW1 not exceeding 291,000 gallons per year. The location of the wells, and groundwater elevations and quantities of groundwater extracted for use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.

64. ...

The expanded use includes a new private membership 18,620 indoor square foot clubhouse and associated deck, parking and landscaping to be located within an existing developed area of the site, a 1.5 acre fishing pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course. The new clubhouse will contain a commercial kitchen with demonstration area, bar, ~~demonstration kitchen~~, lounge, and a hunter's pro shop and a training room as accessory uses open to club members. The height of the clubhouse shall be limited to 35 feet and two stories, and it shall be designed within a maximum footprint of 12,100 sq. ft., with a total maximum indoor square footage of 18,620 sq. ft. and a maximum of 2,480 sq. ft. of outside deck. Rooms designed for gathering spaces and service on the main floor that include the Bar and Main Room, Kitchen, Dining Room and Private Lounges will not exceed a total of 5,100 square feet, with no single room being more than 2,450 square feet. The ground floor shall include a Lower Lobby that will not exceed 1,155 square feet. On the ground floor, "Unfinished Space" up to 2,390 sq. ft. in area can be allowed for locker room expansion, storage or office expansion. The Unfinished Space cannot be used for assembly, dining or meal preparation, or food or wine storage. Revised plans shall be subject to approval by the Permit Sonoma staff and by the Sonoma County Design Review Committee.

The total club membership shall not exceed 500, including 435 regular memberships, and 25 corporate memberships which allow 3 individuals to use each membership. The total use of all facilities shall be limited to a maximum of 125 persons per day.

The new fishing pond and existing clay shooting course will generally be for club members, except on Mondays and Tuesdays, when they shall be available to public use. Public access to hunting, fishing and sporting clay course on Mondays and Tuesdays shall not be limited, except by a maximum daily limit of 125 persons and capacity of the hunting fields and shooting stations. Hours of operation of the hunting club houses are approved seven days a week from 7 am to 9 pm March – September and from 7 am to 7:30 pm October –February. Hours of operation for the hunting, shooting and fishing stations are approved within the defined operation hours and from ½ hour before sunrise to ½ hour after sunset. The club may host up to 24 scheduled hunting, fishing, and



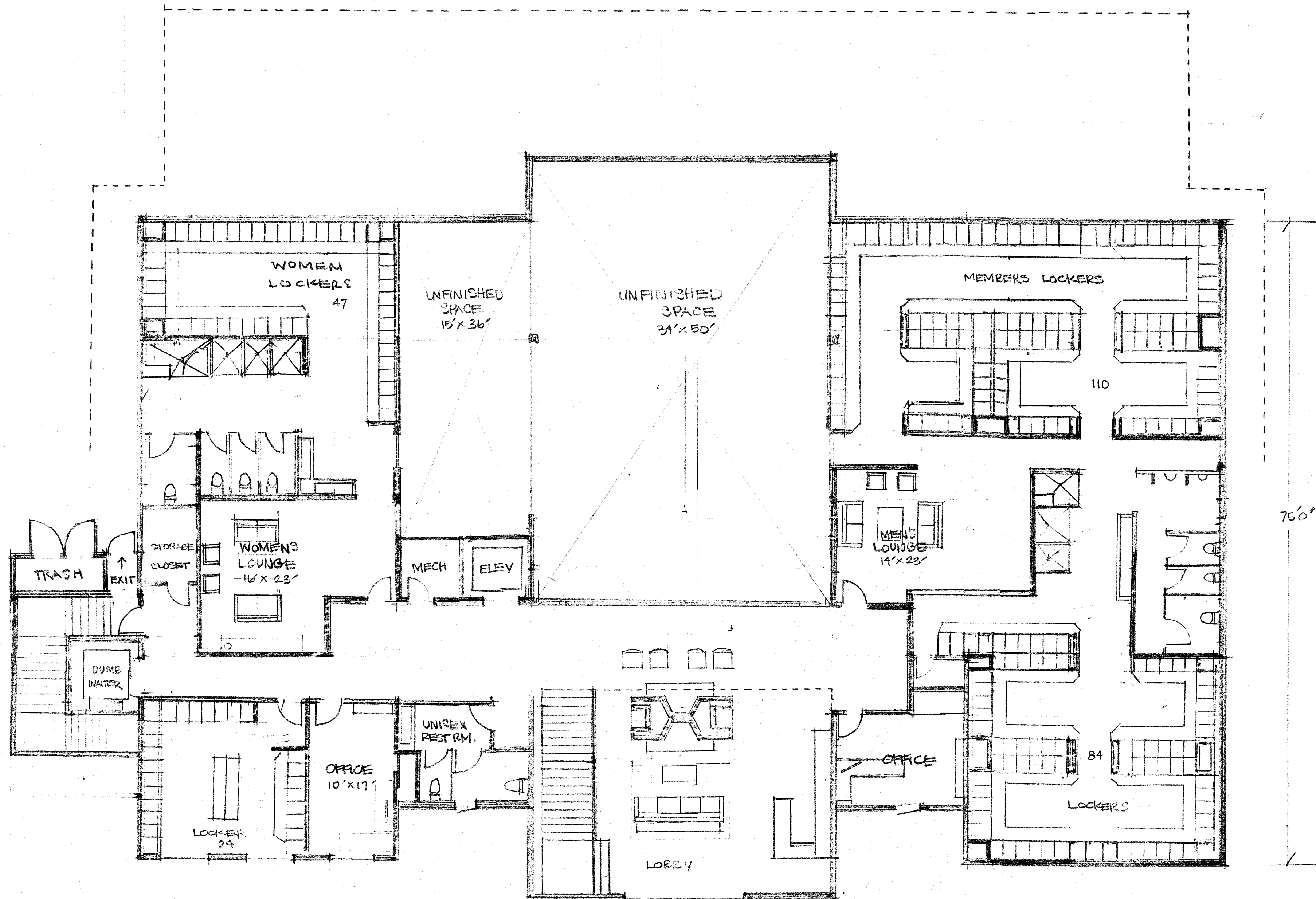
shooting group activities per year for groups up to a total of 40 persons, including family, and guests. No special events are permitted, except one annual Cultural Event, subject to review and approval of a Cultural Event Zoning Permit. There shall be an attendant at the gate during the Cultural Event to regulate attendance in accordance with the maximum daily limit of 125 persons. The facility shall not be rented out to third parties for hunting, shooting, fishing or events.

87. Prior to issuance of a grading or building permits, an exterior lighting plan shall be submitted for staff review and approval. Flood lights are not permitted. Exterior lighting shall be dark sky compliant, low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated. All outdoor lighting on buildings or in parking areas including existing lighting shall be arranged to prevent direct glare or illumination towards neighboring properties.

97. The applicant shall pay all applicable development fees prior to issuance of building permits. Should the County adopt a program for systematically monitoring winery events, Applicant shall be subject to such monitoring program unless the Director of Permit Sonoma determines program to be inappropriate

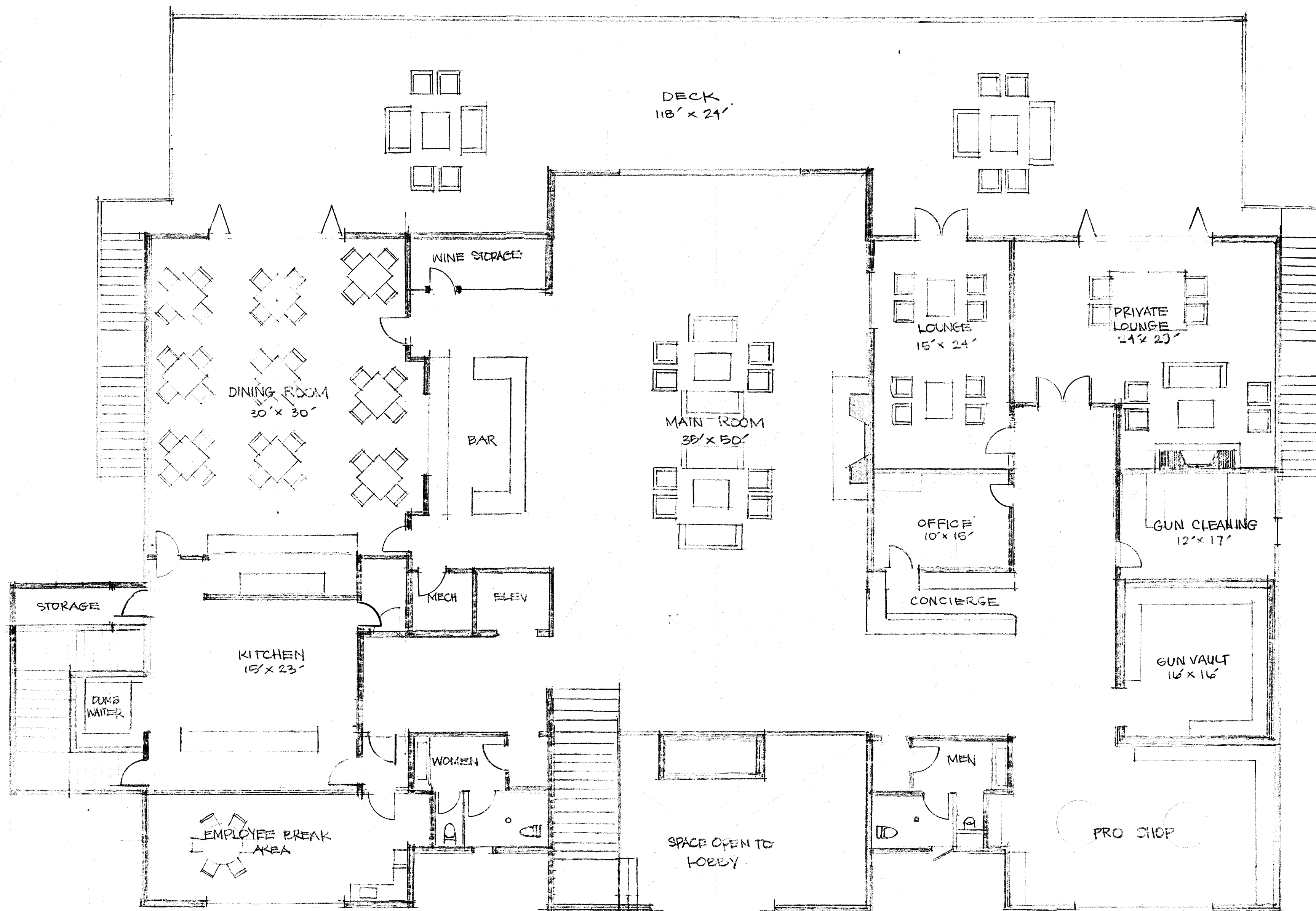
Unless and until Applicant becomes part of such winery-event monitoring program (in which case Applicant will share program costs pursuant to the formula articulated by such monitoring program), Applicant shall provide reasonable reimbursement to the County for the costs of intermittent on-site inspections to ensure compliance with all Conditions of Approval.

Handwritten signature in blue ink, consisting of several stylized, overlapping strokes.



GROUND LEVEL FOOTAGE

SCALE 1/8" = 1'0"



MAIN LEVEL

SCALE 1/8" = 1'0"

Project Proposal Statement

APN 068-180-008, 068-190-005, 007, 008, 009, 013, 017

Applicant

Kenwood BPSC Hunt Club, LLC
dba - Black Point Sports Club
6600 Noble Road
Sonoma, California 95476

Land Owner

Kenwood BPSC Hunt Club, LLC
144 West Napa Street
Sonoma, CA 95476

Introduction

The requested use permit is for a new, member’s clubhouse. The new clubhouse will not increase the numbers of hunters on the property at any given time. The number of fields available for hunting and the size of the clay shooting course is not changing. The clubhouse will enhance the experience for the members and will create an opportunity to attract hunters at different times of the day, such as, mid – afternoon shoots with winemakers and dinner thereafter. However, the total number of hunters coming to or leaving the property during any given time frame will not change. In fact, the opportunity for meals will allow some hunters to come earlier or stay longer, thereby spreading out traffic.

Parcels

Applicant received a Conditional Use Permit in 2012 for a bird hunting facility and dog kennel located on seven (7) contiguous parcels totaling 825.6 acers located at 5400 and 5411 Sears Point Road (Highway 37) near Sonoma Raceway. The facilities were given a new address, 6600 Noble Road upon opening in 2012. The Applicant has submitted a use permit application to construct a member clubhouse on one of the listed parcels (068-190-007). The parcels have a Sonoma County zoning designation of Land Extensive Agriculture (LEA) which comprehends hunting club use and dog kennel use with a use permit. The surrounding properties include mostly agricultural uses but also include the Sonoma Raceway. The subject property also adjoins a state owned wildlife area that is open to public hunting.

See attached parcel map.

The Project

The proposed project will add a member’s clubhouse including a food and beverage facility, locker rooms, a hunter’s pro shop and instructional classrooms. The club is currently operating out of a small member facility that was allowed in the 2012 use permit.

The proposed clubhouse has the necessary amenities that will allow the club to compete with other hunting clubs. In order to attract customers a hunting club must provide equipment for sale, food and beverage service and ongoing training on hunter safety and other hunting and shooting programs.

The expanded use includes a new private membership 18,620 square foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a 1.5 acre fishing pond, and an 85 foot tall sporting day shooting tower to be located within the existing sporting clay shooting course. The new clubhouse will contain a commercial kitchen with demonstration area, bar, lounge, and a hunter's pro shop and a training room as accessory uses open to club members. The height of the clubhouse shall be limited to 35 feet and two stories, and it shall be designed within a maximum footprint of 12,100 sq. ft., with a total maximum indoor square footage of 18,620 sq. ft. and a maximum of 2,480 sq. ft. of outside deck. Rooms designed for gathering spaces and service on the main floor that include the Bar and Main Room, Kitchen, Dining Room and Private Lounges will not exceed a total of 5,100 square feet, with no single room being more than 2,450 square feet. The ground floor shall include a Lower Lobby that will not exceed 1,155 square feet. On the ground floor, "Unfinished Space" up to 2,390 sq. ft. in area can be allowed for locker room expansion, storage or office expansion. The Unfinished Space will not be used for assembly, dining or meal preparation, or food or wine storage. The ground floor will be water resistant to protect the space in the event of flood conditions. The new clubhouse building will include approximately 13,300 square feet on its main floor with an additional 4,000 square feet on the mezzanine level. The main floor will be raised approximately 12 feet to be above the flood line. The space at ground level will be utilized for parking, employee facilities and storage. Approximately 5,500 square feet of the foundation level will be finished for storage and employee use. A portion of the space will be water resistant to protect storage items.

Membership

The club will evolve from the current seasonal membership and day use format to a fully membership based operation. Day use passes will continue to be available on public days. The current operation services around 600 hunters with seasonal membership cards or daily use passes. Historically, hunters have either purchased seasonal membership cards or utilized day use passes. Approximately 300 of the hunters have purchased memberships with the remaining buying day use passes. The price of a membership or a day pass is based on the number of birds the hunter would like to have released in the field. Hunters have always been allowed to bring family members or guests. Monthly reports filed with the California Department of Fish and Wildlife show the number of hunters using the club during hunting season. These numbers include members, day use hunters and guests. The average number of hunters on a weekend is 40 while only 20 use the club on weekdays. The attached spreadsheet shows the average number of hunters per day going back to the 2009/2010 hunting season. During a hunting season, the club will host around 3,000 hunters without regard for duplication. We have found that the average hunter visits the club around 4 times per season and brings a guest 20% of the time. The number of hunters using the club hasn't changed much since moving to the current club facility for the 2012/2013 season and is not expected to change when the clubhouse is opened.

The new membership format will start when the proposed clubhouse is open. A total of 450 memberships will be offered. The membership breakdown is as follows:

Single Memberships	425
Corporate Memberships (25 with 3 on each)	<u>75</u>
Total Members	500 (450 Memberships)

Members will use the club Wednesday through Sunday. Their monthly dues will include an allotment of birds per season. On Mondays and Tuesdays and on a space available basis on other days, the general public will be able to use the club with seasonal or day use passes. A minimum of a 5 bird card will continue to be required for the general public. The clubhouse will be closed on Mondays and Tuesdays. We expect the number of people utilizing those passes to be around 150. This number is estimated to be half of the current day hunters with the rest joining the club as members.

The total number of uses is expected to be the same as the club's historical operation. The new membership also includes members from out of state who will likely visit the club less than the local members.

Operations

The club is limited to the number of hunters it can host at any given time. While the club has 24 fields available for hunting, there are never more than 14 available because of farming operations. The club has strict safety rules that won't allow the overcrowding of the fields. The typical size of the hunting groups assigned to a field is between 2 and 4 hunters. The most popular hunting times are weekend mornings where hunters arrive between 8 am and 10 am. The traffic study submitted by WTrans, utilized this existing visitor traffic as the basis for their report. Traffic counts supplied to the consultant are the same today as they were in 2012 when the original study was conducted. The 2016 study and subsequent amendments increased the peak trips to 13 weekdays and 17 weekends to account for increased employee and delivery traffic.

The March/April hunting period is restricted to one hunting field so that crops can be planted. Because of this limitation, the club has one guided hunt per day of no more than 10 hunters. . The number of hunters utilizing the public days on Mondays and Tuesdays is expected to be the same as the weekday member days.

Members will also utilize the existing clay shooting course. The peak use of the clay course happens during the hunting off season when the weather is better. While the course is open year-round, there are less shooters in the winter hunting months. On peak hunting weekend days, a typical day will average 20 users of the clay course. That number increases on summer weekend days when there are 40 shooters on a busy weekend day. Weekdays average around 10 shooters during the hunting season and 20 during the offseason.

Public Access

The new clubhouse will have no impacts on traffic as it will not be open to the public and closed entirely on Monday and Tuesdays. In order to allow for public access at reasonable fees, the hunting fields will be available for seasonal passes on Mondays and Tuesdays. Pricing for the public use will be consistent with current pricing which averages from \$35 to \$45 per bird hunted with a 5 bird minimum purchase. This price is comparable to other public bird shooting clubs in Northern California and is based on the cost of birds and the staff needed to service the hunters. The price to shoot will increase as the cost of birds in future years. The public will have access to the hunting fields and the clays course. The proposed clubhouse will not be open to the public and will be closed on Mondays and Tuesdays. All public use will be subject to advance reservations. We estimate that public use days will be consistent with the current weekday average of 20 hunters per day.

Use of the New Clubhouse

The new clubhouse will be available to the club members and their guests. The club will have approximately 500 total members, who will have access to and use the clubhouse. Use of the club is expected to be reduced over the current level as a larger percentage of the membership will be from out of the area and will likely require air transportation for their stays. Peak use is anticipated on weekends during the hunting season running from October through February. The new clubhouse is not tied to increased usage. The usage is expected to continue at this level when the clubhouse is open.

The clubhouse will be open year-round operating between the hours of 7am to 9pm. Food and beverage service will be available during this time. Beverage service will include a full bar. The menu will feature game birds and organic produce from the farm's gardens. A member pro shop will also be included allowing members to buy hunting equipment including shot guns and ammunition which will be sold to members only. The club holds a federal fire arms license and complies with all federal state and local gun sales codes.

The demonstration kitchen will be used as a teaching area for instruction on the preparation of game birds. The culinary instruction will focus on farm to table cuisine emphasizing the game bird varieties that are available on the property. Additional meeting/classrooms will be available for ongoing gun safety training and other hunting related instructional programs. These classes are typically for 10 or less people and are usually scheduled during the hunting off-season or late in the day on Saturdays and Sundays during the hunting season.

Use of the clubhouse will be similar to the existing facilities serving the same size membership that exists today. While various shooting activities for members and their guests will be scheduled for small groups of between 20 to 40 people, there will be no special events held at the club. The member shooting activities are scheduled at off peak times for the club and the traffic on Highway 37 traffic. These activities have exclusive use of the club when scheduled. A typical activity usually includes shooting on the clay course followed by food and beverage in the clubhouse. Guest arrival happens

over a 90 minute period. The club's most frequent member activity is a Winemaker shoot and dinner. These activities usually happen on Saturday afternoons. A Winemaker shoot including 40 members would have the first shooters arrive at 3:00 with the last arriving at 4:30. These activities will usually be attended by a member and their spouse arriving together in the same vehicle. A shooting event of this size would spread out the start times to allow the members to each shoot with the Winemaker. These start times are well after the members hunting in the morning have departed. Upon completing the shooting portion of the program, the attendees will gather in the clubhouse for a food pairing presented by the Winemaker. Guests depart at varying times upon completion of the dinner between 8 and 9pm. Members and Guests will park in the designated parking lot which provides for parking of up to 30 vehicles.

No special events are requested and will not be allowed. The Clubhouse will be used strictly for member activities. All specific member activities, such as a winemaker dinner, will be limited to and associated with shooting activity, which self-limits the number of attendees.

The proposed clubhouse will be closed and not available to the public on those days with the day use hunters using the current facilities for check-in. On days when the clubhouse is open, it will be used for member arrival and check-in. Food service will be available for breakfast, lunch and weekend dinners. Men's and women's locker rooms are available for day use. The casting pond and dog kennel will be available for public day use by appointment only.

Vehicular access for the clubhouse will continue to be served by an existing left turn lane from Sears Point Road. Guests will arrive for different start time slots scheduled for the 24 hunting fields. Because of the staggered start times, guest arrival will keep the number of arriving vehicles to less than 10 per hour. The expected number of guests and vehicles will be the same as the existing club currently operating out of the temporary clubhouse. Vehicle surveys at Black Point showed peak traffic of 41 vehicles in one day and a maximum of 10 vehicles in a single hour. The new clubhouse is expected to have additional delivery vehicles compared to the current facility. Delivery vehicles are expected to increase by approximately two per day. There is no expected change in traffic for the farming operation.

Solid Waste Disposal Plan

The club will continue to use an outside service to handle hauling of all solid waste. The club will follow all county solid waste guidelines including recycling of all recyclable items through the waste disposal company.

Crop Production

The proposed structures will be built in areas that currently serve as a farming operational area. No crops will be displaced by the proposed development other than one acre of hay crop area near the casting pond. This crop loss will be offset by crop producing landscaping (olive trees) in the developed area. The clay shooting area will continue to have hay fields surrounding the course and Olive trees within the course boundaries. It is expected that agricultural production will increase over the current operation on the combined properties. The property will continue to have crop income that

meets the minimum land conservation income requirements. The 2015 gross farming income report included with this submittal, demonstrates that the farming income is well above the required minimum.

Noise Impact

The Project will have no noise impact as the hunting and shooting is not changing.

A sound study was conducted by the firm of Rosen Goldberg Der & Lewitz Acoustical Consultants to measure the potential impact on surrounding properties. The report was submitted and evaluated as part of the 2012 use permit. The new facility will not change the noise levels that currently exist at the club.

Project Description

The new clubhouse will be approximately 18,620 square feet. 172' by 80'. A deck measuring 2,480 square feet 28' by 111' will extend from the back of the building. The side elevation of the building will be 23' high with a roof peak of 35 feet. The building will include wood framing with a stone finish at the base and wood siding for the upper sections. The exterior finishes will be of non-reflective natural earth tones designed to blend into its surroundings.

New recreational facilities will include the approximately 1.5 acre casting pond that will be stocked with trout. Casting ponds are a typical accessory feature in hunting clubs which is allowed in the LEA zoning code. While the ponds will be available for public use, it is expected that most of the use will be by members who have come to shoot. One clay shooting tower measuring 85' in height is also proposed to be located in the clay field.

The new parking area will consist of approximately 30 parking spots located adjacent to the main building on compacted fill material. The new parking lot will be accessed by a road way distinguished by an approximately 30' wide by 18' high entry gate. Employee and additional guest parking will be provided in an existing parking area that was approved as part of the 2012 permit.

The area where the pond will be placed currently serves as a farming equipment storage area and includes removal of two adjacent small barns totaling 170' x 30'. Additionally i a 60' by 100' pole barn that will be removed to create room for additional crop production. The proposed development of the pond, clubhouse, roads and parking areas will all be done in the current developed area and will not displace any crop producing land.

Well and Septic

Two wells and a septic system that was approved and installed as part of the 2012 use permit and will serve the new clubhouse. A modification of the Septic system is proposed. Water conservation will a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system.

Rescission of Williamson Act Contract Pursuant to Lot Line Adjustment/ Execution of New Williamson Act Contracts

The project includes the rescission of the current Williamson Act Contract encumbering the 825.6 acers owned by the Kenwood BPSC Hunt Club, LLC (“Hunt Club”). It should be noted that after reviewing a preliminary title report and the study by the civil engineering firm of Huffman and Associates, the actual total acreage subject to the current contract is 825.6 acers. The Land Conservation Contract is dated February 4, 1977, and is recorded at book 3194 page 475 et seq. Official Records of Sonoma County. The lot line adjustment will be between the Hunt Club and adjacent acreage previously owned by Reclamation District 2061 (“Reclamation District”). The land was acquired by the applicant after it was dissolved in 2016. This 152.9 acer parcel is currently not under a Williamson Act Contract, contains hay crop and wetland slough and meets the definition of agricultural use, managed wetland area, recreation use, submerged area, and open space use. (Gov. Code §§ 51205 and 51201(l)(m)(n)(o). After completion of the lot line adjustment, the contracted parcel will consist of 759.6 acers of agricultural production and 66.0 acers of open space/submerged land.

The lot line adjustment proposes to add at least 81.93 acers of the former Reclamation District lands to the Hunt Club property which is immediately contiguous to the former Reclamation District property. A new Hunt Club parcel B would be created by removing 81.83 acers from the originally contracted parcel and combining it with the remaining former Reclamation District property. Upon approval of the lot line adjustment, the lands of the Hunt Club will be made up of two parcels totaling 978.5 acers.. The project then proposes to execute a new Williamson Act Contract on the 825.6 acer parcel which will continue to be owned by the Hunt Club.

The proposed lot line adjustment meets the criteria of Government Code section 51257 in the following respects:

- (1) The new Williamson Act contract on the Hunt Club property will enforcedly restrict at least 743.67 acers of the original contracted lands. At least 81.93 acers of the Reclamation District property will be put into the new Hunt Club contract for a period of not less than ten years.
- (2) As a result of the execution of the new contract there will be no net decrease in the amount of acreage restricted by the Williamson Act.
- (3) At least ninety percent of the land currently under contract will remain under contract.
- (4) After the lot line adjustment, the Hunt Club Parcel with the addition of at least 81.93 acers of former Reclamation District property, will be large enough to sustain its agricultural use as defined by Government Code sections 51222, 51205 and 51201.
- (5) The lot line adjustment will not compromise the long term agricultural productivity of either the Hunt Club parcel or the parcel previously owned by Reclamation District 2061.

- (6) The lot line adjustment will not result in the removal of adjacent land from agricultural use nor encourage such removal in as much as the property of the Hunt Club and former Reclamation District 2061 will continue to be used in the manner in which the properties have been managed for at least the last 100 years.
- (7) The lot line adjustment will not result in a greater number of developable parcels than existed prior to the lot line adjustment or an adjusted lot that is inconsistent with the General Plan.
- (8) Both properties will continue to meet Williamson Act Contract parcel size minimums and the current General Plan land use and zoning designations of 100 acer density.
- (9) The total acreage of agricultural use on the existing and proposed contract parcels will not change.

The proposed lot line adjustment is depicted on maps prepared by surveyor Rob Huffman. The drawings consist of three sheets which depict existing conditions, the proposed lot line adjustment, the proposed lot line configuration subsequent to the adjustment and the acreage to remain in or be placed anew into contract. Those exhibits reveal that, upon approval of the lot line adjustment and removal of the 81.93 acres of the Hunt Club property from the current Williamson Act Contract, the amenities proposed by the pending use permit application, including the areas upon which the clay course, club house, locker room, Hunters Pro shop, instructional classrooms and casting pond will all be on land that will no longer be encumbered by the Williamson Act.

Planning Commission/Board of Zoning Adjustments
Appeal Form

PJR-021

To: Board of Supervisors
County of Sonoma, State of California

File # PLP15-0060

Appeal is hereby made by: Sue Smith, Theodor L. Eliot, Jr and Tom Ruscant
Please Print

Mailing Address: 25700 Arnold Drive Sonoma CA 95476; 5850 Grove St,
Sonoma CA 95476 and 21258 Via Columbard, Sonoma 95971

Phone: 707 935 6338 or 415 302 5601 or Email: respectively

The Sonoma County Planning Commission Board of Zoning Adjustments (circle one) on

November 16, 20 17, approved denied (circle one) a request by

Kenwood Hunt Club LLC for USE permit PLP15-0060
for an expansion, lot line adjustment, and new Williamson
Act contract for the Wing and Barrel Hunt Club

located at Cecero Noble Rd, Sonoma

APN 068-190-007,008, 009,015 Zoned LEA BG F2 RC3R Supervisorial District 1

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

See Attachment A

Date: November 27 2017 Appellant: Sue Smith, Ted Eliot, Tom Ruscant
Signature

Appeal Fee: See current PRMD Project Review Fee Schedule

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

This appeal was filed with the Permit and Resource Management Department on the 27 day
of NOVEMBER, 20 17, receipt of which is hereby acknowledged.

GARY ELFRIC
PRMD Staff

November 27, 2017

Attachment A to the appeal to the Sonoma County Board of Supervisors of an approval by the Board of Zoning Appeals of Use Permit PLP-15-0060 for an expansion, lot line adjustment and new Williamson Act contract for the Wing and Barrel Hunt Club owned by Kenwood BPSC Hunt Club LLC and located at 6600 Noble Road in Sonoma.

From: Sue Smith, Ted Eliot, and Tom Rusert, appellants

**To: The Sonoma County Board of Supervisors
Supervisor Shirlee Zane, Third District, Chair,
Supervisor Susan Gorin, First District,
Supervisor David Rabbitt, Second District,
Supervisor James Gore, Fourth District, Vice Chair,
Supervisor Lynda Hopkins, Fifth District.**

**cc. Blake Hillegas, Project Planner, PRMD,
Tennis Wick, Director, PRMD,
Jennifer Barrett, Deputy Director, PRMD,**

In filing this appeal, we wish to be clear that, as appellants, we are not opposed to a hunt club that is appropriately sized, that is an ancillary use to the agriculture that surrounds it, and that serves as a place for public recreation and education in hunting, shooting and fishing for people of all ages, including the young people of our community. All these are consistent with County zoning and the General Plan.

We are also supportive of the sentiments and concerns of the many members of the present hunt club who appeared before BZA to ask that the present hunt club not be closed. That was never our intent.

We do, however, file this appeal against the very large expansion and monetization of the existing facility that is proposed by the applicant, Kenwood Hunt Club LLC. Even with the changes proposed by BZA, the design of the club would still be sized to accommodate a high-priced social-club or country-club in the place of the simple hunt club that this proposal has been made out to be. The proposed expansion would also be a "change of use" of the land, and it would make the social club the primary use of the land, and the agriculture secondary, in violation of the LEA zoning on the property.

This appeal is filed only a short while after the Staff Report for the project hearing was released only three working days before the BZA hearing, only nine calendar days after the BZA hearing on November 16, 2017, and just one working day after the revised Conditions of Approval and BZA Resolution were released by PRMD at close of business on November 23, 2017, just hours before the beginning of the Thanksgiving holiday. The transcript of the BZA hearing is also not yet available on the date that this document was prepared. All of this is a sad repeat of the difficulties the appellants had in receiving notice and obtaining information about the original intended approval of this project by PRMD as an administrative act, without benefit of public hearings, in December of 2016.

Given the difficulties that the appellants have had on this occasion in: a) obtaining reliable information in a timely way from PRMD, and b) having adequate time to prepare our responses over the intervening holiday and in the wake of the wildfires that have devastated the county and diverted the attention of many who would otherwise have testified, the appellants reserve the right to modify our appeal and/or to file additional documents and information to supplement this appeal statement once the missing information is available and we have had adequate time to review it with legal counsel.

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In filing our appeal, we assert the following:

1. **Inadequate public process.** The ability of the appellants and the public to respond to the applicant's proposal, or to make their case under CEQA and before the decision makers at the County, has been severely limited by a variety of inadequacies in the process provided by PRMD since late in 2016. These inadequacies have included:
 - a. Lack of adequate notice to neighbors and parties who have shown an interest in the project,
 - b. Lack of notice regarding the circulation of the amended MND under CEQA for the project, which MND was released on September 9, 2017, but about which the appellants only found out by accident on October 16, 2017,
 - c. Scheduling of hearings over public holidays, or at other times when the public was not able to respond quickly and adequately
 - d. Refusal to allow review of project files at project planner's desk marked "confidential",
 - e. Scheduling of appeal periods so they coincide with holiday periods, thereby seriously shortening the working days available to prepare response documents or file documents,
 - f. Late release of documentation that seriously reduced the public's ability to respond and the time available to file their responses.

2. **Inappropriate expansion.** The proposed four-fold expansion of the floor space in the proposed facility to a total of 35,302 sq. ft., including the new and existing space, is inappropriate. Particularly at 26,802 sq. ft., the new clubhouse is much larger than is needed to serve the reduced daily activity of 125 persons that has been required in the cap imposed by BZA (or lower, as proposed in this appeal).

If allowed, the level of expansion proposed would invite improper use of the expanded space, a use that could happen behind the closed doors of the private club and that could include implementation and operation of the exclusive high-priced social club that was described until recently in some detail by the applicant on the *Wing and Barrel* website (see Exhibit 1 to this appeal). The applicant has not publicly disavowed its intent to implement said activities, and the appellants continue to believe they are the true intention of the expanded proposal.

A social club is not an allowed use under the LEA zoning code in Sonoma County, and most of the uses described on the applicant's web page are not consistent with, nor secondary to or necessary to, the hunting, shooting and fishing uses on which a hunt club is founded.

The size of the clubhouse should be reduced to better fit the limitations placed on its use and occupancy by BZA, and to avoid any inappropriate use of the expanded space behind closed doors for the purposes described by the applicant on its website.

3. **Change of use.** The conversion of the facility from a) the relatively small public hunt club that is now open to local hunters to b) a private social club which would be open only to its members except on selected weekdays, is a change of use under the Sonoma County zoning ordinance which should require both a rezoning and a General Plan amendment with CEQA review before it could be implemented. A social club is not an allowed use in the LEA zone of Sonoma County.
4. **Agriculture would no longer be the primary use.** With a clubhouse and other human occupancy facilities totaling in excess of 35,300 sq. ft. including a new clubhouse reported to cost in excess of \$4.5 million, and with a membership of 500 who are asked to pay membership fees reported to exceed \$65,000, the new proposal clearly would mean that, even if called a hunt-club, the social-club activities proposed would become the primary activities on the site. The existing seasonal hay production activities, the only agricultural activities on the site, would clearly become secondary both economically and in terms of the true use of the site. Such a reversal would be in contravention of the LEA zoning on the property which requires that, to be allowed, a hunt club be a use that is secondary to agriculture.

5. **Privation seriously reduces public use.** The proposed privatization of the club would seriously reduce the public use of the hunt club and its lands from what is now available under the terms of

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the Use Permit approved in 2012. Under the new proposal, use of the club would be reserved for members on three out of the five weekdays each week, and on all weekends, year round. That would be a major reduction in public accessibility and use from the present seven-day access which is now available to the public. In particular, the loss of public access would be felt at weekends when most of the public and their families are available to engage in hunting shooting and fishing activities, but when access would be denied. Further attention should be given to increasing the opportunity of public access to the hunt club, particularly on weekends and at affordable rates.

6. **Piece-mealing under CEQA.** The applicant's move toward a four-fold expansion, which PRMD's records show began immediately after the hunt club's use permit was approved in 2012, is a clear attempt at piece-mealing in violation of CEQA.

Another piece-mealing violation under CEQA appears to have occurred in the applicant's deliberate separation of the Use Permit process that was occurring before PRMD and the dissolution process for Reclamation District 2061 that was occurring at almost the same time before LAFCO (see item 7 for details). Both actions are clearly interrelated under CEQA, but the applicant apparently chose not to inform, or request comment from, either agency about the proceedings going on simultaneously under the other, or to take the interrelationship into account under any CEQA evaluation.

7. **Misleading project description.** The continuing use by PRMD of the misleading project description that was provided by the applicant is a violation under CEQA. The description is used in the Staff Report and in the Mitigated Negative Declaration (MND), and use of it has tainted many of the consultant reports (traffic, water, sanitation, etc.) used in the preparation of the MND under CEQA, and has led to the incomplete findings reflected in PRMD's staff report. In particular, the project description used by PRMD is silent on:

- a. the applicant's intent to carry out the wide range of social club activities that were listed on the Wing and Barrel website until recently (see Exhibit 1 to this appeal), but were never reflected in the project description. If implemented, those activities would greatly increase the number of people who could be present on the site at any one time, and who would be at risk for serious injury when entering and leaving the site from SR 37. The applicant has since removed its statements from the web site, but it has never provided written confirmation of its abandonment of them in future activities at the expanded club.
- b. the true number of users of the site and its facilities. Even with the cap of 500 members approved by BZA, the actual number of users-with-rights at the club would be increased by the club's stated policy of allowing right-of-use to the club to presently unlimited number of spouses and family members, plus guests and guests-of-family members. All would have user-rights at the club under the club's rules and according to the club's literature. With 500 members, each plus a spouse and one or two grown children in each family, plus the guests invited by each, the number of patrons with user-rights to the club could easily exceed 1,800.

None of these numbers are reflected in the project description used in the MND, or in any of the traffic, water, or services reports prepared by the applicant's consultants for the MND.

- c. The presence and true use characteristics of a 40 seat dining room, with full service from 7 AM to 9 PM, five days a week, year round, together with outdoor space for a equal number of diners on a deck provided for that purpose. When the presence of what appeared then, and still appears now, to be a restaurant by all of its characteristics, was pointed out, the applicant responded by taking direct reference to the dining room out of its written project description. However the size of the proposed facility remained the same, and the

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applicant has continued to show the dining room space in its plans. In fact, even the PRMD planner for the project application referred to the purpose of the club to be to "hunt shoot and then party".

Consultants engaged by the applicant have used the project description without a clear reference to the restaurant as the baseline for their reports for the MND (traffic, groundwater use, sanitation, waste, etc.), and as a result they have omitted the effects of that rather substantial activity in their assessment of impacts.

The problem even reaches into the MND and the commenting system required on it by CEQA. All of the outside agencies which have commented on the draft MND have taken the flawed project description at face value, and all have only been informed by consultant reports that are based on the same omissions and misstatements, and which represent the facility as a low-use hunt club. As a result, each has essentially taken a "no comment" position with regard to the consultants' recommendations in the sections of the MND that concern them, clearly being under the impression that what they are being asked to review is a low key hunt club.

There are other examples of omissions, and other wording designed to obscure the true potential extent of some of the intended activities in the clubhouse, but these will serve to illustrate the problem. Each clouds the ability of the County or other agencies to make a clear assessment of the true impacts of the proposed project under CEQA, and together they have led to a MND that is inadequate. Failing any written and reliable retractions from the applicant, the project description should be amended and the MND and Conditions of Approval should be revised to reflect the real impacts of the project on the environmental and other resources of the project site.

8. **Key land improperly acquired.** The application LL15-0037 for a Lot Line Adjustment, and the related land transfers and requests for a new Williamson Act contract, should be denied because they rely on the use of real property that was improperly obtained by the applicant:
- a) by transference, at the instruction of LAFCO and as an apparent gift to the applicant, of all of the real property owned by Reclamation District 2061 north of Highway 37 to the applicant, a private entity, in violation of Sections 57454(a) and 57457 of the Government Code. When read together, Sections 57454(a) and 57457 prohibit transfer of the District's real property to a private entity and require that, as assets of the District, the district's real property be distributed to a qualified public agency (city, county, etc.). Throughout its proceedings, LAFCO treated the Reclamation District 2061, which was created by the Sonoma County Board of Supervisors in 1922, as a public entity, and claims to the contrary should be disregarded.
 - b) through a flawed dissolution process for said Reclamation District 2061, conducted in 2016 under LAFCO, in which review under CEQA review was improperly waived under Sections 15301, 15325, and 15061(b)(3) of the State CEQA Guidelines due to misleading statements made to LAFCO by the applicant that "no development or change of use is projected or anticipated".

Those statements were misleading because they were made at a time when PRMD's files show clearly that the applicant had already begun proceedings with PRMD for approval of an expansion of the clubhouse buildings, and for other developments and changes of use on the site. All this was done without informing LAFCO.

Additionally, each of those proposed development actions being discussed with PRMD were dependent upon the approval by the County of the applicant's request for a Lot Line Adjustment and a related Williamson Act contract renegotiation – and each of those approvals would be dependent upon the applicant having ownership of the Reclamation District 2061 lands north of Highway 37 in order to use them in a trade that would free lands presently under the Williamson Act to be used for development without Williamson Act

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restraints. Such a process was clearly an intended use of said Reclamation District 2061 lands for development purposes, and it should have triggered evaluation of the dissolution application under Sections 15301, 15325, and 15061(b)(3) of the State CEQA Guidelines.

Approval now by the Board of Supervisors of the lot line adjustment application that is dependent upon the availability of said Reclamation District lands, and further approval of the application for a new Williamson Act contract that would be based on that lot line adjustment, would essentially be rewarding the applicant for its improper and/or illegal procedures, and it would inevitably lead to a challenge in the Courts.

Additionally, it is important to note that Condition 71 of the Conditions of Approval, as drafted by PRMD, states that "This Use Permit approval is contingent on Board of Supervisors approval of Lot Line Adjustment file LLA15-0037". Without such approval due to the inconsistencies outlined in this appeal, the entire application should be rejected or, if it is allowed to proceed, it should be without a Lot Line Adjustment and Williamson Act contract modification. At the same time, the disposition of the land received from the dissolution of Reclamation District 2061 should be reconsidered, and appropriate ownership adjustments or transfers should be made.

- 9. Disregard for the traffic safety of club members and of motorists on SR 37.** The MND lacks any discussion regarding the future safety of club patrons or passing motorists or truck drivers approaching or leaving the club on SR 37. The Staff Report and resolution of approval also lacks any Condition of Approval that requires any traffic safety improvements at all at the entrance to the proposed facility from SR 37.

The applicant's traffic study, on which the MND and staff report depends, deals only with traffic-flow issues at the entry to the site, and in that context it essentially makes the finding that "the conditions at this location are so bad, this project cannot make them any worse." However the traffic safety issues that would exist once the expanded project with its social club were implemented, have been ignored.

The effect of that omission can be seen in the Caltrans response to the MND, which takes into account only what it is told in the traffic report in the MND, and so omits comment regarding the safety issues associated with the club's entry onto SR 37.

The continued intention of the applicant to save money and to justify relying on the existing farm driveway for access and egress to a hunt club and social club of considerable size and capacity, is a blatant attempt to avoid its responsibility both to the public using SR 37, and to the 500 members from which it receives membership and other fees, and the 1000 or more family members and guests who would have rights of use at the club according to the published conditions of membership. Under the present plan, the lack of safety improvements could put club members and their families and guests, along with passing motorists on SR 37, at risk of serious accident or fatality.

Without proper concern for traffic safety, and without appropriate Caltrans recommendations on safety on one of its most important North Bay highways, the project review under CEQA is incomplete and unacceptable. At a minimum, traffic safety improvements should be required at the entry to the hunt club that are at least as comprehensive as those that have already been voluntarily installed at the entrance to the nearby Culligan Ranch launching ramp, a public recreation project which serves a smaller number of users on a typical mid-week or weekend day, but which has owners that understand, and respond to, the safety issues associated with its exposed location on SR 37.

- 10. Continued presence of a full scale restaurant in the proposed expansion.** The continued presence of a full-service restaurant in the applicant's proposal remains a major concern for the appellants, especially in light of the applicant's own statements on its web site (since taken down) regarding its intended use of said restaurant to host lavish parties, winemaker events, private celebrations, classes and dinners by visiting chefs, and the like (see Exhibit 1 attached). All would

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result in the restaurant becoming a magnet for a frequent clustering of patrons that would increase the danger of accidents at the club's entrance and exit on Highway 37, and would place additional loads on the facility's services (water, sanitation, waste disposal, etc.) and the resources on which they depend.

Additionally, restaurants are not an allowed use on LEA zoned land in Sonoma County.

When asked to respond to that concern, the applicant and PRMD staff have suggested that what is proposed would not be a "restaurant" because it would be private, and only patronized by members of the club. This in spite of the fact that, in every other characteristic, the facility proposed would be identical to a restaurant in both appearance and in function – and in its impacts on the environment in which the club is located. On a busy day, as presently proposed, as many as forty to seventy people could be clustered there at one time at a typical dinner-hour. Meals would be prepared on site by a resident chef or a guest chef. There would be a full service bar where wine and alcohol would be served. Patrons would order off a menu, and would pay for their meals and drinks based on what they order. Many of the diners would not be club members, but would be spouses or guests. And the restaurant would draw for its patronage from among the approximately 1800 people who would have use of the club if the proposed cap of 500 members were imposed – a patronage that would not be so different from any other restaurant of a similar size in the area.

So, when examined, the "private and members only" distinction seems to be a non-distinction in terms of impact and services provided. And a restaurant is still not an allowed use in the LEA zone in Sonoma County.

A better solution might be to continue the present system that was set up by the Use Permit issued in 2012. It allows for the consumption of food that is prepared off site and brought in for sale to the hunters and fishermen as part of their activities at the club. Food preparation on site is limited to employees. No restaurant facilities are allowed for members.

That same system would seem to also be appropriate now. It would allow the size and the complexity of the facility to be reduced significantly. It would reduce the impacts of the club on the surrounding resources and environment. And it would eliminate the "magnet effect" that would draw patrons to the site and increase the danger of accidents on nearby SR 37. At the same time, it would provide members who are making legitimate use of the club for hunting and fishing with a place to eat and have a drink with a son or daughter or friend, before returning home. This approach would also require very little oversight to ensure compliance – a particularly important concern for a private club that operates behind closed doors. And it would be allowed under the present zoning on the site.

- 11. Concerns re use of deep aquifer groundwater to serve occupant uses.** The project, and its proposed expansion, depends for its potable water supplies on a deep well that draws groundwater from a limited aquifer located deep under the thick layer of bay mud that underlies the entire site. Studies by the Sonoma County Water Agency and by the US Geological Survey indicate that that aquifer contains groundwater that is possibly hundreds of years old, and that has no source of recharge or replenishments once it is drawn down.

It seems especially inappropriate, at this time when Sonoma County is in the process of setting up Groundwater Sustainability Agencies to manage the County's groundwater resources, to allow increased draw-down of groundwater from a source that is already known to be limited and that has no source of recharge. The appellants question whether such an action would be sustainable under SGMA and considering the studies now available in the model for the Sonoma Valley groundwater basin.

- 12. Change of setting.** CEQA requires that a clear definition of the setting of a proposed facility is an important baseline for the review process required under CEQA. In the MND, the County relies on the description of the setting provided in a previous Use Permit application that was prepared in 2010 and approved in 2012.

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However, the setting in which the proposed hunt club expansion would take place has changed dramatically since 2010 and 2012, with more than \$600 million in public and donated funds spent in recent years on acquisition and restoration in the Baylands area that surround the site, and with virtually all of the 30,000 acres that surrounds the site now in protected and restored habitat that is dedicated to wildlife conservation, preservation and enhancement.

It is not now appropriate for the County to permit the more than quadrupling of the intensity of human usage, and of resulting human impacts, in an area that is otherwise set aside and protected by County policy and in response to the clearly expressed public interest.

- 13. Dangers of sea level rise.** The Staff Report and the MND prepared under CEQA both fail to recognize the potential effects of pending sea-level rise on levee stability at the location of the proposed project. They also ignore the potential for flooding of the site both through over-topping of the protecting levees and as a result of subsurface-seepage that will increase as sea levels rise. Flooding from either of those sources could lead to severe property damage, injury to the occupants of the site, and potentially to loss of life.

The project site consists of reclaimed tidal land that is certainly at high risk to sea-level-rise intrusion during the expected life of the project. These issues are discussed in detail by the "UC Davis Stewardship Study", and in the "State Route 37 Infrastructure and Sea Level Rise Analysis (Phase 2)" completed in 2016. They were also touched on in Caltrans' letter to PRMD dated November 16, 2017, which was ignored at the BZA hearing, but which says in part:

"The project site, as well as the surrounding area and transportation network are located in an area that is extremely vulnerable to flooding. Related impacts from future sea level rise and storm surge events are not adequately addressed in the MND. Current climate science suggests that this area will be subject to permanent inundation from sea level rise projected to occur by mid-century. Since the analysis in the MND concludes there will be less than significant impacts, it should be revise to assume water elevations will increase over time throughout the life of the project, and analyze potential impacts based on these increasing water elevations."

Is it really sufficient, as the MND and Staff Report suggests, to make the only sea-level-rise requirement for the project the raising of the main floor level of the clubhouse to above 11 feet above sea level? That, when a flood caused by a levee break or by seepage on the site due to sea level rise would flood all the access roads, driveways and parking areas that serve the site, inundate all wells and sanitation facilities, and leave the occupants of the club standing on a platform around which everything for miles would be flooded in each direction.

And who will pay to rescue the hunters who would be marooned there, or to rehabilitate the facilities that would be damaged in the flood? PRMD's conditions of approval require neither that the applicant provide adequate notice of the danger from flooding due to sea level rise to users of the hunt club, and to members when they pay large fees for membership that they could lose when an inundation occurs.

The MND as written fails to identify, let alone address, these critical questions, but that assessment must occur in order to fully comply with CEQA and before any use permit can be adopted in its final form.

- 14. Interference of the project with peak flood-flows on Sonoma Creek.** When landward retreat and adaptation to sea-level rise are being considered by communities all around San Francisco Bay, it would not be in the public interest for the County of Sonoma to now allow a new 26,802 sq. ft. three-story structure to be built at a cost of \$4.5 million in the middle of the Sonoma Creek drainage, and placed directly in the path of both tidal flow and upland drainage in winter storms with the protection only of earthen levees that were constructed without engineering analysis over 50 years ago.

Placing such a large three-story structure in the direct path of Sonoma Creek in such circumstances is folly, and it should not be allowed. The potential for loss of life and severe

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damage to buildings and occupants in case of a levee failure and/or flooding due to a combination of sea-level rise and runoff from heavy rainstorms upstream in the watershed of Sonoma Creek is not addressed in the MND under CEQA for the project or in the Conditions of Approval proposed by PRMD.

- 15. Lack of consideration of the effects of reconstruction of SR 37.** The pending reconstruction by Caltrans and other local agencies of Highway 37 to respond to sea level rise, and the potential effects of such reconstruction on the project site and vice versa, is ignored in the Staff Report and the MND under CEQA for the project. Since an official Segment B Corridor Improvement Plan is now in the process of being developed, that issue must be addressed before any Use Permit approval is considered for final approval.

Options being considered at present include building a causeway or an elevated embankment over Segment B marshlands on the north or south side of the existing SR 37 alignment, then removing the existing SR 37 levee to allow tidal waters to move in and out over the area around the hunt club site ("Draft SR37 Transportation and Sea Level Rise Corridor Improvement Plan, September 2017 by Kimley, Horne and AECOM"). One alignment could potentially place the realigned highway directly on top of the project site, and either alignment would expose the site and its levees to a variety of new, and different, pressures that the existing improvements may not be adequate to withstand.

It would not be appropriate for members of the Sonoma County Board of Supervisors, who are intimately familiar with the ongoing four-county studies of the relocation of SR 37, to allow a heavily monetized private business to place a new three-story clubhouse with high replacement value in direct line with the right-of-way being considered for a relocated SR 37 without deep study of the engineering, environmental and fiscal implications of such a decision.

- 16. Unenforceable cap.** At the recent BZA hearing, the applicant agreed to accept a cap on the number of people who would be allowed on-site on any given day. However the cap of 125 suggested by the applicant, and accepted by BZA, is both arbitrary and unenforceable because:

- a. It is not consistent with the documented operations of the club shown in Exhibit H of the Staff Report which reflect average daily user populations of only 21 to 50 on weekdays and 10 to 26 on weekend days over the period from October 2014 to March 2016. Based on these records, the daily cap should be revised downward – perhaps between 50 and 75 in recognition of present day usage.
- b. as it is now proposed, the cap is not enforceable. For example, consider the difficulty an employee of the club who is minding the gate would have in turning away fully paid up members (particularly those who have paid \$55,000 to \$65,000 for their memberships) who drive onto the property along with some guests and family members with the intention of dining at the clubhouse restaurant, but without first engaging in the hunting, shooting and fishing activities required by the BZA approval.

Or when those same members arrive at a time when the daily attendance at the club has already reached the cap imposed by BZA or the Board of Supervisors.

Is it really credible to expect that, in such circumstances, the paying member and his guests would be turned away? Or, since the club would be private and therefore without compliance oversight, would a blind eye be turned?

And how often would that occur in a period of say a year, and who, in the complaint-driven compliance system used by Sonoma County, would be there to file a complaint regarding such violations of the cap when they occur?

While the appellants are supportive of the concept of a cap on usage of the facility, we believe it is important that it impose the right limits based on the history of the club, and that it be free from the danger of manipulation that would reduce or eliminate its value as a compliance mechanism.

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17. **“Club Rules” based compliance.** During the BZA hearing, the applicant proposed that enforcement of the “Club Rules” would be sufficient to ensure compliance with the Conditions of Approval and any limits placed on it by BZA. It appears that PRMD has accepted this approach as an adequate control for compliance under the terms of the project.

However, as far as the appellants know, the club rules were not shown to BZA or the public, they were not incorporated into the BZA approval as a project condition, they are not a part of the record for the project application, and no enforceable mechanism was proposed, or confirmed in writing, by the applicant that provides assurance that members will comply with the rules behind closed doors during their attendance and use of the private club proposed.

Greater certainty is required before any self-administered “club rules” approach is accepted as a means of ensuring compliance with the County’s conditions and limitations on operations at the club. Or, should compliance monitoring and internal behavior prove to be impossible to enforce, the expansion and the accompanying conversion to a private club should be denied.

18. **Lack of independent compliance oversight.** As it stands at present, the conditions in the Staff Report rely only on reporting by the operator, and contain no provisions for independent on-site compliance monitoring over time.

Unfortunately, the applicant’s proposal is to create a private club facility that is not open to public scrutiny, and experience since the approval of the first Use Permit in 2012 has shown that the applicant has a history of pushing the limits. As a result, reliance on the proposed self-regulating and reporting system will not work, nor will the customary complaint-based system used by the County be effective in a situation where all operations and activities will be behind closed doors.

Instead, an independent compliance monitor should be required who is engaged by, and is responsible to, the County and who has full access to the club and its operations. The compliance monitor should be required to make spot visits when required, to keep records and report regularly, and to submit an annual report to the Board of Supervisors with copies to the appellants. The salary or fee costs of the compliance monitor should be covered by the applicant, with payments made through the County as a cost of continuing to do business on this site.

19. **Absence of an emergency evacuation plan.** Considering the multiple dangers of this particular site (flooding, earthquake damage, regional inundation, injury or loss of life at the entrance to SR 37, etc.) it is vital that the Conditions of Approval contain an emergency evacuation plan and employee training program that can be implemented immediately when needed.

The need for such a plan was discussed, and met with some favor, at the BZA hearing on November 16, 2017, but it seems to have been omitted from the BZA resolution which concluded the meeting. The appellants ask that that omission be corrected, and that an emergency plan and training procedures be required as a condition of approval.

20. **Dangerous precedent.** The appellants are concerned that the project as proposed includes some precedents that, if replicated widely in Sonoma County, would be dangerous to the health and welfare of the people of the County and to the administration of the zoning laws of the County. They include:

- a. A private-club closed-door approach to facilities which sponsor events or attract large numbers of people on agricultural land in Sonoma County,
- b. Allowing of restaurants under the “private club” rationale used in the application as a justification for similar facilities situations where they are not otherwise allowed,
- c. A closed door approach to gathering places and events facilities that is difficult to monitor, or enforce.

It is recommended that precedent-creating arrangements and design features be avoided in this and other developments in the County

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Exhibit 1 (rev 1) to the statement of appeal dated November 27, 2017.

What the Wing & Barrel Hunt Club applicant has said about the scope of its own project:

The applicants' own web site (<http://www.wingandbarrelranch.com/>) described the project in the following way:

'the Clubhouse will serve as the heart of a wide range of member activities including memorable meals, fireside visits, winemaker events, hands-on cooking classes, and, of course, wines paired with exceptional food,' and

'Host to many future gatherings, the restaurant is designed to be perfectly suited for daily meals, elaborate parties, winemaker events, and private celebrations. Visiting chefs will lead specialty culinary classes in the adjacent demonstration kitchen, giving opportunities for non-hunters to cook while their families are hunting,' and

'..... new clubhouse, restaurant and kitchen which will offer members and their guests full-service dining throughout the year, special event menus featuring fresh seasonal menus reflecting the bounty of the land ... monthly events hosted by our 15 vintner members', and

'a unique culinary experience – the new clubhouse and kitchen will offer members and their guests full-service dining throughout the year, special event menus featuring fresh seasonal menus reflecting the bounty of the land -- available in the dining room, bar and on the deck overlooking the expansive view', and

'The main usage area will be a 1,300 sq. ft. dining room accommodating 40 people seated and areas for members' use.' (applicant's statement to SVCAC)

From these statements, all in the applicants' own words, we understand that the enlarged facility will host:

- a wide range of 'member activities' (not explained in terms of size or character);
- a restaurant (not an allowed use in the LEA zone) that would include:
 - a kitchen for food preparation,
 - a full bar,
 - full-service dining in a 40 seat, 1,300 sq. ft. dining room open from 7AM to 9PM, five days a week
 - an outdoor 3,108 sq. ft. dining deck (capable of accommodating up to 60 more diners);
- wine maker events (not defined) hosted monthly by the 15 "vintner members", presumably without a special permit;
- "elaborate parties" (not defined);
- events with special-event menus (not defined); and
- private celebrations (no definition provided).

As an indication of scale, these events would be available both to a) the 500 members of the club, to their guests without limit, and to spouses and family members at several levels, and b) to an executives of the "corporate members" of the club and their guests without limit.

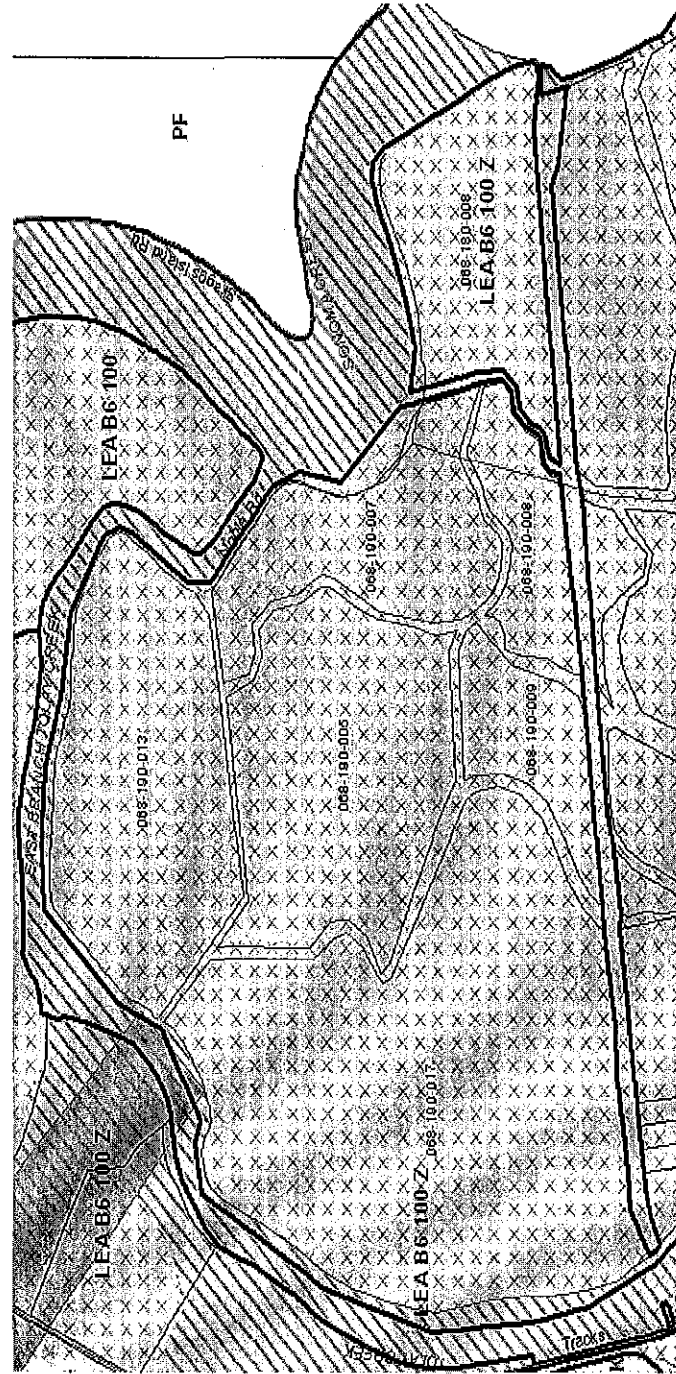
Yet the wording in the applicant's proposal scales down the apparent size and scope of the project by referring only to "hunting, fishing and shooting activities for small groups between 20 and 40 club members" and promising "no special events". It is therefore misleading, and should be corrected before it is used as the basis for CEQA and other evaluations of the project.

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**Black Point Sports Club
Hunter Usage Report**

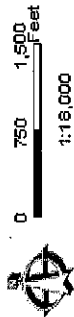
Month	Hunter Count	Accumulated Total	Hunting Days	Avg Hunters per day	Weekend Average	Weekday Average
October 2009	538	448	27	20	30	15
November 2009	696	1,028	26	27	40	20
December 2009	640	1,561	26	25	37	18
January 2010	694	2,139	27	26	39	19
February 2010	985	2,960	24	41	62	31
October 2010	443	370	27	16	25	12
November 2010	606	875	26	23	35	17
December 2010	620	1,392	26	24	36	18
January 2011	859	2,108	27	32	48	24
February 2011	967	2,914	24	40	60	30
October 2011	538	448	26	21	31	16
November 2011	696	1,028	26	27	40	20
December 2011	640	1,561	26	25	37	18
January 2012	694	2,139	26	27	40	20
February 2012	985	2,960	25	39	59	30 Traffic Count Taken
October 2012	227	227	26	9	13	7
November 2012	445	672	26	17	26	13
December 2012	436	1108	26	17	25	13
January 2013	654	1762	26	25	38	19
February 2013	763	2525	24	32	48	24
October 2013	345	403	27	13	19	10
November 2013	495	898	26	19	29	14
December 2013	598	1,496	26	23	35	17
January 2014	590	2,086	27	22	33	16
February 2014	605	2,691	24	25	38	19
March 2014	167	2,858	26	6	10	5
October 2014	385	444	27	14	21	11
November 2014	534	978	26	21	31	15
December 2014	462	1,440	26	18	27	13
January 2015	720	2,160	27	27	40	20
February 2015	820	2,980	24	34	51	26
March 2015	192	3,172	26	7	11	6
October 2015	355	413	26	14	20	10
November 2015	585	995	25	23	35	18
December 2015	550	1,545	27	20	31	15
January 2016	621	2,166	27	23	35	17
February 2016	779	2,965	24	32	49	24
March 2016	180	3,145	27	7	10	5

Zoning Map

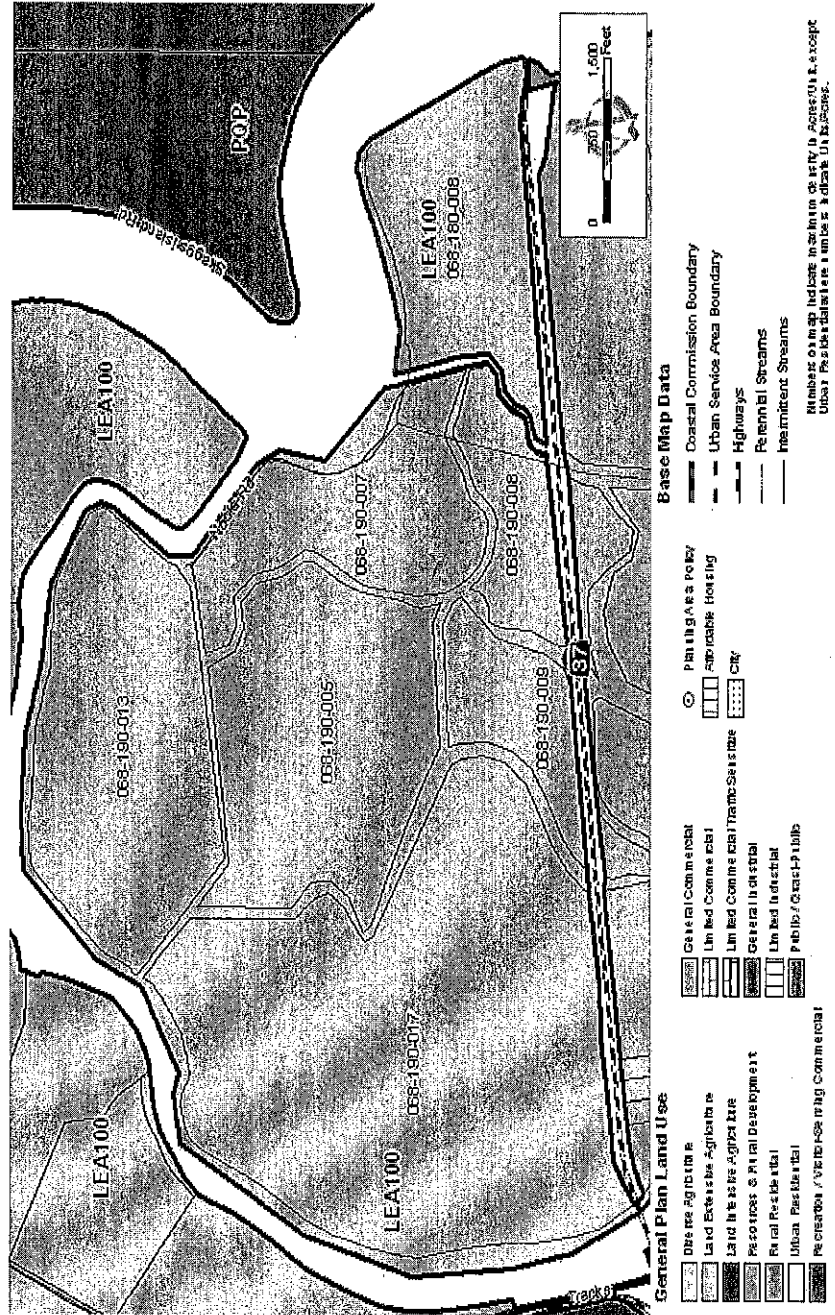


Zoning and Combining Districts

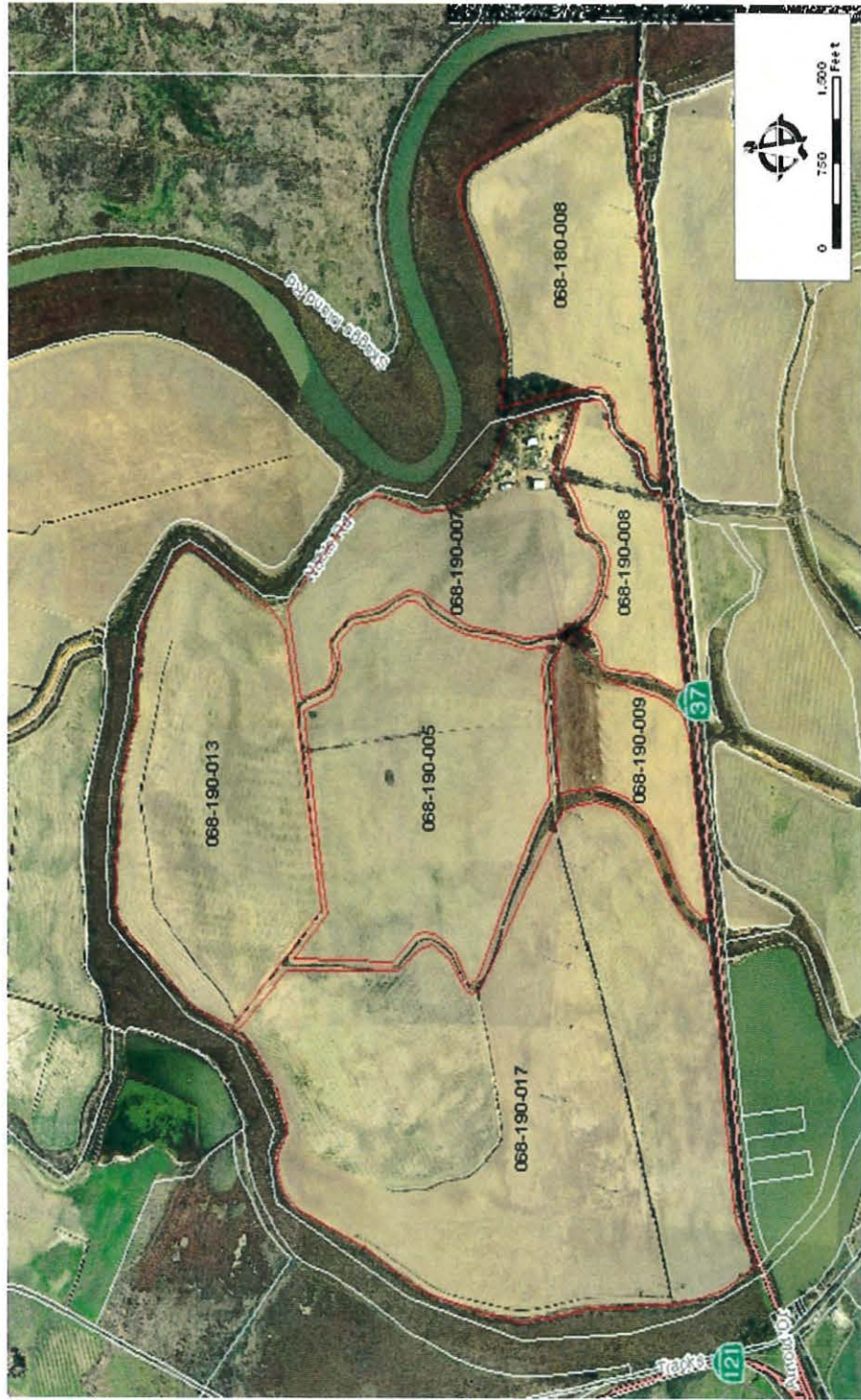
- City Limit
- AH Affordable Housing
- LU Policy
- HD Historic District
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- BR Biotic Resource
- MIR Mineral Resource
- G Geologic Hazard
- F1 Floodway
- F2 Floodplain



General Plan Land Use Map



Aerial View



Existing Conditions



EXHIBIT J

Development Area Site Plan

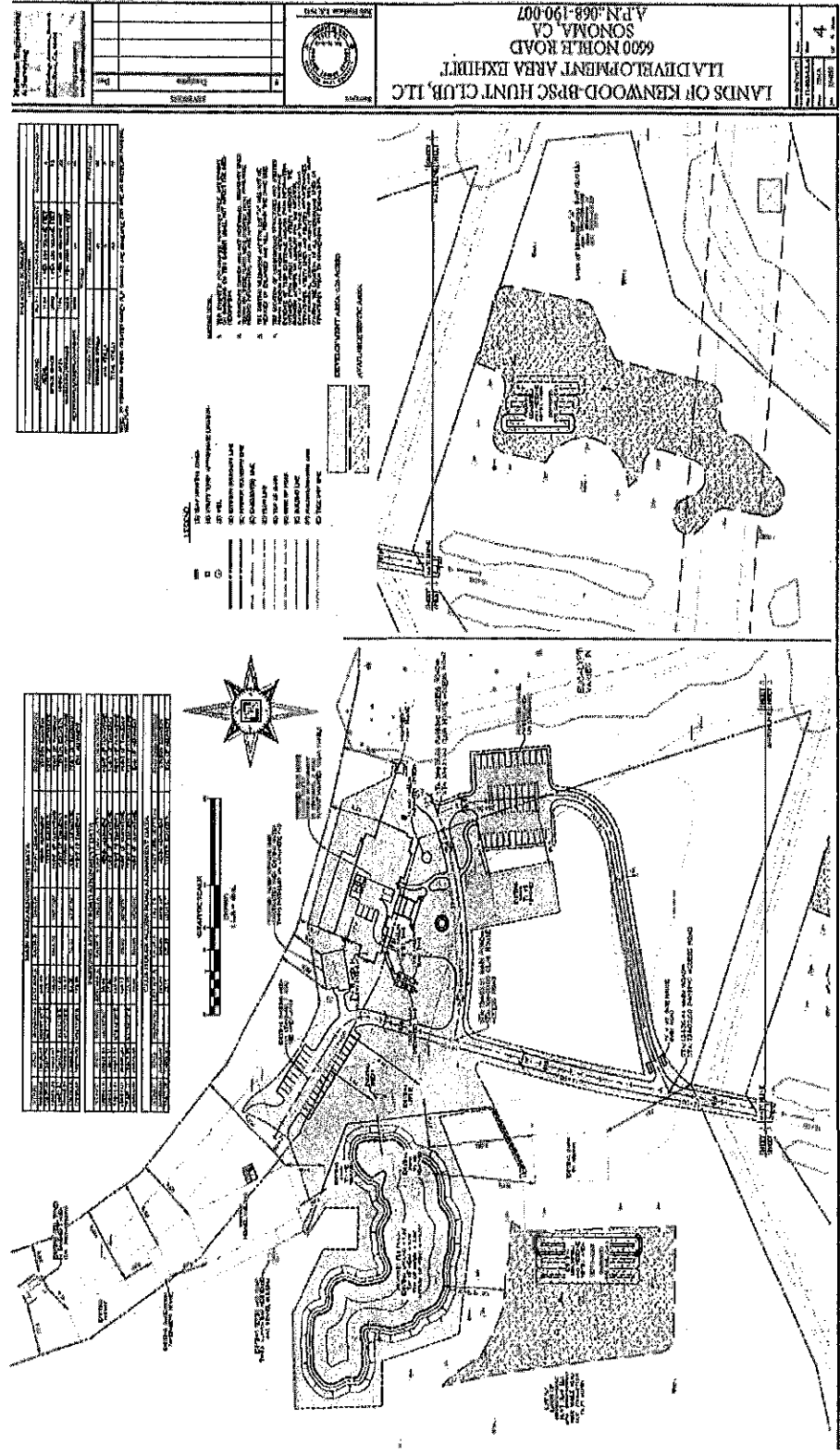


EXHIBIT M

LANDS OF KENWOOD-BRSC HUNT CLUB, LLC
 11A DEVELOPMENT AREA EXHIBIT
 6500 NORTH ROAD
 SONOMA, CA
 A.P.N. 068-190-007

DATE: 12/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Clubhouse Building Elevation

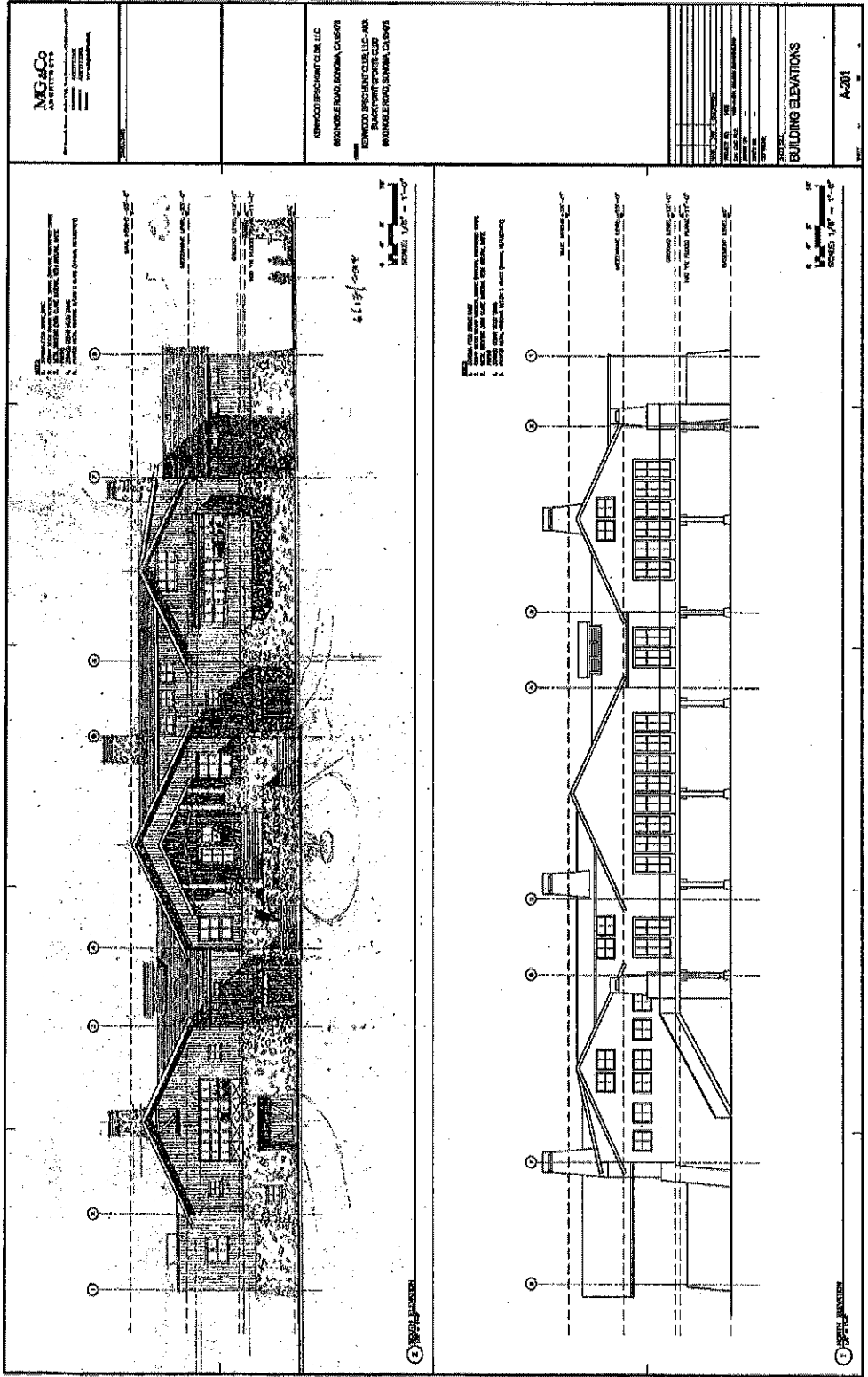


EXHIBIT O

Resolution Number 17-013

County of Sonoma
Santa Rosa, California

November 16, 2017
PLP15-0060
Blake Hillegas

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND GRANTING A USE
PERMIT MODIFICATION TO KENWOOD-BPSC HUNT CLUB
LLC, FOR PROPERTY LOCATED AT 6600 NOBLE ROAD;
APN'S 068-190-005, -007, -008, -009, -013, -015, -017 and 068-
180 -008.

WHEREAS, the applicant, Kenwood-BPSC Hunt Club LLC, filed a Use Permit application with the Sonoma County Permit and Resource Management Department to add a new clubhouse, fly casting pond, a sporting clay shooting tower, and related facilities to the Black Point Sportsman's Hunting Club, subject to Board of Supervisors approval of an associated Lot Line Adjustment at 6600 Noble Road; APN'S 068-190-005, -007, -008, -009, -013, -015, -017 and 068-180 -008; Zoned LEA (Land Extensive Agriculture) B6 100, Z (Accessory Dwelling Exclusion) F2 (Flood Plain) RC 50/25 (Riparian Corridor) SR (Scenic Resource); Supervisorial District No 1; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Zoning Adjustments held a public hearing on November 16, 2017, at which time the Board of Zoning Adjustments heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Board of Zoning Adjustments has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The project is consistent with the General Plan in that a hunting club and accessory uses, as proposed, are allowed in the LEA General Plan land use designation and the project is consistent with other applicable policies of the Plan. The primary use of both parcels will continue in agricultural use.
2. The project is consistent with the LEA B6 100, F2, RC 50/25, SR zoning because it allows hunting clubs and accessory uses by Conditional Use Permit. The project is designed and conditioned to comply with zoning requirements, including the Flood Plain, Riparian Corridor, and Scenic Resource combining zones. The kitchen, demonstration kitchen, dining area, bar, lounge, pro shop and related facilities in the clubhouse are only

permitted as accessory uses to support the hunting club and will not be open to the public. The Conditions of Approval limit the total number of members to 500 members, and no more than 40 participants at a time may attend scheduled group activities. Group activities shall not start or end during weekday peak traffic periods from 3-7 pm. Group activities shall not be scheduled to overlap with peak weekend hunting/shooting periods during the hunting season from 7 a.m. to 12 p.m., or during the midday peak traffic period from 12 p.m. to 1 p.m.

3. Based upon the information contained in the re-circulated Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are that the design is compatible with the scenic corridor and scenic landscape unit requirements; the design meets requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the county code; drainage improvements are required to ensure there will be no net increase in runoff, natural drainage patterns will be maintained and there will be no increased impact from storm water or floodwater dispersal over the site and adjacent lands; agricultural and open space use will remain the primary use of the land on both parcels; traffic impacts are limited because the number of members using hunting and shooting facilities is limited by the capacity of the fields, scheduled group activities are limited to a maximum of 40 persons, and scheduled group activities will not start or end during the weekday afternoon 3-7 p.m. peak hour traffic period, or overlap weekend peak morning hunting and shooting periods (7am-12pm) during the hunting season or during the peak weekend traffic period from 12-1 pm. After modification of the parcels by lot line adjustment, there will be no net loss of agricultural or open space land on the parcel under a land conservation contract. The project hydro-geologic report and supplemental information show that there is adequate water for the project, the potential for harmful salt water intrusion is minimal and horizontal and vertical separations between project wells and the nearest streams and neighboring wells are large, such that the project has minimal potential to cause significant well interference or stream impacts.
5. The project is subject to approval of a lot line adjustment of land under a land conservation contract and meets the criteria of Government Code section 51257 in that the contracted parcel would be under contract for at least 10 years, there will be no net decrease in land under contract, at least 90% of the land currently under contract will remain under contract, the contracted parcel will be large enough to sustain its agricultural use, long term agricultural viability will be maintained, the lot line adjustment is not likely to result in adjacent land being removed from contract, and the project will not result in a greater number of developable parcels than existed prior to the adjustment. The hunting and sporting clay shooting areas subject to the land conservation contract will remain open to the public on Mondays and Tuesdays and on

other days, on an as available basis. The public use cost will be set at \$35-45 dollars per bird with no minimum bird card purchase in order to provide reasonable public access to these recreational facilities.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Carr, who moved its adoption, seconded by Commissioner Davis, and adopted on roll call by the following vote:

Commissioner	Carr	Aye
Commissioner	Reed	Aye
Commissioner	Cook	Aye
Commissioner	Davis	No
Commissioner	Lamberson	No

Ayes: 3 Noes: 2 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

Item No.: 2
Time: 1:30 PM
File: PLP15-0060
Applicant: Bill Hooper
Appellant: Sue Smith
Owner: Kenwood-BPSC Hunt Club LLC
Cont. from: N/A
Staff: Blake Hillegas
Env. Doc: Mitigated Negative Declaration
Proposal: Appeal of staff's administrative approval of a Conditional Use Permit modification authorizing a new 26,802 square foot hunting clubhouse, a 1.5 acre fly casting pond, and an 85 foot tall sporting clay shooting tower and related facilities on 978.5 acres utilized as a hay farm and hunting club. The project includes a proposed lot line adjustment between the 825.6 acre hay farm/hunting club property (Lot A) under a non-prime land conservation contract and an associated 152.9 acre parcel (Lot B) containing levees, riparian wetland sloughs and adjoining hay land. The Lot Line Adjustment is subject to Board of Supervisors approval due to the Land Conservation Act contract. The proposal is to remove 89 acres of land for the clubhouse from the contract and add 89 acres of the levee and wetland slough parcel to the reconfigured 825.6 acre contract parcel.
Location: 6600 Noble Road
APN: 068-190-005, -007, -008, -009, -013, -015, -017 and 068-180 -008
District: 1
Zoning: LEA (Land Extensive Agriculture) B6 100, Z (Accessory Dwelling Exclusion) F2 (Flood Plain) RC 50/25 (Riparian Corridor) SR (Scenic Resource)

Chair Lamberson commented that a new letter was received from Caltrans asking for more time to review the three turnouts done for modified Use Permit. They also commented about sea level rise. **Staff Hillegas** stated that Cal-Trans was part of the submittal to the State clearinghouse, and their response included things that are not required by law at this time, such as a travel demand analysis. **Chair Lamberson** asked for a vote on whether the item should be continued. **Commissioner Carr** wanted to hear the item, adding it would be going to the Board of Supervisors, so there would be plenty of times for people to participate. The item has already been continued twice for fire related reasons. And the applicant does not wish to continue the item. The other commissioners concurred.

Staff presentation. Blake Hillegas summarized the staff report, which is incorporated herein by reference.

Commissioner questions:

Commissioner Carr stated that he was baffled how the project went forward without a regular Use Permit hearing, as there had been a split vote at PRAC. He asked staff if, after the appeal had been filed, the applicant made changes. **Staff Hillegas** stated that he and the applicant spent a lot of time clarifying how the hunting and shooting operations work and how group activities work. They talked a lot of about group activities and what they consist of. The group activities are hunting club based—hunting, shooting, fishing—and then they have a party. The question is how they are going to regulate the number of people to be consistent with their projections.

Commissioner Carr commented that it doesn't seem clear how the people are going to be regulated and how it can affect septic capacity.

Staff Hillegas stated that is a fair question but the applicant would be better able to answer that. From what the applicant has indicated, much of the clientele will not be local.

Commissioner Carr said the appellant said there seems to be some misunderstanding from what was presented to PRAC (Project Review Advisory Committee).

Staff Hillegas noted that the two things that stand out are the initial record said 300 members. The applicant indicates they have always had 300 full members with additional members showing up occasionally -approximately 600. Then, when the applicant's website was put up it noted large gatherings and elaborate parties, which has made citizens concerned.

Commissioner Carr asked if the building looked at by the advisory committee. **Staff Hillegas** indicated his understanding is the design is the same as it is today.

Commissioner Carr asked if we look at winery standpoint, with appointment tastings, would a winery decline a member. It is hard to understand how clubhouse drop-in activity would be regulated.

Commissioner Davis asked for more discussion about the groundwater analysis. **Staff Hillegas** commented there are two wells on the property from two different aquifers. The staff geologist, **Robert Pennington**, noted a few concerns which were addressed to the applicant. The existing shallow water well has salt water in it. The deeper well, with less salt, is used for irrigation. Conclusions were that the limited amount of water use would not impact the basins or wells or streams in the area due to horizontal and vertical separation.

Commissioner Davis asked if there was an issue about salt water intrusion. **Staff Hillegas** said that the shallow well is already salty, and you are not going to increase the salt water intrusion by extraction at the level proposed by the project. **Staff Pennington** added that here is very little groundwater use in the area so there is very little data.

Commissioner Davis asked about flooding to adjacent parcels and the impact on the levees. **Staff Hillegas** stated that levees protecting the property already surround the property. Sea level rise is another issue.

Commissioner Lamberson asked if there was any talk of merging all of the lots and if that was something that the county would be interested in. **Staff Hillegas** said it was clarified that there were only two legal lots. **Deputy Barrett** added that all of the Assessor's Parcels shown are not legal lots. **Counsel Thomsen** added that the Lot Line Adjustment proposal is to exchange land. At the end there would be a new Land Conservation Agreement, so there is no net loss of land under Williamson Act. **Staff Hillegas** said he used the parcel map to distinguish the parcels. **Commissioner Davis** asked which land would be exchanged and what would not be under the Williamson Act. **Staff Hillegas** referenced the proposed agricultural map and then the overall site plan. **Commissioner Davis** asked if it is typical if someone wants to add sloughs to the Williamson Act. **Deputy Director Barrett** stated that the Uniform Rules for Agricultural Preserves allows both agricultural and open space uses under a contract.

Mike Sutsos, Applicant, stated that his father started the hunt club in 1964. Decided that he wanted to have a hunt club in Sonoma County. His son Mike is going to help run the club going forward. It is a family tradition and Sutsos is grateful that there are investors to help move the project along. It's a great thing for kids and families.

Bill Cooper, Applicant, accepts the staff report and conditions of approval. He has been involved with the restoration of the bay. They need to club house to move forward. There is no limitation on

membership under the current use permit. Mr. Cooper asked to eliminate the word "membership" and substitute term "guests." For the most part, they are consistent with the 600 number. People come to the area to hunt and there are safety guidelines. Due to these guidelines, they have a capacity regardless of the number of members. Mr. Cooper stated that website needs to be toned down and their intent is not have large parties. Everyone takes the safety of the club and its guests very seriously. They intend to have small outings and groups. Their busiest days are weekend mornings. Shooting events occur only when the rest of the club is not busy. Hunting activities are very compatible with agriculture.

Mr. Cooper clarified that they do not want a restaurant – the clubhouse is meant as a place to enjoy food so no one has to eat in the back of their car.

The traffic study conservatively looked at traffic and added conditions. Cooper expressed concern about conserving the levees, especially with the proposed clubhouse. Mr. Cooper stated that they are happy to abide by the conditions staff has provided. In regards to sea level rise, Cooper noted that the club house has no effect on sea level rise. The building is not massive although it may come across that way.

CalTrans has seen traffic studies since 2012. If CalTrans makes improvements they will have to accommodate the two farms that use that interchange. The Ramsgate Winery and raceway are much more intensive uses than the hunt club have. Their large events do not take place during races.

The appellants refused to meet with them, but staff has been working with them. They have served hunters and community for more than 50 years and they want amenities for their members.

Commissioner Carr said that the number of people is a concern. He asked the applicant if they intend to use the gate to manage the access to the property. **Applicant Cooper**, stated that the gate can be used for some sort of control.

Chair Lamberson, asked what takes place on a typical Saturday. **Applicant Cooper** stated they currently have 24 hunting fields, but rarely have more than 14 open at a time. A typical day is by reservation. There is occasional drop in. A typical group is 1-4. They do not like to put more than 4 on a field at a time. They get the field for the day and they typically show up before 10:00 am. They prefer that people do not arrive at once. The group will typically spend 2-4 hours on the property. People typically tailgate out in the parking lot.

Sue Smith, Appellant, stated that Norman Gilroy will give their presentation. Stated that she needed clarification about the number of members. Also added she is not opposed to hunting. **Norman Gilroy** stated that he needed more than 3 days was needed to read the staff report. The applicant Cooper has not talked about the danger. Gilroy said that PRMD did not give adequate notice about the hearing.

Mr. Gilroy commented that Cooper's business model appears to be a major monetization of a simple hunt club. This is a different project than the one that was appealed. 500 memberships at a value of \$100,000 each after expansion equals \$50 million. This is not a simple hunt club and involves considerable cash flow. This project clearly has the mark of a major social club. Gilroy noted that it has all the marks of a place where you go to meet people. It will and already is a meeting place and will be more so if a restaurant is allowed. Mr. Gilroy indicated that a tweet was sent out showing the elaborateness of the proposed plans and events. He remarked that the applicant has now taken the business plan off the website..

Mr. Gilroy he did not agree with the traffic report from Cal-Trans, which did not include plans for the restaurant according. The facility will be four times bigger than it currently is. The proposal was made

only a few months after the 2012 use permit was issued, and the applicant intended to expand to this large size all along. There are no limits to how many people can come to the restaurant at any given time. Emergency vehicle access is a problem, especially if people are trying to exit at the same time. Considering the number of people who will be there each day for breakfast, lunch, dinner – what you have is a busy restaurant and club.

Gilroy expressed concern about sea level rise and the Williamson Act. He asked if the slough on the property will be considered in the Williamson Act.

Gilroy ended by stating that the bottom line is that this is an interesting project in the wrong location. He was not sure how it could be regulated.

Public hearing opened at: 4:04 p.m.

Joan Vilms, Santa Rosa, expressed historic interest in the project. The reclaimed bay lands are unlike any other lands in the county. In an earthquake, this is the most unstable land in the county. These lands are considered unbuildable on flood maps. They are impacted by tides and the moon. It would be a tremendous risk to build here. This is not a safe site to build, the land is mud.

Bruce King, Novato, member of the club, has a special connection to the club and the owner wants to pass it down to his kids. The club is a great addition to the community.

Bart Vaio, Sonoma, member of club, noted that he grew up hunting with his family. This is a popular sport for families and looks forward to the approval

Vicky Mulas, Sonoma, is a third-generation member and supports the project, adding that it would be shame to deny future generations the opportunity to use this area.

Tim Elliot, appreciates this public servants. All Districts will say it is a bad project. The commission should focus on serving the public as a whole.

Gerry Carnow, supported the project. The area provides a safe place for game wardens.

Anna Pier, pointed out that this is not a simple issue and what people opposed is the scale and scope of this project. All you have to do is look at the website to see what is really intended. The appellants have nothing to gain monetarily and often do not have the funds to appeal.

Marilyn Goode, long time Sonoma County resident, stated that she intends to protect the bay lands. Marshland needs to be protected and this project is nothing like a good-old gun club. She expressed concerned and suspicions about the project and the impact on the valley.

Rodney Sichel, Santa Rosa, speaking on behalf of the hunting club, owns one of the last three dairy farms in Sonoma County. He stated that they are losing land to the bay lands. The gun club also allows for farming by providing hay, grain and stay for many different farmers. This should be a premier gun club.

Kathy Pons, Kenwood, Valley of the Moon Alliance, pointed out that the site should be a place to hunt, not a place to eat and drink. She expressed concern that self-monitoring might now work and wondered how PRMD would monitor the project. There are lot line issues, and if the hunt club and clubhouse are approved they will not be in the Williamson Act. Traffic is another concern. As a taxpayer, Pons expressed concern about the loss of life due to traffic safety issues.

William Cooper, Sonoma, reiterated the benefits of the hunt club. He and his family are regulars at the hunt club. He supports the project and sees the potential. He indicated that only a few people are allowed in the fields at the same time. Cooper asked for the appeal to be denied.

Meg Beeler, Sonoma, said that she knows the value of hay fields and that is not what she is against. She expressed concern that private agencies can get away with not following the rules on LEA zoned lands, and asked the commission to consider the precedence this project would set.

John Serres, Sonoma County resident, stated that his family hunts and eats what they kill. He supported the project and expressed concern about loss of property rights.

Roger Peters, Santa Rosa, referred to his letter dated November 15, regarding sea level rise uncertainty in the Mitigated Negative Declaration. CEQA is important and we need to deal with the land use impacts.

Jeff Holden, Petaluma, supported the project and loves the tradition of hunting. Like most hunters, Holden wants to conserve the land for hunters to come. He has worked at the club.

Robert Gloeckner, Sebastopol, third generation farmer and fire-fighter, stated he was a founding member of the hunt club. He would like to continue teaching his family the values of hunting and agriculture. The club is a very well managed entity, and it would be nice to buy a hamburger for his grandchildren after a hunt at the new clubhouse.

Kimberly Subaie, Sonoma asked the commission to deny the appeal. She spent much of her childhood going hunting and wants to pass that along to her two children. The club also about the land. It provides an area for children to learn to love the outdoors and is a great place for future generations.

Daniel McLaughlin, Glen Ellen, works at the club. The Sutsos Family reached out to him and his family during the fires. They owners have a passion for people the club brings people from numerous backgrounds together. He brings his daughter Abigale to the club.

Sue Smith, Appellant, thinks it's great to support the hay farm but expressed concern about sea level and future flooding and thinks this area is the wrong spot.

Darius Anderson, a proud Democrat and lobbyist, has fond memories with the Sutsos Family. He supports the project, and commended the ability of all people to articulate their opinions, and expressed appreciation that serious consideration is being given to the project.

Iris Lombard, Sonoma, asked why a 40 seat restaurant is needed, expressed concern about sea level rise, and stated that this is an important issue.

Mike Sutsos Jr., Son of applicant, third-generation hunt club operator, stated that he grew up on the property and the club is his livelihood. He wants to keep the memory alive. The hunt club is everything he has, and he would not let it go underwater. Mr. Sutsos added that the epicenter to the Napa earthquake was very close to the club, and no damage occurred.

Victor Gonella, Petaluma, owns auto dealerships and has helped and work with many different non-profits. The Sutsos family has helped many people, including him. He expressed concern that the younger generation is not going outside anymore. The Sutsos family are excellent stewards of the land and the hunt club is a hall-of-fame property organization.

Donald Shey, Fairfax, certified clay instructor, stated the club has become a huge part of his life. There is nothing else like it in the Bay Area. He does not want to have to go all the way to Chico to experience a place like Wing and Barrel.

Yancy Knowles, Santa Rosa, supports making Wing and Barrel a world class farming and hunting facility. Philanthropy has always played a role in the club's vision. Hunting is the primary use.

Terri Shore, Regional Director for Greenbelt Alliance, Sonoma County resident for 30 years, is well aware of the contributions of the hunt club and appreciates it. However, what is being proposed here is not what was proposed in 2012, and looks more like a Bohemian grove in the wetlands. The cumulative impacts of everything in the area must be considered.

Ernie Batangmalach, San Francisco, supported the project and wants to teach his kids the way he grew up.

Steve Reid, Santa Rosa, club member, wants the club to be there for future generations. The only way to do that is for the club to succeed, and they need to attract new members. As far as he knows, the club has followed the rules. Reid stated that he is not an elitist and asked for denial of the appeal.

Matt Shaefer, Petaluma, a founding member of the club, believes there is terminology that is missing. He believes the restaurant is not a restaurant but a kitchen to break bread and get together with fellow hunters and friends. As a founding member, he said he has been turned away when the club is at capacity, which shows they do turn away people.

Tom Rusert, Sonoma, drives Hwy. 37 weekly, and expressed concern about safety and traffic. The turn-lane is an issue, as is the duration of the serious traffic at all times on weekdays and on weekends. The proposed truck entry turn is not safe. Something is not right in the traffic study.

Charlie Smith, Petaluma, expressed concern about the open space and that a recent fire in the area was difficult to fight since the land is so overgrown. The club is maintaining the area. Everyday this project is delayed, the less money the county is getting.

Fred Allebach, Vineburg, expressed concern about groundwater. As a member of the Groundwater Management Program. He recommended that PRMD gets its own analysis to determine base line information.

Tony Moll, Sonoma, has been a member of hunt clubs across the county. The project is like many others cross the US. He supported the project.

Nancy Simpson, Sonoma, grew up hunting and fishing, worked at the site for four years. She was hurt by the negative comments by neighbors. In 2012 the Board of Supervisors approved the project. Ms. Simpson encouraged people to come to the club and see what it's all about and asked the commission to deny the appeal.

Kerri Fugett, Sonoma County Conservation Action, wanted assurance that the General Plan is honored as well as the zoning process. She asked for the appeal to be granted. The issue is not all about hunting but includes land use.

Tristan Benson, Sebastopol, supported the hunt club, adding that it is fairly small.

Norman Gilroy, Appellant, states that issues has not been dealt with fully, and he believes there could be some kind of common ground established. He suggested continuance.

Bill Cooper, Applicant expects there to be comradery at the club. He added that a soil study has been done.

Dalene Whitlock, W-Trans, stated that they do not anticipate any safety concerns.

Less Perry, Attorney for Applicant, concerning CEQA comments, said the project description always included breakfast, lunch and dinner. The building will have no impact on flooding or sea level rise.

Public hearing closed at: 6:09 p.m.

Commission Discussion:

Commissioner Carr recognized the importance of hunting. He expressed concern that Cal-Trans delayed their comments, and he expressed concern that entry and the real peak hour traffic needed to be addressed. He wanted to see whether group activities will occur during race hours. He expressed concern that the buildings, including the number of living spaces and kitchens, could be used by members who were not hunting, but just coming to the club to eat and drink. This could be modified by cutting back on evening hours, which would keep hunting the primary use. Special events could also be limited. He suggested adding a conservation easement or condition to protect the land, which would help to mitigate what is lost from the Williamson Act. Commissioner Carr wanted to see more assurance of compliance, possibly with the addition of a gate attendant. He wanted assurance that the people who use club are hunting and fishing at the site. Commissioner Carr asked the applicant if the club is active at night. **Applicant Cooper** said that once the sun goes down there is no hunting and no lights in the clay shooting area. Hunting wraps in April and May. Clay shooting is available year-round. In the summer, the wind effects clay shooting.

Deputy Director Barrett commented that a deed restriction or notice can be done much easier than an easement. An easement requires an entity to own the easement and monitor compliance. A deed restriction is a recorded instrument that we approve with the right but not the obligation to enforce. It runs with the land and shows up in a title report.

Counsel Thomsen noted that this could require subordination to existing liens.

Commissioner Carr stated that a deed restriction would be fine.

Commissioner Reed stated that this had been a real education for him because it is the first appeal he has heard. It seemed like the applicant is willing to work with staff, but the question remains whether the use is a hunting club or social club, and whether it is too large.

Commissioner Cook gives a great deal of weight to the commissioner whose district the project takes place in. She asked the applicant about his thoughts about ending at 4 p.m. **Applicant Cooper**, stated that he doesn't have a problem with establishing operation hours. This is the only club of its kind in the area. **Commissioner Cook** said she could support the project with modifications to the conditions.

Deputy Director Barrett added that the use permit is very specific to this use and would run with the land. There are other uses that are allowed in this zoning district such as a golf course, but that would require a change to the use permit. **Deputy Director Barrett** stated that after a shoot it is common to have a barbeque or meal. Comradery is a part of belonging to a club.

Commissioner Davis asked if everyone eating dinner was required to partake in some kind of club activity and wondered how it would be enforced. **Applicant Cooper** indicated that the club rules will

ensure that people who are eating and drinking must be partaking in hunting or fishing. Controls can be put in place in regards to reservations and club policies and that address the concern about traffic safety impacts during peak hours. **Commissioner Carr** suggested specific hours depending on the seasons or months of the year.

Commissioner Davis expressed concern about the scope and scale of the project. The primary and dominant activity of the hunt club is out of proportion with the agricultural designation. The Williamson Act seems like a bait and switch and Commissioner Davis was uncomfortable with that. She appreciated the compassion of the family and members who use the club. The building seems too large and the scale of the club seems out of proportion. **Commissioner Davis** asked that an evacuation plan could address fire and water concerns, especially since the site is located in a flood plain. **Commissioner Cook** said that is usually only done for housing. After discussion, it was decided not to require an evacuation plan.

Commissioner Lamberson said he appreciates hunting lifestyle and does not believe it's for elitist groups, although he did express concern about the land. He could not support the application as written and wanted additional research about the environmental impacts.

Commissioner Carr could support the project with modifications to the conditions and a deed restriction. He also wanted to exclude activities during large raceway event and have a gate attendant during busy hours. **Applicant Cooper**, said an attendant could be feasible on Saturday and Sunday mornings during the busy time. **Deputy Director Barrett** advised that there is a yearly cultural event that occurs now. **Commissioner Carr** wanted to prohibit all special events. **Commissioner Cook and Davis** asked Commissioner Carr to consider one cultural event per year, and he agreed. He also agreed that the parking attendant need only be present during the large cultural event. **Commissioner Reed** questioned the necessity of a gate attendant all day on weekends.

Deputy Director reviewed the changes, stating that the commission is moving to deny the appeal and uphold the use permit approval with revisions to the conditions as follows:

Changes to draft conditions:

- Add 25 person per day restriction and revise clubhouse hours to end at 7:30 in winter and 9:00 p.m. in summer.
- Revise the hours for group activities to avoid the weekday peak hour from 3pm to 7 pm
- Add a 25 persons per day restriction
- Add a deed restriction over the eastern portion of Lot B
- Exclude activities that conflict with the four large events at the raceway
- Allow one (special event) cultural event per year
- Require a parking attendant at the one cultural event. Only one cultural event per year.

Action: Commissioner Carr motioned to deny the appeal and uphold the use permit approval with modified conditions. Seconded by Commissioner Davis and passed with a 3-2-0 vote.

Appeal Deadline: 10 days
Resolution No.: 17-013

Vote:

Commissioner Carr

Aye

Sonoma County Board of Zoning Adjustments Minutes
November 16, 2017

Commissioner Reed	Aye
Commissioner Cook	Aye
Commissioner Davis	No
Commissioner Lamberson	No



Sonoma County Board of Zoning Adjustments STAFF REPORT

FILE: PLP15-0060
DATE: November 16, 2017
TIME: 1:05 p.m.
STAFF: Blake Hillegas, Project Planner

Appeal Period: 10 calendar days

SUMMARY

Appellant: Sue Smith
Applicant: Bill Hooper
Owner: Kenwood-BPSC Hunt Club LLC
Location: 6600 Noble Road
APNs: 068-190-005, -007, -008, -009, -013, -015, -017 and 068-180 -008
Supervisory District No.: 1

Subject: Appeal of the Director's administrative approval of a Conditional Use Permit modification authorizing a new clubhouse, fly casting pond, and a sporting clay shooting tower for the Black Point Sportsman's Hunting Club, subject to Board of Supervisors approval of an associated Lot Line Adjustment between two legal parcels owned by the club, one of which is under a land conservation contract

PROPOSAL: Appeal of staff's administrative approval of a Conditional Use Permit modification authorizing a new 26,802 square foot hunting clubhouse, a 1.5 acre fly casting pond, and an 85 foot tall sporting clay shooting tower and related facilities on 978.5 acres utilized as a hay farm and hunting club. The project includes a proposed lot line adjustment between the 825.6 acre hay farm/hunting club property (Lot A) under a non-prime land conservation contract and an associated 152.9 acre parcel (Lot B) containing levees, riparian wetland sloughs and adjoining hay land. The Lot Line Adjustment is subject to Board of Supervisors approval due to the Land Conservation Act contract. The



proposal is to remove 152 acres of land for the clubhouse from the contract and add 152 acres of the levee and wetland slough parcel to the reconfigured 825.6 acre contract parcel.

Environmental

Determination: Mitigated Negative Declaration

General Plan: Land Extensive Agriculture 100 acre density

Specific/Area Plan: N/A

Land Use:

Ord. Reference: 26-06-020 (p) (1)

Zoning: LEA (Land Extensive Agriculture) B6 100, Z (Accessory Dwelling Exclusion)
F2 (Flood Plain) RC 50/25 (Riparian Corridor) SR (Scenic Resource)

Land Conservation

Contract: Yes; non-prime hay production on 825.6 acres.

Application Complete

for Processing: Appeal filed February 6, 2017

RECOMMENDATION: Recommend that the Board of Zoning Adjustments deny the appeal and approve the Use Permit subject to modified Conditions of Approval and Board of Supervisors approval of the Lot Line Adjustment.

EXECUTIVE SUMMARY:

On August 8, 2012, the Board of Supervisors approved Use Permit and Design Review application PLP 11-0047 to relocate the Black Point Sportsman's Hunt Club from Lakeville Highway to its current location at 6600 Noble Road. The initial approval included a public hunting club and clay shooting course on the 978.5 project site, including, an 8,500 square foot clubhouse, dog kennel with up to 50 dogs, a 280 square foot bird house, with a 5,000 square foot bird pen, and a 960 square foot caretaker's residence. Days and hours of operation were approved Tuesday through Sunday from 8 am to 4 pm. The Use Permit stipulated that any fee charged for club membership and public recreational use not have the effect of unduly limiting public use to meet state requirements for lands under Land Conservation Act contracts (also known as the Williamson Act).

On January 27, 2017, Permit Sonoma administratively approved a modified Use Permit for the hunting club after posting a public notice that did not generate any formal written protests. The administrative approval was granted subject to conditions of approval requiring Board of

Supervisors review and approval of the associated lot line adjustment involving rescinding and replacing a non-prime Land Conservation Act contract on 825.6 acres to adjust the acreage under contract to include the majority of the levee and wetland slough system and exclude the clubhouse site.

The Use Permit modification includes a new private membership, 26,802 square foot club house with associated parking, a 1.5 acre casting pond, and an 85 foot tall sporting clay shooting tower to be constructed on an existing undeveloped and unplanted 6.26 acre portion of the site (reconfigured Lot B – see Exhibit S). The new clubhouse includes a commercial kitchen, demonstration kitchen, full bar, a lounge, administrative office space, and a meeting room. The new clubhouse would be open to club members Wednesday through Sunday year round. Hours of operation for the public and private club houses are permitted from 7 a.m. - 9:00 p.m. seven days a week. Hunting, fishing, and shooting hours are permitted from ½ hour before sunrise to ½ hour after sunset in accordance with CA Fish and Wildlife regulations.

The existing, 8,500 square foot club house would remain and be open to serve the public on Mondays and Tuesdays and on other days, on an as available basis.

On February 6, 2017, Sue Smith and Ted Rusert filed an appeal citing concerns with potential impacts to biological resources and location within a flood plain. On August 14, 2017, the appellant filed a supplemental letter itemizing several additional concerns, including the description and characterization of the project and associated CEQA analysis, particularly in regard to a former version of the club website advertising parties and special events in the new clubhouse. Responses to the appeal are covered under Issue #5 below.

In response to the appeal, the applicant has modified their website and clarified in the updated project description their proposal to host occasional small group shooting activities and parties for up to 40 club members, including family members, and guests. They have proposed to limit the number of small group activities to 24 a year with up to a maximum of 40 participants. The club does not propose to host large special events open to the public. Group activities would include parties associated with organized shooting activities, including food and wine pairings with club member vintners promoting local wine and food. The club would also offer cooking demonstrations, cooking classes, shooting instruction and gun safety courses for small groups. The group activities would generally be held on weekend afternoons and be associated with an organized shooting activity not scheduled during regular peak hunting and shooting activities.

The focused traffic study assumes a modest increase in traffic associated with the new clubhouse because the capacity of the hunting fields and shooting clay course is not changing and the kitchen, dining area, and bar area are proposed as accessory uses to support fly casting, hunting, and shooting activities. As such, staff recommends that the applicant be required to control, monitor, and report on the number of fly casting, shooting and hunting users on a

monthly basis, so it can be verified that the intensity of the use is not substantially increasing beyond what is characterized in the project description and current user counts provided by the applicant. Further staff recommends that the project be subject to two-year Use permit condition compliance review.

In response to the appeal, the focused traffic study has been updated to address traffic associated with proposed group activities with up to 40 participants. The traffic study concludes that existing access to the site, including a two-way left turn lane at the project's Highway 37 access is sufficient to accommodate group activities. While project traffic would not substantially increase delays at the SR37/SR121 Highway intersection, it is recommended that all group activities be scheduled to start outside the weekday evening peak period (4-6 pm) due to substantial congestion and a higher than average accident rate for east bound Highway 37 traffic.

A ground water report has been prepared due to the site's recent inclusion in a medium priority ground water basin as designated by the state. The ground water report concludes the quantity of groundwater used for the project is relatively small and is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The report also concludes that potential for the project to result in harmful salt water intrusion is minimal due to isolation of the project wells from other significant water users, and the relatively low rates of proposed pumping. The report further determined that potential for the project to result in significant well interference or impacts to the streams is minimal due to the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells. The report was reviewed and accepted by Permit Sonoma licensed geologist Robert Pennington.

The Initial Study and Mitigated Negative Declaration have been updated to incorporate new information and recirculated for public comments, including circulation to the State Clearing House. At the writing of this report, no additional comments have been received. Based on recommended updated Conditions of Approval establishing limits on membership, required monitoring and reporting user activity, prohibition of scheduling group activities during the weekday evening peak hour, and annual review, staff recommends the appeal be denied.

ANALYSIS

Background:

The hunting club was initially approved by the Board of Supervisors on August 8, 2012. The existing sportsmen's hunting club includes licensed game bird hunting for quail, pheasant, and chukar, a 5,000 square foot bird aviary, an 8,500 square foot clubhouse/dog boarding kennel

for 50 dogs, a sporting clay shooting range, and a replacement dwelling on the 978.5 acre hay farm. The existing clubhouse/kennel building includes a service counter, a manager's office, employee kitchen, bathroom, gun room, and 50 dog kennels. The site also contains an existing 960 square foot hay farm/hunt club caretaker's dwelling. Current days and hours of operation are six days a week; Tuesday – Sunday from 8 am – 4 pm.

In 2012, membership was noted as 300 persons, with approximately 300 additional seasonal or daily bird card holders. In approving the hunt club, the Board of Supervisors determined that the hunting and farming facilities occupying approximately 12 acres was compatible with the Land Conservation contract on 825.6 acre (Lot A) because, except for a small area taken up by the clay shooting stations, the remainder of existing hay farm would continue to be used for commercial hay production. The Board also determined that the use would meet the Land Conservation Act requirement because the club would remain open to the public for recreational hunting on a daily basis for a reasonable fee. No cap was placed on the overall membership capacity or maximum number of users.

From a practical standpoint, capacity of the club is currently limited to a maximum of 56 hunting spots in 14 fields and 45 clay shooting stations if all stations were utilized simultaneously. However, it is unusual for the hunting fields and shooting clay course to simultaneously operate at maximum capacity due to scheduling and other logistical reasons.

On September 10, 2015 the applicant applied for a Conditional Use Permit modification and lot line adjustment to permit a new 26,802 square foot hunting clubhouse with associated parking, an 85-foot high clay shooting tower within the existing clay shooting range, a 1.5 acre casting pond, new septic system, and new rainwater capture and gray water storage tanks.

On February 24, 2016 the Sonoma Valley Citizens Advisory Committee voted 7-4, recommending approval of the project. SVCAC identified concerns with traffic and highway access, potential sea level rise, and ground water use.

On August 3, 2016 the Design Review Committee voted to support the clubhouse design, but recommended the applicant improve the design of the shooting tower to blend better with the agricultural setting and additional tree plantings be added at the pond, the club house, and the proposed parking lot.

On January 27, 2017 the Director administratively approved the Use Permit modification subject to the Board's approval of a Lot Line adjustment because no request for a public hearing was submitted in response to public notice. The approval authorized a private membership club house open to club members Tuesday through Sunday, with public hunting and shooting allowed on Monday and Tuesdays, and on other days on an as available basis. Hours of operation for the public and private club houses are permitted from 7 a.m. - 9:00 p.m.

seven days a week. Hunting, fishing, and shooting hours are permitted from ½ hour before sunrise to ½ hour after sunset in accordance with CA Fish and Wildlife regulations.

On February 6, 2017, Sue Smith Filed an appeal citing concerns with potential impacts to biological resources and location within a flood plain. On August 14, 2017, the appellant filed a supplemental letter itemizing several additional concerns, responses which are covered under Issue #5 below.

Project Description:

The Conditional Use Permit modification would permit construction of a new private membership hunt club facility subject to the Board of Supervisors approval to rescind and replace a Land Conservation Contract on 825.6 acres of the 978.5 acre project site. While no membership cap was imposed, the applicant now proposes to cap membership at 500 as they believe this number will promote activity consistent with historical use and capacity of the fishing, hunting, and shooting facilities. Public use would be limited to the capacity of the hunting and shooting fields on Mondays and Tuesdays, and on other days, on an as available basis.

The Use Permit modification includes construction of a new 26,802 square foot member clubhouse, a new 36 space surface parking lot, one 85-foot high sporting clay shooting tower within the existing clay shooting range, and a 1.5 acre casting pond (see Exhibit U). The proposal also includes a new septic system, gray water storage tank and a 10,000 gallon rainwater storage tank. The project includes the demolition of three underutilized barns in the area of the new pond and parking lots. The existing 8,500 square foot clubhouse and primary hay storage barn would remain.

The new three-story, 35 feet tall club house building includes ground floor parking (eight spaces) and 5,538 square feet of storage, restrooms, gun vault, and a break room. The main level of the building (mid-level) includes 17,223 square feet and includes a kitchen, demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, gun vault, cigar room, and restrooms. The mid-level also includes a 3,108 square foot deck on the north side of the structure. The mid-level finished floor is elevated approximately 12 feet above existing grade to meet the freeboard requirements over the 100-year flood zone levels. The upper level contains 4,041 square feet of administrative office, a conference room for training, additional lounge area, and restrooms. Earth and wood tone colors would be utilized for the new club house and substantial new landscaping is proposed to partially screen the structure as viewed from Highway 37.

The project will be predominantly constructed within existing developed portions of the site as originally approved by the Board, though one-acre of hay land would be removed to

accommodate the proposed fishing pond. Approximately 30 acres of hay land within the clay shooting course is proposed to be removed and replanted with 24 acres of fruiting olive trees. Approximately two additional acres of fruiting olive trees are proposed to be planted around the pond and within unplanted areas of the site.

Hunting season would extend during the hunting season from September 1 to March 31, while fishing and sporting clay shooting would occur year round. Hours of operation for the public and private club houses are permitted from 7 a.m. - 9:00 p.m. seven days a week. Hunting, fishing, and shooting hours are permitted from ½ hour before sunrise to ½ hour after sunset in accordance with CA Fish and Wildlife regulations.

Public hunters would continue to use the existing clubhouse facility. The new club house would not be open to the public and would be available to serve breakfast, lunch and dinner to club members and guests as an accessory use to fly casting, hunting and shooting activities. The club would also host small group activities and parties scheduled up to 24 times a year. The group activities would include wine pairings featuring local food, game, and wine, for up to 40 participants. Group activities would also include cooking demonstrations and hunting and shooting instructional classes for small groups.

Group activities would not be scheduled during peak hunting and shooting periods, but when the club is slower and groups would have more exclusive use of the sporting clay course and clubhouse. A typical wine and food pairing sponsored by vintner members would generally be held on a weekend day starting at 3:00 pm and end by 9:00 pm. No group activities would start or end during the weekday evening peak traffic period from 4-6 p.m.

The new clubhouse, including use of the bar, dining, lounge, and pro shop would not be open or advertised to the public, but would be available to club members, family, and guests. Group activities would be limited to a total of 40 participants, including family and guests. There would be a total of five full-time and five part-time employees. Hours of operation for the clubhouse are 7 a.m. to 9 p.m. seven days a week. The private club would operate Wednesday through Sunday, while public access to hunting and shooting would be available on Mondays and Tuesdays.

The existing 8,500 square foot clubhouse is proposed to remain open on Monday and Tuesdays, and other days on an as available basis, to accommodate public access to hunting and shooting. The club proposes to offer day use bird cards priced at \$35-\$45 dollars per bird with a minimum 5 bird purchase.

The Use Permit is subject to Board of Supervisors approval of an associated Lot Line Adjustment application between lots A and B and rescinding and replacing the existing land conservation contract on Lot A (see Exhibit S). Lot A is 825.6 acres and currently contains all hunting club and

farm facilities, and the majority of hay land. Lot B contains 152.9 acres of levees, hay, and wetland sloughs serving as drainage ways for the hayfields. The proposed lot line adjustment would transfer 81.9 acres of the 825.6 acre contracted parcel (Lot A) to reconfigured Lot B (152.9 acres) and transfer 81.9 acres of Lot B, consisting of wetland slough and hay to the reconfigured 825.6 acre Lot A. This adjustment would remove the new clubhouse site, fishing pond, and clay shooting course from the Land Conservation Act contract and place the majority of the wetland sloughs and levees on the reconfigured 825.6 acre contracted parcel.

The purpose of the Lot Line Adjustment is to place the clubhouse and private facilities onto a reconfigured non-contracted 152.9 acre Lot B, while retaining the current amount of acreage under contract on Lot A. After the lot line adjustment, the contracted parcel would contain approximately 785.8 acres of hay, 38.7 acres of open space containing wetland slough and wildlife habitat serving as drainage ways for the hay fields, and 1.1 acre of farm roads, (total of 825.6 acres).

The primary use of both parcels would remain in agricultural use and Lot A would continue to exceed the minimum income requirements for a non-prime contract. As required by the Land Conservation Act, there would be no net loss of contracted land and at least 90 % of the original contracted land would remain under the new contract. The existing clubhouse would be retained to accommodate public use of the hunting fields on Mondays and Tuesdays, and other days on an as available basis.

Site Characteristics:

The project site is located at 6600 Noble Road on the north side of Highway 37, approximately 1.5 miles east of Sonoma Raceway. The hunting club operates on two legal parcels, consisting of eight Assessor Parcel numbers making up the 825.6 acre hay farm/hunting club and a 152.9 acre parcel consisting of wetland sloughs and adjoining hay land. The 825.6 acre parcel is under a non-prime Land Conservation Contract.

The site is located within a flood plain, a majority of which is at or below sea level. Levees surround the exterior of the property to protect it from flooding. Wetland sloughs meander throughout the 825.6 acre hay farm/hunting fields. The site is mapped as farmlands of local importance on the Important Farmlands Map.

No trees exist within the proposed development area. However, substantial rows and groups of trees exist to the south, southwest, and east of the development area. The site has been used for hay production for decades and will continue in commercial hay production.

Access is provided from an existing driveway on Highway 37. A highway median break occurs at the access driveway and contains a shared two-way left turn lane.

Surrounding Land Use and Zoning:

The project site is bordered by Sonoma Creek and Tolay Creeks to the north, east, and west and Highway 37 to the south. Lands to the north and south are designated Land Extensive Agriculture and are used for hay production. The creeks and marsh to the north, east, and west contain the Riparian Corridor and Biotic Habitat combining zoning districts to protect habitat as riparian corridors and marshland. A wildlife viewing area exists to the south. The San Pablo Bay National Wildlife Refuges exists on Public and Quasi Public designated lands immediately east of the site.

DISCUSSION OF ISSUES**Issue #1: General Plan Consistency**

The General Plan land use designation for the property is LEA 100 (Land Extensive Agriculture) 100-acre density. The Zoning for the property is LEA B6 100 Z (Accessory Dwelling Exclusion), F2 (Flood Plain) RC 50/25 (Riparian Corridor) 50 foot setback, SR (Scenic Resource Corridor and Landscape Unit)

Land Use

The purpose of the LEA (Land Extensive Agriculture) land use designation is to promote continued agricultural production and compatible agricultural uses. The purpose of the LEA zoning district is “to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land; and to implement the provisions of the Land Extensive Agriculture land use category of the General Plan and the policies of the Agricultural Resources Element.” The LEA land use and zoning designations of the property allow hunting clubs and commercial kennels subject to use permit approval, but requires that the primary use remain in agriculture. Restaurants and bars are not typically allowed on LEA designated property. The proposed kitchen and dining facility, and bar may be allowed as accessory uses to serve the hunting club but they are prohibited from being open to the public as a commercial restaurant.

Agricultural Resources

The Zoning Code allows hunting clubs provided that there is a demonstrated local need, the use avoids conflict with agricultural activities, and is consistent with General Plan Policy AR-4a.

Policy AR-4a: *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use*

*of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.**

The Board of Supervisors previously determined that the existing hunt club, kennel and sporting clay shooting range are consistent with the LEA land use/zoning designations and the land conservation contract as a compatible use on the existing 825.6 acre contracted Lot A.

Prior to this appeal, the new clubhouse, casting pond, and clay shooting tower were administratively approved, subject to a condition of approval requiring Board of Supervisors review and approval of a lot line adjustment that would transfer 81.9 acres of the contract parcel lot A to lot B, such that the 152.9 acre lot B would contain all of the existing and proposed hunting and shooting facilities. In exchange, the lot line adjustment would transfer 81.9 acres of hay land and wetland sloughs from Lot B to Lot A to maintain 825.6 acres under contract as agriculture and open space.

The primary use of reconfigured 152.9 acre Lot B would remain in agricultural production, with approximately 89 acres in hay and 25 acres in olives. The project would remove approximately 1 acre of hay land to accommodate the proposed casting pond, and approximately 2 acres of hay have been removed to accommodate the sporting clay shooting stations. However, this loss is offset by planting two acres of hay and two acres of olives within an area of the site not previously planted. In addition, approximately 23 acres of hay within the clay shooting course would be removed and replaced with 23 acres of fruiting olive trees.

The primary use of Lot A would continue in agricultural production with approximately 785.8 acres of the 825.6 acre parcel used for hay production.

Policies AR-5g and AR-6f indicate that local concentrations of visitor serving and recreational uses, and agricultural support 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 may be ground for denial subject to considering:

(1) Whether the use would result in joint road access conflicts or in traffic levels that exceed General Plan standards; and

Response: The primary access road from Highway 37 serving the hay farm and hunting club would continue to be shared. The focused traffic analysis prepared for the project concludes that the site access is sufficient for the proposed use and any increase in delay at the SR37/SR121 intersection would be well below significance thresholds (see Traffic discussion below).

A new on-site driveway is proposed from the primary access road to provide separate access to the hunting club, including a new parking lot. The hay farm, through their lease with the hunting club, would continue to have full access to their equipment, their barns, and their hay fields.

(2) Whether the above use would adversely impacts wells in the zone of influence; and

Response: A ground water study has been conducted which concludes the potential for interference between the project wells and identified neighboring wells is minimal given the significant horizontal distances separating the wells and the relatively small water demand of the project (1.6 acre feet). The nearest well that could be located from available well completion reports is located approximately 4,250 ft. to the northwest of the nearest project well, near Highway 121 on the Ramsgate Winery parcel. The location of the wells on the Sonoma Raceway project could not be determined through well completion reports, but are at least 2,250 feet west of nearest project well.

(3) Whether the use would be detrimental to the rural character.

Response: The Design Review Committee determined that the project will be compatible with the natural and rural character of the area based on the distance of the club house from the Highway 37 Scenic Corridor, the use natural materials and earth tone colors, and existing and proposed landscape screening.

The Design Review Committee recommended the applicant improve the design of the shooting tower to blend in with the agricultural character, the pond berm be more natural in appearance, and additional tree plantings be planted at the pond, the club house, and the proposed parking lot. The project is subject to Final Design Review.

General Plan Policy AR-6b: prohibits new restaurants and lodging or intensification of existing restaurants and lodging.

Response: A commercial restaurant open to the public would be inconsistent with the General Plan, but conditions of approval will limit use of the dining room, lounge and bar to club members and small groups.

The administrative approval requires that the kitchen, food and beverage service, bar, and pro shop be operated as accessory uses to the private member clubhouse and no special events are permitted. The permit allows for the club to host occasional fly casting, hunting and shooting activities for small groups of up to 20-40 participants, including hosting small parties and food and wine pairings. Staff recommends that Conditions of Approval limit these organized activities to no more than 24 a year.

No lodging is proposed. The existing caretakers unit will remain.

Open Space and Resource Conservation

Scenic Corridor

The project site contains the Scenic Corridor and Scenic Landscape Unit designations.

Policy OSRC-3c: establishes a rural Scenic Corridor building setback of 200 feet from the centerline of Highway 37.

The new clubhouse will be located approximately 1,500 feet from Highway 37. The closest structures being the proposed clay shooting tower and the new entry gates would be located over 1,000 feet from the Highway 37, in compliance with the minimum 200 foot setback.

Scenic Landscape Unit/Rural Character

Objective OSRC-2.1 and Policy OSRC-2b call for the retention of rural and scenic character in Scenic Landscape Units with low intensity development and avoidance of commercial uses other than those permitted by the agricultural or resource land use categories.

As noted above the design of the facility has been reviewed and supported by the Design Review Committee as compatible with the rural and scenic character of the area due to the scale and design of the building, it's distance from public roads, existing and proposed landscape screening, and restrictions on lighting. Condition # 82 requires that final building design and materials and colors be submitted for final design review and approval.

Condition of Approval #84 requires that an exterior lighting plan be submitted for review and approval prior to issuance of a building permit. Flood lights are not permitted. Exterior lighting shall be dark sky compliant, low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

The project would also comply with **Policy OSRC-2d** by siting the clubhouse within the historical farming complex, taking advantage of existing vegetation to screen the building from Highway 37, and utilizing additional landscape screening and appropriate materials and colors.

Riparian Corridors

As noted above, the 978.5 project site contains wetland sloughs meandering throughout the site. These sloughs are designated Riparian Corridor and require a 50 foot setback from the top of Bank.

It appears the edge of the proposed parking lot may encroach into a 50 foot riparian setback. While no riparian vegetation is proposed to be removed, Condition of Approval #83 requires the proposed parking area be adjusted out of the riparian corridor.

Biotic Habitat

The site does not contain the BH (Biotic Habitat) overlay District. Tolay Creek and Sonoma Creek, which border the site to the north contain the BH (Biotic Habitat) combining zoning district and are designated by the General Plan as sensitive natural communities as marshland.

Project construction would not occur within any biotic habitat areas.

The Biological Resource Assessment conducted for the project (March 2016) concludes that the site is subject to disturbance from farming and hunt club activities and that most of the special status wildlife species occurring in the area are associated with the aquatic or tidal marsh habitat, which is not present in construction areas. The development site does not provide suitable habitat for any of the special status plants reported to occur in the area.

However, the existing buildings that will be demolished as part of the project may provide suitable habitat for bats and nesting swallows. The biologist recommends and draft Conditions of Approval have been modified to require preconstruction surveys for potential ground nesting birds and bats. (see updated Conditions of Approval # 86 and 87).

Water Resources

Ground Water Policy WR-2e requires proof of groundwater with a sufficient yield and quality to support proposed uses in Class 3 and 4 water areas. Procedures for proving adequate groundwater should consider groundwater overdraft, land subsidence, and saltwater intrusion.

While the project site is located in a Class 1 major ground water recharge area, the area has been designated by the state as a Medium Priority Basin due to declining ground water and is subject to the Sustainable Groundwater Management Act (SGMA).

The SGMA gives local agencies powers to sustainably manage groundwater over the long-term, and requires Groundwater Sustainability Plans (GSPs) be developed for medium- and high-priority groundwater basins.

The total annual water use estimate indicates the project would use up to 1.65 acre feet of water a year or (538,816) gallons. This includes domestic water use of approximately .89 acre feet (290,816 gallons) and Landscape irrigation of .76 acre feet (248,000 gallons). The landscape water use is substantially less than the Building Code maximum water allowance and

in compliance with the County's Water Efficient Landscape Ordinance. Two wells (PW1 and PW2) exist on the site and based on yields, could produce up to 5.2 million gallons of water a year.

A hydrogeologic report (O'Connor Environmental, Inc. June 8, 2017) was prepared to address potential cumulative ground water impacts, well interference, and potential increase in salt water intrusion. A supplemental memo dated July 27, 2017 was also prepared to address technical issues raised by Permit Sonoma. Permit Sonoma's licensed Geologist, Robert Pennington, determined the conclusions of the reports to accurate and acceptable.

The hydrogeologic report and supplemental memorandum determined long term annual recharge to average .75 ft. in the Sonoma Valley watershed. Therefore, only 2.2 acres of recharge area would be necessary to address annual project water use of 1.65 ac-ft. per year.

The hydrogeologic report concludes that the quantity of groundwater used for the project is small compared to the quantity of water at the project site and pumping for the project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time.

The water in one on-site well (PW1) has relatively high salinity, however, the isolation of the project well from other significant water users, and the relatively low rates of proposed pumping, indicate that the potential for the project to result in harmful salt water intrusion is minimal. The report further determines that the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells are large, and the potential for the project to result in significant well interference or impacts to the streams are minimal.

Proposed water conservation measures include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system to reduce site water use. The hayfields are not irrigated and do not require the use of well water.

Circulation and Transit

Objective CT-4.2 calls for the maintenance of LOS D or better at roadway intersections.

W-Trans, transportation engineers, prepared an Updated Focused Traffic Study (March 16, 2016), a Revised Updated Focused Traffic Study (July 11, 2017), and an Amendment to the Focused Traffic Study (September 22, 2017). The September 22, 2017 study more clearly addresses potential impacts associated with planned group activities for 40 participants including LOS and collision history at the SR37/SR121 intersection. Trip generation is estimated based on information regarding current peak hour trips and added trips associated with the proposed activities.

The studies indicate that State Route (SR) 37/121 is currently operating at LOS F during the weekday evening peak period and LOS D during the weekend midday peak. The studies also indicate that the project would not result in significant traffic impacts because the increase in delay at the intersection would be less than 5 seconds (2.8 seconds) during the weekday evening peak and existing LOS D during the weekend mid-day peak would not change.

However, it is recommended that the applicant not schedule group activities during the weekday evening peak period 4-6 p.m. due to the westbound stacking, merging, and associated collision rate at eastbound SR37/SR121, which is above the statewide average. Therefore, the following mitigation measure is recommended to be included as a Condition of Approval.

Mitigation Measure 16a: *The applicant shall not schedule group activities to start during the weekday evening peak period from 4-6 p.m. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start during the weekday evening peak period from 4-6 p.m.. Prior to issuance of a building permit a declaration of restriction prohibiting the scheduling of group activities from starting during the weekday evening peak period from 4-6 p.m. shall be recorded on the affected property deed.*

The traffic study also evaluates collision history, queuing, and the potential need for a right-turn taper or turn lane at the existing project access driveway. The existing median break on Highway 37, at the existing project access is 485 feet long and consists of a shared two-way left turn pocket.

The access analysis concludes that east-bound SR37 left turns into the site would generally not exceed a maximum queue of 1 vehicle at a time and is adequate for the proposal, despite a sensitivity analysis that assumed double the volumes of through traffic on SR 37. The updated traffic studies also conclude that a west-bound right turn taper or turn lane are not warranted at the site access. The collision history at the project access is .03 collisions per million vehicles, which is less than the state average rate of .23 collisions per million vehicles.

The Updated Focused Traffic Study (March 16, 2016) and Revised Updated Focused Traffic Study (July 11, 2017) were found to be adequate after review by Caltrans and County Public Works and peer review by an outside consultant. The project is conditioned to pay standard traffic mitigation fees to help fund regional transportation improvements.

Issue #2: Zoning Consistency

Hunting Clubs and related ancillary facilities may be allowed in the LEA Zoning District by Conditional Use Permit as noted above under the General Plan land use and zoning analysis

above. A kitchen and dining area may be permitted as an ancillary use to the hunting clubhouse, though a public restaurant use is not permitted in the LEA District.

Building Height

The proposed building height of 34 feet complies with the maximum building height of 35 feet.

Setbacks

All existing and proposed structures comply with required zoning setbacks as measured from existing and proposed property lines of the two legal parcels.

Lot Coverage

The existing and proposed lot coverage, including all farming and hunting structures and clay shooting stations on reconfigured Lot B would be 4.7 acres. This complies with the maximum permitted lot coverage of up to 7.6 acres (5% of 152.9 acres).

No structures are proposed on the reconfigured Lot A, subject to a new Land Conservation contract.

Parking analysis

The Zoning Code lists a parking standard for private clubs and lodges at 1 space per 100 square feet of floor area. The Code does not list a parking standard for hunting clubs. If the parking requirement for a private club is used, this would result in a requirement for 268 parking spaces based on 26,802 square feet of floor area.

Section 26-86-010 (g) indicates that “vehicular and bicycle parking requirements for all uses not specifically enumerated herein shall be determined by the Board of Zoning Adjustments or the Planning Commission.”

There are a number of ways to evaluate actual parking demand for the use, including looking at historical data. Historically, peak hunting days generate a demand for approximately 41 parking spaces. Even if historical trends were increased by 50 percent, there would be a demand for 62 parking spaces.

Another option would be to use 2.5 people per cars as is used for wineries. However, the proposed group activities of up to 40 people would only create a demand of 16 parking spaces.

Staff recommends an alternative way of measuring parking would be to consider the dining area as the most intense ancillary use and add that demand to the historic demand of 41 parking spaces. Based on 1,225 square feet of dining area, 20 spaces would be required for a total demand of 61 parking spaces.

The applicant's proposal includes 36 new gravel surface parking spaces and eight paved parking spaces at the new club house. Combined with the existing parking lot of 26 spaces, there would be a total of 70 designated parking spaces. Staff recommends that 70 parking spaces is sufficient based on existing and proposed uses.

Issue #3: Land Conservation Act Contract

The Use Permit is subject to Board of Supervisors approval of an associated lot line adjustment and approval to rescind and replace the existing Land Conservation Contract on Lot A. The Board's decision on the LLA is subject to making Findings under Government Codes Sections Section 51201 definitions (e) (Compatible Use) (n) Recreational Use, 51231 Enforcement of Local Uniform Rules, 51238.1 (Principles of Compatibility, and 51257 (Lot Line Adjustment) as follows:

Section 51201 definitions (e) (Compatible Use) (n) Recreational Use: The definition of Compatible Use includes Recreational Use. Recreational Use is defined in the Uniform Rules and 51201 to include use of land in its agricultural state by the public for hunting with or without charge. Any fee for recreational use of land shall be in a reasonable amount and shall not have the effect of unduly limiting use by the public.

The proposal includes public use of the hunting fields for pheasant hunting on Mondays and Tuesdays, and on other days on an as available basis. The proposed fee is \$35-45 dollars per bird with a 5 bird minimum purchase. This would amount to \$175-225 dollar minimum purchase which would potentially limit access for public users of modest means.

Draft conditions require public day use price of no more than \$35-45 dollars per bird for public users, adjusted annually to reflect market price for birds, with no minimum purchase of birds required, or as otherwise modified by the Board of Supervisors in its review of the Lot Line Adjustment and Land Conservation Act contract modification for the reconfigured lots. This would set the maximum public price to hunt at \$35-45 dollars, which should not unduly limit public access.

Draft Board findings addressing Principles of Compatibility and findings for the associated Lot Line Adjustment are included for reference below.

51238.1 (Principles of Compatibility)

- (1) Continued use of the reconfigured 825.6 acre Lot A for hay production and pheasant hunting will not significantly compromise the long term productive capability of the subject parcel because 785.8 acres of land will continue in agricultural production.

Hunting is considered a compatible agricultural use under the Land Conservation Act and the County's Uniform Rules.

- (2) Use of the reconfigured 825.6 acre Lot A for a hay production and pheasant hunting will not displace agricultural use on contracted parcel or on other contracted lands in the area. Off-site lands to the south of Highway 37 are under a separate contract and would not be displaced by the continued farming and hunting on Lot A. Off-site hay farming operations to the north, some of which are under contract would not be adversely affected by the project.
- (3) The continued farming and hunting use on Lot A will not result in the removal of adjacent contracted land.

Section 51257 (Lot Line Adjustment)

- 1) The replacement Land Conservation contract on reconfigured Lot A will restrict at least 825.6 acres of contracted lands as agriculture and open space for at least 10 years.
- 2) As a result of the Lot Line Adjustment and execution of the new contract, there will be no net decrease in the amount of acreage restricted by the Williamson Act because 825.6 acres of land will remain under an agricultural and open space contract.
- 3) At least ninety percent of the land currently under contract will remain under contract.
- 4) After the Lot Line Adjustment, 825.6 acre Lot A will be large enough to sustain agricultural uses as defined by Government Code Sections 51222, 51205 and 51201 because 785.8 acres will continue to be used for hay production.
- 5) The lot line adjustment will not compromise the long term agricultural productivity of the 825.6 acre contracted parcel which will continue in viable hay production and be used for pheasant hunting.
- 6) The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use because use of the contract parcel will continue in viable hay production and hunting as a compatible use.
- 7) The Lot Line Adjustment will not result in a greater number of developable parcels than existed prior to the Lot Line Adjustment because, absent the Williamson Act Contract, development potential on both parcels would remain at eight units based on 1 existing residence and potential development of 1 unit per 100 acres. Lot A at 825.6 acres and Lot B at 152.9 acres meet the General Plan 100 acre density land use designation.

Issue #4: SVCAC Comments

On February 24, 2016 the Sonoma Valley Citizens Advisory Committee voted 7-4, recommending approval of the project. SVCAC questioned whether there would be any public events, use of the kitchen, and number of club members. The applicant, Bill Hooper, stated there would be group activities, but no special events. It was indicated that the kitchen would be used by club members for cooking demonstrations of quail and pheasant and other activities. The SVCAC also expressed concerns with traffic and highway access, biological resources, potential sea level rise, ground water use, and potential salt water intrusion.

Bill Hooper stated that there are two wells on the property. One will be used for the proposed pond and landscape irrigation, and one will be used for club members and guests. A ground water study has been conducted which concludes the potential for the project to increase salt water intrusion is limited due to the relatively low rates of pumping associated with the project and the isolation of project wells from other water users. The ground water study also concludes that water use for the project is unlikely to result in significant declines in ground water levels because the quantity of groundwater used for the project is relatively low and the area of recharge is substantial.

The applicant noted that an updated focused traffic study has been conducted for the proposed Use Permit modification and referred to Caltrans. No levels of service or access issues were raised. A biological resources evaluation has also been completed and concludes that potential biological impacts will be mitigated to less than significant.

SVCAC also raised concern regarding construction in the F2, Flood Plain and potential sea level rise. It was noted that the County follows the Federal Emergency Management designation and construction is allowed in the F2 provided the finished floors elevation is 1 foot above the flood elevation. It was noted that potential future sea level rise could impact the project, but this was not an issue the project is required to address.

SVCAC raised concerns with the scale of the clubhouse and potential night lighting. The project is subject to Final Design Review, including review and approval of a night lighting plan in conformance with County regulations. Condition of Approval #84 requires exterior lighting to be dark sky compliant, low mounted, downward casting, and fully shielded. Lighting shall not wash out structures or any portions of the site. Lights shall not exceed 100 watts per fixture and flood lighting is not permitted. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Issue #5: Appeal

The appellants raise the following issues in their appeal.

Consistency with 2012 Use Permit:

The appellant questions whether the current operation is operating consistent with its current Use Permit and indicates its approval was based on a membership of 300.

Staff Response: The Use Permit for the hunt club initially issued in 2012 does not include a limit on club membership, though 300 annual members were disclosed. The applicant indicates that it has always served 300 annual members and an additional 300 users who purchased day use bird cards. Hunter use counts provided by the applicant show consistent use over the last eight years. The highest peak month is February, which shows an average weekend day use of 62 hunters in 2010. Staff has not identified any compliance issues with the 2012 Use Permit.

The subject Use Permit modification submitted in 2015 indicates a membership of 500. The previous Conditions of Approval with the administrative approval does not currently establish a cap on membership. However, based on the concerns expressed by the appellant, the applicant has agreed to cap membership at 500 persons. The applicant believes that a membership of 500 will result in peak hunting/shooting operations consistent with the historic and current use of the club. The current capacity of the hunting fields and clay shooting course is not proposed to change with the new clubhouse.

Characterization of Project: The appellants contend that the project description does not accurately characterize the use and is misleading due to the potential to host large clubhouse gatherings for its 500 member capacity, including family and guests. The appellant cites the club website formerly advertising use of the kitchen and dining facility as a restaurant to host daily meals, vintner member monthly events, and elaborate parties for members and their guests. The appellants are concerned that the club will host full membership gatherings of 500 people or more. The appellant also suggests that group activities be better defined and limited in size, and a maximum capacity be established for the site.

Staff Response:

The website as of October 31, 2017, states, "The Clubhouse will serve as the heart of a wide range of member activities including memorable meals, fireside visits, winemaker outings, hands-on cooking classes and, of course, wines paired with exceptional food."

The administrative approval authorized continued hunting and shooting operations as well as hunting, fishing, and shooting group activities for up to 40 club members. Conditions of Approval prohibit special events, rental to third parties and advertising or use of the clubhouse facilities by the general public. The kitchen and dining facility, lounge and bar, and pro shop can

only be operated as accessory uses for members and guests. As with the Use Permit previously issued by the Board of Supervisors in 2012, the current permit under appeal does not include a cap on club membership.

In response to the appeal, the applicant has agreed to cap membership at 500 and has clarified that there will be a maximum of 25 corporate memberships, with three individuals allowed to use each membership.

The project description has been clarified to allow the club to serve breakfast, lunch and dinner for club members and guests as an accessory use to regular fly casting, hunting and shooting activities. The kitchen, dining area, and bar would not be open to the public or operates as a commercial restaurant.

During non-peak hunting periods, the club would host small shooting activities followed by small parties not to exceed 40 participants, including club members, family, and guests. The small parties would include food and wine pairings or dinner hosted by vintner members promoting local food and wine. The club would also offer cooking demonstrations, cooking classes, shooting instruction and gun safety courses for small groups. The club does not propose to host special events open to the public. A typical wine and food pairing sponsored by a vintner member would generally be held on a weekend day starting at 3:00 pm and end by 9:00 pm. No group activities would start during the weekday evening peak traffic period from 4-6 p.m.

It is noted that the seven month long hunting season and current capacity of the hunting fields and clay shooting course would not change. Capacity of the hunting and shooting facilities is limited to a maximum of 56 hunting spots in 14 fields and 45 clay shooting stations. For practical reasons, not all of the shooting stations and hunting spots are typically utilized simultaneously.

The focused traffic study assumes a modest increase in traffic associated with the new clubhouse because the capacity of the hunting fields and shooting clay course is not changing and the kitchen, dining area, and bar area are proposed as accessory uses to support fly casting, hunting, and shooting activities. As such, staff recommends the following Conditions of Approval to address concerns:

1. The total club membership shall not exceed 500, including 425 regular memberships and 25 corporate memberships, which allow 3 individuals to use each membership.
2. The applicant shall control peak clubhouse, hunting, shooting, and fly casting activity not to exceed current peak activity of an average of 31 hunters per weekday and 62 hunters per weekend day. The applicant shall monitor and report peak activity to Permit

Sonoma on a monthly basis to demonstrate existing user activity for hunting and shooting, and confirm that the new club house and fly casting pond do not result in a substantial increase in the peak use of the facility. Should the reports show a substantial increase in intensity of use over existing operations, in the judgment of Permit Sonoma, the permit shall be subject to further review and possible revocation by the Board of Zoning Adjustments.

3. Scheduled group activities consisting of organized shooting or fly fishing activities with associated vintner member food and wine gatherings, cooking demonstrations, hunting and shooting or fly fishing instructional programs or similar group activities shall not exceed 24 a year with a maximum of 40 participants at each group activity.
4. The applicant shall not schedule group activities to start or end during the weekday evening peak period from 4-6 p.m. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start or end during the weekday evening peak period from 4-6 pm. Prior to issuance of a building permit, a declaration of restriction prohibiting the scheduling of group activities from starting or ending during the weekday evening peak period from 4-6 pm. shall be recorded in the Official Records of the County of Sonoma subject to Permit Sonoma review and approval.
5. Scheduled group activities shall not be scheduled to overlap with peak weekend hunting/shooting periods during the hunting season from 7 a.m. to 12 p.m. or during the midday peak traffic period from 12 p.m. to 1 p.m.
6. Two-Year Review. A review of group activities under this Use Permit shall be undertaken by the Director two (2) years after commencement of the first activity to determine compliance with the Conditions of Approval applicable to group activities and member use limitations The Director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional persons who have previously requested notice. The Director shall allow at least ten (10) days for comment. If the Director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to group activities and/or member use limitations or that such activities and uses constitute a public nuisance, the Director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the

original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

CEQA Analysis:

The appellant requests that the CEQA analysis be updated to reflect the full scope of the project, including traffic, ground water supply, sanitation, structural stability, sea level rise, and dissolution of the former 152.9 acre reclamation district property (Lot B).

Traffic

As discussed above, W-Trans transportation engineers, prepared an Updated Focused Traffic Study (March 16, 2016), a Revised Updated Focused Traffic Study (July 11, 2017), and an Amendment to the Focused Traffic Study (September 22, 2017). The September 22, 2017 study more clearly addresses potential p.m. peak hour traffic impacts associated with planned group activities for up to 40 participants including LOS and collision history at the SR37/SR121 intersection. Trip generation is estimated based on information regarding current peak hour trips and added trips associated with the proposed activities. The studies were reviewed by Caltrans and Peer reviewed by an outside consultant under a Permit Sonoma contract and found to be adequate.

The traffic study concludes that existing access to the site, including a two-way left turn lane at the project's Highway 37 access is sufficient to accommodate the use, including group activities. The updated traffic studies also conclude that a west bound right turn taper or turn lane are not warranted at the site access. The collision history at the project access is .03 collisions per million vehicles, which is less than the state average rate of .23 collisions per million vehicles.

While project traffic would not substantially increase delays at the SR37/SR121 Highway intersection, the project traffic consultant recommends updated draft conditions require that group activities not be scheduled to start or end during the weekday evening peak period, from 4-6 p.m. due to substantial congestion and a higher than average accident history for east bound Highway 37 traffic during the evening weekday peak period. Staff has included this condition in the draft Conditions of Approval.

Groundwater Supply

The appellant questions project impacts on ground water.

Staff Response: As noted under the General Plan analysis, a ground water report has been prepared due to the site's recent inclusion in a medium priority ground water basin as designated by the state. The ground water report concludes the quantity of groundwater used for the project is relatively small and is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The report also concludes that potential for the project to result in harmful salt water intrusion is minimal

due to isolation of the project wells from other significant water users, and the relatively low rates of proposed pumping. The report further determines that potential for the project to result in significant well interference or impacts to nearby streams is minimal due to the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells.

Sanitation

The appellant questions whether there are septic constraints in a flood plain.

Staff Response: A new septic system was constructed in 2012 to serve the existing clubhouse. No significant constraints were documented with the installation of that system. The applicant proposes to install a new septic system to accommodate the new clubhouse. Soil conditions for the new septic system are similar to soils within the area of the existing system. Prior to issuance of a building permit, the applicant is required to obtain a permit for the new clubhouse sewage disposal system.

Sea Level Rise

The appellant questions whether the project should be constructed within an area subject to impacts from sea level rise.

Staff Response:

All of the 978.5 acre site is within a Special Flood Hazard Area and Zoned F2, Flood Plain and within an area subject to anticipated sea level rise. The site is currently protected from flooding by a levee system and will continue to be utilized for hay production, hunting, and shooting. The required flood elevation is approximately 11 feet above existing grade.

The F-2 combining district does not prohibit development or construction otherwise allowed by the base zoning, but it does require that any development meet the standards set forth in Chapter 7B of County Building Regulations (Flood Damage Prevention). These standards require the finished floor elevation to be at least one foot above the 100-year flood elevation and the ground floor of the proposed clubhouse is required to meet flood resistant design criteria. New construction is subject to the Federal Emergency Management Act (FEMA) regulations, which require technical justification through structural evaluation under hydraulic loading.

The project would not exacerbate any effects of potential sea level rise on the project because the project is required to have zero net fill and no net increase in runoff. CEQA generally requires evaluation of the impacts of a project on the environment, but neither CEQA nor county policy or regulation requires evaluation of future possible changes in the environment on the project. However, Condition of Approval #70 to require the levees to be maintained to ensure life safety.

Dissolution of Reclamation District No 2061

The appellant questions whether LAFCO's approval of the dissolution of Reclamation District No. 2061 was a violation of CEQA.

Response: Before the district was dissolved by LAFCO in September 2015, Kenwood-BPSC Hunt Club LLC owned 825.6 acres of the 2,750 acre reclamation district property. The district itself owned three parcels, two of which consisted of serpentine shaped levees and drainage channels found throughout the district. One of these serpentine shaped parcels is the 152.9 acre Lot B, now owned by the hunt club and proposed for a Lot Line Adjustment. The Vallejo Sanitation and Flood Control District declared Reclamation District 2061 inactive in 1993.

Action by LAFCO to dissolve Reclamation District 2061 appears to have followed all state laws including CEQA. Any challenge now to that decision based on CEQA would be long-barred by the statute of limitations and by failure to object to the proceedings during the LAFCO administrative process. In that process, LAFCO determined that the dissolution of the district was not a project under CEQA, but even if viewed as a project, was exempt from CEQA pursuant to sections 15301, 15325, and 15061(b)(3) of the State CEQA Guidelines. LAFCO also determined that agricultural uses of the former district properties are to continue and that dissolution and transfer of land to new ownership in 2016 did not result in physical changes to the environment. The hunt club will continue to maintain the levees and pump systems which it owns on the north side of Highway 37. Vallejo Sanitation District will continue to maintain the levees on properties it owns on the south side of Highway 37.

Potential impacts of the proposed lot line adjustment involving for the former District land (152.9 acre Lot B) is evaluated in the mitigated negative declaration for this project.

Compliance with Uniform Rules/Land Conservation Act

The appellant questions whether the project is consistent with the Land Conservation Act and the County's Uniform Rules.

Staff Response:

As previously noted, the proposed lot line adjustment is subject to Board of Supervisors approval of the proposed Lot Line Adjustment, which would transfer an 81.9 acre portion of the 825.6 acre contracted parcel Lot A to reconfigured Lot B (152.9 acres) subject to rescinding and replacing the existing land conservation contract. In exchange, 81.9 acres of Lot B, consisting of wetland slough and hay would be transferred to the reconfigured 825.6 acre Lot A (an equal trade of 81.9 acres). Lot B would not be under contract and would contain all existing farm and hunting club structures, shooting clay course, and the proposed clubhouse and casting pond.

The LLA and the associated replacement land conservation contract on Lot A is required to comply with Government Code Sections 51201 definitions (e) (Compatible Use), (n) Recreational Use, 51231 Enforcement of Local Uniform Rules, 51238.1 (Principles of Compatibility, and 51257 (Lot Line Adjustment).

As noted above, staff recommends that reducing the buy-in for public hunting on Monday and Tuesday from \$175-225 dollars (\$35-45 dollars/five bird minimum) to \$35-45\$ dollars (one bird minimum) would maintain public access for a reasonable fee and not unduly limit public access.

If public recreational use of the hunting club is maintained without unduly limiting public access, staff recommends that the proposed Lot Line Adjustment and replacement contract would be consistent with the Uniform Rules and Land Conservation Act for the following reasons:

1. Recreational uses, including hunting clubs are listed as compatible uses in the Land Conservation Act and Uniform Rules and may be permitted provided they do not unduly limit public access. Lot A (825.6 acres) would remain under a Land Conservation contract and open to public hunting on Mondays and Tuesdays. Lot A meets the minimum size of 40 acres and minimum income of not less than \$2,000 dollars per farm.
2. After the lot line adjustment, there would be no net loss of land under contract.
3. At least 90% of the originally contracted land would remain under contract, and includes 785.8 acres of hay, 38.7 acres of riparian wetland slough as open space, and 1.1 acre of farm roads.
4. Continued use of Lot A for hay production and hunting pheasants would not adversely impact the agricultural capability of the property, substantially displace agricultural use on the contracted parcel, or result in the displacement of agricultural use on adjoining properties.

STAFF RECOMMENDATION

Recommend that the Board of Zoning Adjustments deny the appeal and approve the Use Permit subject to modified Conditions of Approval and Board of Supervisors approval of the Lot Line Adjustment.

FINDINGS FOR RECOMMENDED ACTION

1. The project is consistent with the General Plan in that a hunting club and accessory uses, as proposed, are allowed in the LEA General Plan land use designation and the project is consistent with other applicable policies of the Plan. The primary use of both parcels will continue in agricultural use.
2. The project is consistent with the LEA B6 100, F2, RC 50/25, SR zoning because it allows hunting clubs and ancillary uses by Conditional Use Permit. The project is designed and conditioned to comply with zoning requirements, including the Flood Plain, Riparian Corridor, and Scenic Resource combining zones. The kitchen, demonstration kitchen, dining area, bar, lounge, pro shop and related facilities in the clubhouse are only permitted as accessory uses to support the hunting club and will not be open to the public. The Conditions of Approval limit the total number of members to 500 members, and no more than 40 members at a time may attend scheduled group activities. Group activities shall not start or end during weekday afternoon peak traffic periods from 4-6 pm, or be held during peak weekend morning hunting and shooting periods from 7 am to 12 pm or during the weekend midday peak traffic period from 12pm to 1pm.
3. Based upon the information contained in the re-circulated Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are that the design is compatible with the scenic corridor and scenic landscape unit requirements; the design meets requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the county code; drainage improvements are required to ensure there will be no net increase in runoff, natural drainage patterns will be maintained and there will be no increased impact from stormwater or floodwater dispersal over the site and adjacent lands; agricultural and open space use will remain the primary use of the land on both parcels; traffic impacts are limited because the number of members using hunting and shooting facilities is limited by the capacity of the fields, scheduled group activities are limited to a maximum of 40 persons, and

scheduled group activities will not start or end during the weekday afternoon 4-6 p.m. peak hour traffic period, or overlap weekend peak morning hunting and shooting periods (7am-12pm) during the hunting season or during the peak weekend traffic period from 12-1 pm. After modification of the parcels by lot line adjustment, there will be no net loss of agricultural or open space land on the parcel under a land conservation contract. The project hydrogeologic report and supplemental information show that there is adequate water for the project, the potential for harmful salt water intrusion is minimal and horizontal and vertical separations between project wells and the nearest streams and neighboring wells are large, such that the project has minimal potential to cause significant well interference or stream impacts.

5. The project is subject to approval of a lot line adjustment of land under a land conservation contract and meets the criteria of Government Code section 51257 in that the contracted parcel would be under contract for at least 10 years, there will be no net decrease in land under contract, at least 90% of the land currently under contract will remain under contract, the contracted parcel will be large enough to sustain its agricultural use, long term agricultural viability will be maintained, the lot line adjustment is not likely to result in adjacent land being removed from contract, and the project will not result in a greater number of developable parcels than existed prior to the adjustment. The hunting and sporting clay shooting areas subject to the land conservation contract will remain open to the public on Mondays and Tuesdays. The public use cost will be set at \$35-45 dollars per bird with no minimum bird card purchase in order to provide reasonable public access to these recreational facilities.

LIST OF ATTACHMENTS

EXHIBIT A	Draft Conditions of Approval
EXHIBIT B	Vicinity Map
EXHIBIT C	General Plan Land Use Map
EXHIBIT D	Zoning Map
EXHIBIT E	Aerial Overview
EXHIBIT F	Aerial View
EXHIBIT G	Proposal Statement
EXHIBIT H	Hunter Usage Report
EXHIBIT I	Appeal and Appeal Letter Supplement
EXHIBIT J	Applicant's November 7, 2017 Response Letter
EXHIBIT K	Appellants November 8, 2017 Request for Continuance
EXHIBIT L	November 5, 2017 letter from Fred Allebach
EXHIBIT M	October 26, 2017 letter from Caltrans
EXHIBIT N	SVCCAC Minutes
EXHIBIT O	Sonoma Land Trust Correspondence

EXHIBIT P	Bay.org Correspondence
EXHIBIT Q	Sonoma Ecology Center Correspondence
EXHIBIT R	DRC Record of Action
EXHIBIT S	Existing Lots Site Map
EXHIBIT T	Proposed Lot Line Adjustment Map
EXHIBIT U	Agricultural/Land Use Map
EXHIBIT V	Site Plan
EXHIBIT W	Landscape Site Plan
EXHIBIT X	Club House Building Elevation
EXHIBIT Y	Floor Plans
EXHIBIT Z	Draft Resolution

Separate Attachment for Commissioners: Mitigated Negative Declaration and full size maps

Exhibit A

Draft Conditions of Approval

Date: November 16, 2017 **File No.:** PLP15-0060
Applicant: Kenwood-BPSC Hunt Club LLC **APN:** 068-190-005,-007, -008, -009, -013,
-015 and -017 and 068-180-008
Address: 6600 Noble Road, Sonoma

Project Description: Use Permit Modification to expand the existing Black Point Sportsman's Hunt Club, an existing public use bird hunting club with a sporting clay course on two legal parcels totally 978.5 acres including 893 acres of hay land. Lot A is 825.6 acres and is under a Type II Land Conservation (Williamson Act) contract with 799.8 acres of hay. Lot B (152.9 acres) is not under contract and tidal wetlands transecting Lot A and approximately 93 acres of hay.

The proposed expansion includes a new private membership, 26,802 square foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a 1.5 acre casting pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course.

The existing farm and hunt club contains an 8,500 +/- square foot clubhouse/dog kennel with up to 50 dogs, a 280 square foot bird house with a 5,000 square foot netted bird pen, and a 960 square foot care taker's residence.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,216.25 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of \$2,266.25 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.)
NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

2. The applicant shall apply for and obtain building permits from PRMD for new buildings. Construction inspections shall occur and the building permit(s) finalized prior to occupancy of new or remodeled structure(s).
3. Due to the project scope, the California Business & Professions Code requires plans and calculations to be prepared by California licensed design professionals (architects, engineers).
3. Prior to removal of any existing structure, the applicant shall apply for and obtain a demolition permit for each structure being removed.
4. A soils report is required for this project.
5. Buildings located on sites that include an F-2 zoning designation must conform to FEMA requirements for buildings constructed within a flood zone in addition to compliance with prescriptive requirements of the code. Technical justification shall be provided for meeting these requirements through hydraulic analysis and structural evaluation of buildings under imposed hydraulic loading.
6. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

7. All required paths of travel (parking lots, sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to PRMD shall include sufficient details of features to validate compliance.
8. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities.
9. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per CBC requirements.
10. Where recreational facilities or activities are provided they shall be accessible or, when allowed by the Building Code, there shall be provisions for equivalent facilitation of the facilities or activities.
11. This project is required to comply with wildland-urban interface (WUI) regulations, Chapter 7A of the CBC. These regulations apply to building materials, systems and/or assemblies used in the exterior design and construction of new buildings.
12. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
13. The Project shall be designed and constructed complying with Sonoma County's adopted version of the California Green Building Standards Code. This jurisdiction requires plan and construction compliance reviews to be performed by third party CALGreen Special Inspectors. The following links are provided for additional information on compliance with CALGreen:
 - <http://www.sonoma-county.org/prmd/docs/handouts/bpc-042-Residential-New-Construction-Updated-2013-CALGreen-Checklist.pdf>
 - <http://www.sonoma-county.org/prmd/docs/handouts/cni-041-CALGreen-Special-Inspection-Agency-Recognition-List.pdf>
14. If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

15. Prior to building permit issuance the applicant shall have the property water supply system plans evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

If the applicant has been required to do a cross-connection control survey by the California State Water Resources Control Board, Division of Drinking Water, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

16. Prior to the issuance of any building permit an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.

Septic:

17. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the new clubhouse sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

18. Application for wastewater discharge requirements shall be filed by the applicant with the San Francisco Bay Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance). A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.
19. Prior to building permit issuance and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis from the 2 bedroom house, kennel, bird washing area, hunters restrooms, office and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

20. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plans showing the location of the restrooms in the clubhouse shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Consumer Protection:

21. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

22. Prior to building permit issuance, a long term, on-going Noise Monitoring Plan shall be submitted to the PRMD Project Review Health Specialist and found to be acceptable. Implementation of the on-going Noise Monitoring Program shall be required upon request of PRMD.

Solid Waste:

23. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.
24. Prior to building permit issuance, areas within refuse enclosures for food facilities, food retailers, inns and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning. The Project Review Health Specialist shall receive a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

Vector Control:

25. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:

Water:

26. Prior to occupancy, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by PRMD. The Project Review Health Specialist shall receive a letter from the Cross Connection Control Specialist stating that backflow prevention has been installed as recommended.
27. Prior to occupancy, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to

measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

28. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter to measure all groundwater extracted for this use.

Septic:

29. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Consumer Protection:

30. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Retail Food Code (Cal Code).

OPERATIONAL REQUIREMENTS:

Water:

31. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
32. A safe, potable water supply shall be provided and maintained.
33. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.
34. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

35. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
36. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
37. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation

and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

- 38. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed during construction, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

Consumer Protection:

- 39. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health Division for the food and beverage handling activities approved in this Use Permit. Contact the Environmental Health Division at 565-6547 for information and instruction sheet. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.
- 40. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

- 41. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

- 42. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
- 43. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.

44. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

45. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

46. Smoking is prohibited in any public area, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.
47. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

GRADING AND STORM WATER:

"The conditions below have been satisfied" BY _____ DATE _____

48. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
49. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
50. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design

Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems.

- 51. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.
- 52. The proposed project is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as "SUBJECT TO INUNDATION" in one-inch lettering. The base flood elevation is estimated to be at 11 feet above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88).

Mitigation Monitoring: PRMD will not issue building permits for habitable structures, except in accordance with building requirements.

- 53. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.
- 54. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
- 55. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

- 56. Prior to issuance of any building permit which results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

FIRE:

"The conditions below have been satisfied" BY _____ DATE _____

57. Due to the scope of this project a Fire Services Pre-Construction meeting is required at the applicant's cost.
58. Prior to any construction, or changes in use, applicable Fire Code construction permits required by the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
59. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from the fire code official.
 - a. **Fire hydrants and valves.** CFC Sec. 105.6.1
 - b. **Storage and use of LP gas.** CFC Sec. 105.6.2
 - c. **Places of assembly.** CFC Sec. 105.6.34
 - d. **Private fire hydrants.** CFC Sec. 105.6.35
 - e. **Emergency responder radio coverage.** CFC Sec. 105.6.47(7)
 - f. **Fire protection systems.** CFC Sec. 105.6.47(8)
 - g. **High-rise buildings.** CFC Sec. 105.6.47(9)
60. Prior to Use Permit approval, applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to the following:
 - a. **Site Plan.** Provide a Site Plan showing the location of all property lines, easements, underground and overhead utilities, propane tanks, emergency generators, parking areas, existing and proposed buildings and towers, and water storage tanks.
 - b. **Access roads:** Approved (CFC) fire apparatus access roads shall be provided.
 - i. Facilities having a gross building area of more than 62,000 square feet shall be provided with at least two separate and approved fire apparatus access roads.
 - ii. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. CFC Sec. D105.1.
 - iii. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) not less than 20 feet in width (26 feet for aerial access) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of all buildings as measured by an approved route around the exterior of the building or facility.
 - iv. Where a bridge is part of a fire apparatus road the bridge shall be constructed

and maintained in accordance with AASHTO HB-17. Approved signs indicating the load carrying capability of bridges shall be provided at each end of bridges.

- v. Where gates or similar barriers are installed across access roads, gates shall be installed in compliance with fire regulations and provided with an approved lock as required by the fire code official.

- c. **Premises Identification:** Approved road names, address numbers, building numbers and other building identification shall be provided including a site directory at the driveway entrance.
- d. **Fire Protection Water Supplies:** An approved (NFPA 1142 and/or CFC) water supply system capable of supplying the required fire flow for fire protection shall be provided to premises.
- i. Minimum fire flow shall not be less than 1500 gallons per minute.
 - ii. Fire hydrants shall be spaced not less than 300 feet apart along fire access routes. County Fire Code Appendix C, Table C105.1 footnote "f".
- e. **Fire Pump.** An approved fire pump complying with NFPA 20 (2013) shall be provided.
- f. **Automatic Sprinkler Systems.** All new structures shall have an NFPA 13 (2013) automatic sprinkler system.
- g. **Fire Alarm.** Provide an approved fire alarm system per NFPA 72 (2013). CFC Sec. 907.
- h. **Standpipe.** The schematic drawings indicate a 3 story hunting clubhouse and three (3) 85 ft. high shooting towers. Provide NFPA 14 (2013) Class III standpipes at the following locations:
1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
 2. Buildings that are three or more stories in height.
- Exceptions:**
1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
- i. **Provide fire safety and evacuation plans** for Group A occupancies and high-rise structures. CFC Sec. 404.2.
- j. **Towers:**
- i. Buildings with a floor level more than 75 ft above the lowest level of fire department access shall comply with CBC Sec. 403.
- k. **Fireplaces.** Three (3) outdoor fireplaces and one indoor fireplace are shown. Indicate fuel type and demonstrate compliance with CFC Sec. 603 as required.
- l. **Provide emergency or standby power** per CFC 604 including but not limited to illuminated EXIT signs, emergency exit illumination, accessible means of egress elevators, high rise structures.
- m. **Elevator Emergency Operation.** Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation. CFC Sec. 607.1.

- n. **Required Exits.** Drawing A101 – 1st Floor Plan. Provide 2 exits with the required exit separation if required at the Group S-2 enclosed parking garage. CBC/CFC Sec. 1015.2 and Table 1021.2(2).
- o. **Group A Exit Doors.** Drawing A102 – 2nd Floor Plan. The exterior exit doors serving the Group A Lounge and Dining Rooms shall be side hinged, outswinging with panic hardware. CBC Sec. 1008.1.2 and 1008.1.10.
- p. **Exterior Exit Stairways** shall be protected if required per CBC/CFC Sec. 1026.6.
- q. **3 Story Stairways** are shown at Lines 7/A and 2.5/C.
 - i. Such stairways shall generally be enclosed in 1-hour fire-resistive stair enclosures. CBC Sec. 1009.2.2 and 1022.2.
 - ii. Such stairways shall generally (a) lead directly to the exterior of the building or (b) shall be extended to the exterior of the building with an exit passageway per CBC Sec. 1009.2 and 1022.1; alternatively, demonstrate compliance with 1027.1 if applicable.

- 61. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access.
- 62. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with the California Fire Code as adopted and amended by Sonoma County Code.
- 63. Applicant shall provide evidence to Sonoma County Fire that demonstrates compliance with the California Fire Code as adopted and amended by Sonoma County Code. This condition may be met by obtaining County Fire approval of a fire protection plan prepared by a qualified individual.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

- 64. This Use Permit supersedes the current Use Permit for a hunting club PLP11-0047, but incorporates the previously permitted uses, including: a public use bird hunting club; sporting clay course; a 8,500 square foot club house/dog kennel with up to 50 dogs; a 280 square foot bird house with a 5,000 square foot netted bird pen; and gun sales in accordance with federal license 9-68-097-08-7C-03952 to club members and public recreational hunters/shooters registered to use the club; and a 960 square foot 2-bedroom caretakers residence. The existing bird hunting clubhouse, clay shooting course, fly fishing pond, and dog kennels shall be available to the general public on the public use days (Mondays and Tuesdays) and on other days on an as available basis.

The expanded use includes a new private membership 26,802 square foot clubhouse with associated parking and landscaping to be located within an existing developed area of the site, a 1.5 acre fishing pond, and an 85 foot tall sporting clay shooting tower to be located within the existing sporting clay shooting course. The new clubhouse will contain a commercial kitchen bar, demonstration kitchen, and a hunter's pro shop and a training room as accessory uses open to club members. The total club membership shall not exceed 500, including 425 regular

memberships and 25 corporate memberships, which allow 3 individuals to use each membership. The new fishing pond and existing clay shooting course will generally be for club members, except on Mondays and Tuesdays when they shall be available for public use.

Public access to hunting, fishing, and the sporting clay course on Mondays and Tuesdays shall not be limited, except by capacity of the hunting fields and shooting stations. Hours of operation of the hunting club houses are approved from 7 am to 9 pm seven days a week. Hours of operation for the hunting, shooting and fishing stations are approved from ½ hour before sunrise to ½ hour after sunset. The club may host up to 24 scheduled hunting, fishing, and shooting group activities for groups up to a total of 40 persons, including family, and guests, but no special events are proposed or permitted, unless approved by issuance of a modified Use Permit or Cultural Event Zoning Permit. The facility shall not be rented out to third parties for hunting, shooting, fishing, or events.

The kitchen, demonstration kitchen, food and beverage service, bar, and pro shop in the new clubhouse shall be accessory to and available only to private club members, and shall not be open to the general public or operated as a restaurant.

65. Scheduled group activities must consist of organized shooting or fly fishing activities and associated vintner member food and beverage gatherings, cooking demonstrations and hunting, shooting, and fishing instructional programs. Scheduled group activities shall not exceed 24 a year with a maximum of 40 participants. Food and wine gatherings, dinners, or cooking demonstrations shall be associated with hunting, shooting or fishing activities and shall not be conducted as stand-alone activities.
66. The applicant shall not schedule group activities to start or end during the weekday evening peak period from 4-6 p.m. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the year demonstrating that no group activities will be scheduled to start or end during the weekday evening peak period from 4-6 pm. Prior to issuance of a building permit, a declaration of restriction in a form acceptable to the Director and County Counsel prohibiting scheduled group activities from starting or ending during the weekday evening peak period from 4-6 pm. shall be recorded in the Official Records of the County of Sonoma subject to Permit Sonoma review and approval.
67. The applicant shall not schedule group activities which overlap with peak weekend hunting/shooting periods during the hunting season from 7 a.m. to 12 p.m., or during the midday peak traffic period from 12 p.m. to 1 p.m.
68. Prior to issuance of a grading or building permit for the new clubhouse, a restrictive covenant shall be recorded on the 825.6 acre hay farm/bird hunting parcel (Lot A) requiring public use bird hunting for a reasonable fee on Mondays and Tuesdays, and on other days on an as available basis, to comply with the Land Conservation Act.
69. The applicant shall control peak clubhouse, hunting, shooting, and fishing activity not to exceed current peak activity of an average of 31 hunters per weekday and 62 hunters per weekend day. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis to demonstrate existing user activity for hunting and shooting, and confirm that the new club house and fly casting pond do not result in a substantial increase in the peak use of the facility. Should the reports show a substantial increase in intensity of use over existing operations, in the judgment of Permit Sonoma, the permit shall be subject to further review and possible revocation by the Board of Zoning Adjustments.
70. The property owner/applicant and successors in interest shall maintain the levees to ensure life safety.

71. This Use Permit approval is contingent upon Board of Supervisors approval of Lot Line Adjustment file LLA15-0037. The use shall be operated in accordance with the revised proposal statement dated September 22, 2017 and plans located in File No. PLP15-0060 as modified by these conditions. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
72. The sale or transfer of guns shall be limited to club members only and may include recreational hunters/shooters purchasing bird cards, but shall not be open to the general public. All guns sales or transfers shall be in accordance with federal, state and local regulations, including but not limited to federal license number 9-68-097-08-7C-03952. The club owner/operator shall maintain a Second Hand Gun Dealer License from the Sonoma County Sherriff.
73. The public day use price for birds shall not exceed \$35-45\$ dollars per bird with no minimum bird card purchase, adjusted to market rate, or as otherwise modified by the Board of Supervisors in its review of the Lot Line Adjustment and Land Conservation Act contract modification for the reconfigured lots.
74. Public access and bird hunting shall continue to be available on the hay farm/bird hunting parcel under the land conservation contract for a reasonable fee on Mondays and Tuesdays and on other days, on an as available basis. Any requirement or fee charged for public recreational use of land as defined in Government Code 51201(n) shall be reasonable and shall not have the effect of unduly limiting its use by the public.
75. The sporting clay shooting course and fly fishing pond shall also be available to the public for a reasonable fee on Mondays and Tuesdays, and on other days, on as available basis.
76. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit all application materials and applicable filing fees to rescind and replace the existing Non-Prime Land Conservation Act Contract on Lot A to a new Non-Prime Land Conservation Act Contract on reconfigured Lot A. Once the Lot Line Adjustment grant deeds are recorded, Permit and Resource Management Department can proceed with processing the new contracts.
77. Prior to issuance of building or grading permits or vesting the new private clubhouse and casting pond, the applicant shall record a lot line adjustment (LLA 15-0037) and a new replacement land conservation contract on the newly configured 825.6 acre (Lot A) hay farm/bird hunting parcel in conformance with Government Code Section 51257 and the County's Uniform Rules. There shall be no net loss of land under contract and at least 90% of the originally contracted land shall remain under contract.
78. All lands under contract, 825.6 acre (Lot A) shall remain consistent with the Land Conservation Act and Uniform Rules at all times, including but not limited to compliance with public recreational use, agricultural production, and minimum income requirements.
79. The hunting area shall continue to be delineated with a minimum setback of 900 feet from Highway 37 edge of pavement. The club owner shall maintain the setback in the field, display a map of the hunting area in the clubhouse, and provide maps to hunters and club members annually.
80. Any sporting clay shooting stations oriented to Highway 37 shall maintain a minimum setback of

1,350 feet from the highway edge of pavement.

81. The hunting area boundary as depicted on the site plan and modified by these conditions, shall be clearly marked with post signs every 500 feet, except where the hunting boundary is already delineated by a water way.

82. Prior to issuance of a grading or building permit, the applicant shall obtain Final Design Review approval.

83. The edge of the proposed parking lot shall be moved out of the RC (Riparian Corridor) setback area.

84. Prior to issuance of a grading or building permits, an exterior lighting plan shall be submitted for staff review and approval. Flood lights are not permitted. Exterior lighting shall be dark sky compliant, low mounted, downward casting, fully shielded, and shall not exceed 100 watts per fixture. Lighting shall not wash out structures or any portions of the site. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

85. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and storm water collection systems and gray water reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

Water conservation shall include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system in order to reduce site water use.

86. The following dust control measures shall be included on the plans and implemented during construction:

A. Water or other dust palliative shall be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust. Increased watering frequency during windy conditions.

B. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.

C. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: PRMD will ensure that the above dust control measures are included as notes on the grading and construction plans.

87. The following notes shall be included on building or grading plans for ground disturbing activities:

"If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated."

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement to cease construction if archaeological materials are found during ground disturbing activities. The project planner shall work with the applicant in reviewing and revising construction plans if archaeological materials are found. (Ongoing during construction)

86. A pre-construction survey for ground-nesting birds shall be performed 14 days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or other construction activity at the project site to locate any active nests that could be affected by the project. If land-clearing activities are performed between August 16 and January 31, outside of the nesting season, no preconstruction surveys for nesting birds are warranted. Active nests will be identified, located and described and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The active nests sites within exclusion zones will be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. If signs of nest disturbance or abandonment are observed, work may be halted or other protection measures implemented at the discretion of the biologist. The barriers marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active.

Mitigation Monitoring: PRMD Project Review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

87. Prior to demolition of existing structures at the project site, a qualified bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats, shall conduct bat surveys to determine presence of bats. Depending on the proposed timing of demolition and the bat biologists initial survey of the site, necessary protocols, including possible delay of demolition should bats be present, shall be implemented under the supervision of the bat biologist. Prior to building permit issuance a letter from the

project biologist shall be provided demonstrating the status of the bat survey and the protocols that are to be followed to ensure protection.

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

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88. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
89. **Two-Year Review.** A review of activities under this Use Permit shall be undertaken by the director two (2) years after commencement of the new clubhouse to determine compliance with the Conditions of Approval applicable to hunting, shooting, and fly casting activities, including organized shooting and promotional activities. The applicant shall control peak clubhouse, hunting, shooting, and fly casting activity to be consistent with the project description and environmental review and these conditions of approval. The applicant shall monitor and report peak activity to Permit Sonoma on a monthly basis. If the report shows a substantial increase in peak activity over the project description, further environmental analysis may be required.
- The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300') of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval or the use constitutes a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.
90. **Annual Report.** After commencement of organized group activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of group activities that occurred during the previous year, the day, date, time, and duration of each activity, the number of persons attending each activity, the purpose of each activity, and any other information required by the director. The annual report shall also include a schedule of the proposed group activities for the coming year.
91. **Staff Training.** Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date of ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.
92. The applicant shall pay all applicable development fees prior to issuance of building permits.
93. Construction of new non-residential development shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

94. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
95. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
96. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
97. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

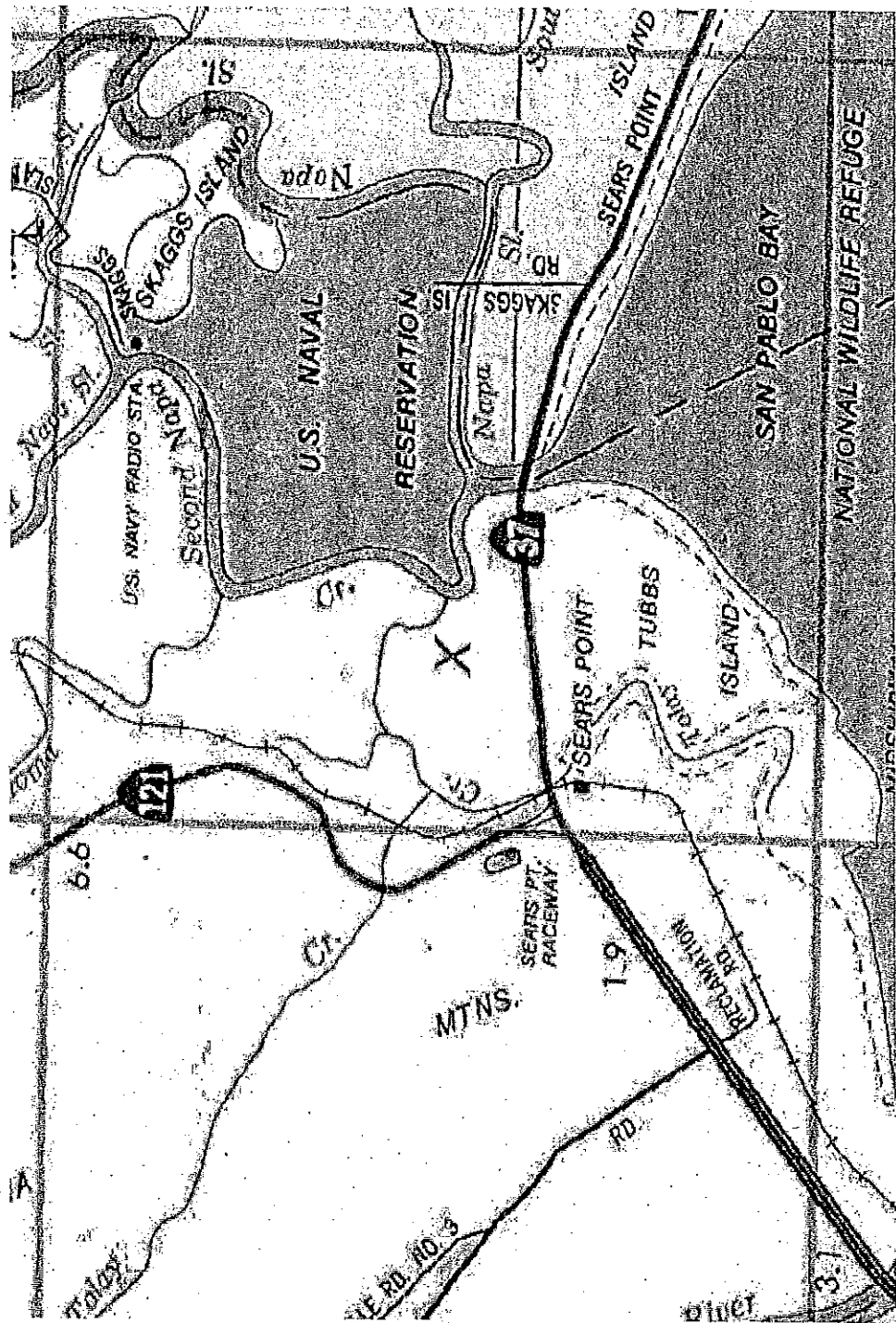
The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

98. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

Project Location

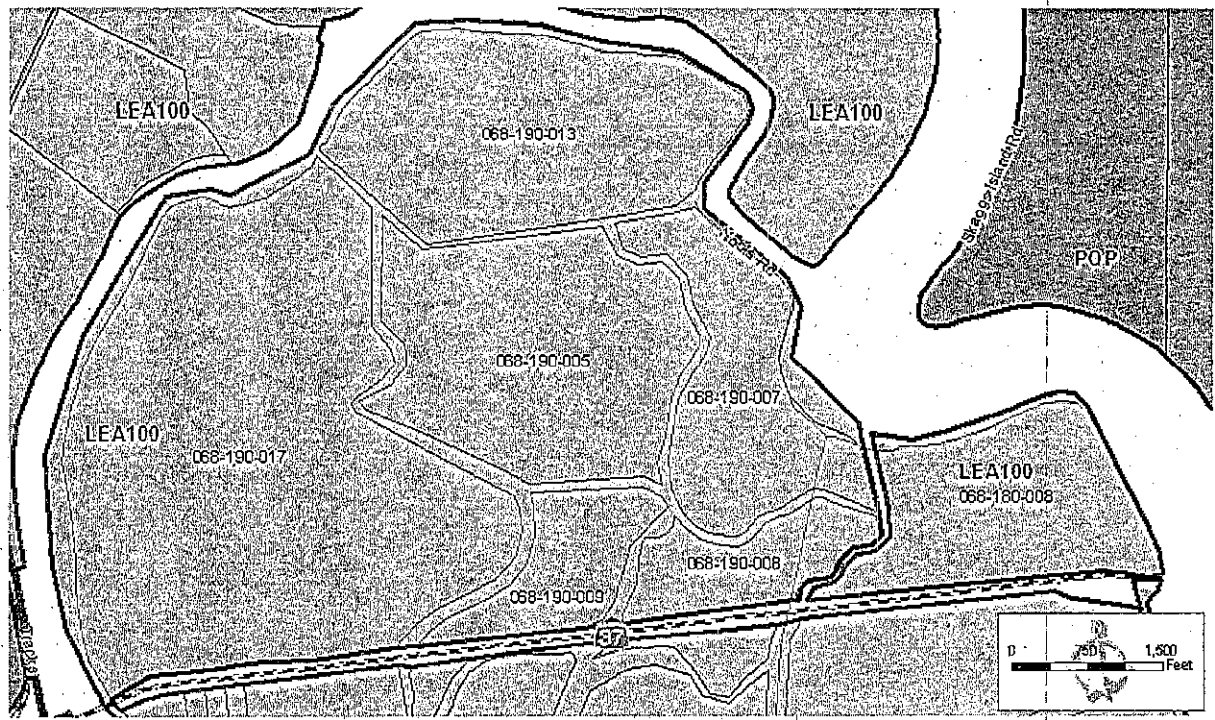
Project Site:
6600 Noble Rd.,
Sonoma.
978.5 acres
Referrals to Sonoma
Valley Citizens
Advisory Committee



General Plan Land Use Map

EXHIBIT C

Land Extensive Agriculture



General Plan Land Use

- Other Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resort and Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor Service Commercial

- General Commercial
- Limited Commercial
- Limited Commercial/Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

Base Map Data

- Coastal Commission Boundary
- Urban Service Area Boundary
- Highways
- Perennial Streams
- Intermittent Streams

Numbers on map indicate maximum density in Acres/Unit, except Urban Policies that where number indicate Units/Acre.

Zoning Map

EXHIBIT D

LEA B6 160 acre density, Z, SR, F2 VOH, RC 50/25

Permits Hunting Clubs

Permits Accessory Uses:

Clubhouse, fly casting pond, and clay shooting

Facilities out of SR

F2 flood proofing finished floor



0 750 1,500 Feet
1:18,000

Zoning and Combining Districts

City Limit	SD Scenic Design	MR Mineral Resource
AH Affordable Housing	SR Scenic Resources	G Geologic Hazard
LJ Policy	VOH Valley Oak Habitat	F1 Floodway
HD Historic District	BR Biotic Resources	F2 Floodplain

Aerial Overview



Project Proposal Statement

APN 068-180-008, 068-190-005, 007, 008, 009, 013, 017

Applicant

Kenwood BPSC Hunt Club, LLC
dba - Black Point Sports Club
6600 Noble Road
Sonoma, California 95476

Land Owner

Kenwood BPSC Hunt Club, LLC
144 West Napa Street
Sonoma, CA 95476

Introduction

The requested use permit is for a new, member's clubhouse. The new clubhouse will not increase the numbers of hunters on the property at any given time. The number of fields available for hunting and the size of the clay shooting course is not changing. The clubhouse will enhance the experience for the members and will create an opportunity to attract hunters at different times of the day, such as, mid – afternoon shoots with winemakers and dinner thereafter. However, the total number of hunters coming to or leaving the property during any given time frame will not change. In fact, the opportunity for meals will allow some hunters to come earlier or stay longer, thereby spreading out traffic.

Parcels

Applicant received a Conditional Use Permit in 2012 for a bird hunting facility and dog kennel located on seven (7) contiguous parcels totaling 825.6 acers located at 5400 and 5411 Sears Point Road (Highway 37) near Sonoma Raceway. The facilities were given a new address, 6600 Noble Road upon opening in 2012. The Applicant has submitted a use permit application to construct a member clubhouse on one of the listed parcels (068-190-007). The parcels have a Sonoma County zoning designation of Land Extensive Agriculture (LEA) which comprehends hunting club use and dog kennel use with a use permit. The surrounding properties include mostly agricultural uses but also include the Sonoma Raceway. The subject property also adjoins a state owned wildlife area that is open to public hunting.

See attached parcel map.

The Project

The proposed project will add a member's clubhouse including a food and beverage facility, locker rooms, a hunter's pro shop and instructional classrooms. The club is currently operating out of a small member facility that was allowed in the 2012 use permit.

The proposed clubhouse has the necessary amenities that will allow the club to compete with other hunting clubs. In order to attract customers a hunting club must provide equipment for sale, food and beverage service and ongoing training on hunter safety and other hunting and shooting programs.

The new clubhouse building will include approximately 13,300 square feet on its main floor with an additional 4,000 square feet on the mezzanine level. The main floor will be raised approximately 12 feet to be above the flood line. The space at ground level will be utilized for parking, employee facilities and storage. Approximately 5,500 square feet of the foundation level will be finished for storage and employee use. A portion of the space will be water resistant to protect storage items.

Membership

The club will evolve from the current seasonal membership and day use format to a fully membership based operation. Day use passes will continue to be available on public days. The current operation services around 600 hunters with seasonal membership cards or daily use passes. Historically, hunters have either purchased seasonal membership cards or utilized day use passes. Approximately 300 of the hunters have purchased memberships with the remaining buying day use passes. The price of a membership or a day pass is based on the number of birds the hunter would like to have released in the field. Hunters have always been allowed to bring family members or guests. Monthly reports filed with the California Department of Fish and Wildlife show the number of hunters using the club during hunting season. These numbers include members, day use hunters and guests. The average number of hunters on a weekend is 40 while only 20 use the club on weekdays. The attached spreadsheet shows the average number of hunters per day going back to the 2009/2010 hunting season. During a hunting season, the club will host around 3,000 hunters without regard for duplication. We have found that the average hunter visits the club around 4 times per season and brings a guest 20% of the time. The number of hunters using the club hasn't changed much since moving to the current club facility for the 2012/2013 season and is not expected to change when the clubhouse is opened.

The new membership format will start when the proposed clubhouse is open. A total of 450 memberships will be offered. The membership breakdown is as follows:

Single Memberships	425
Corporate Memberships (25 with 3 on each)	<u>75</u>
Total Members	500 (450 Memberships)

Members will use the club Wednesday through Sunday. Their monthly dues will include an allotment of birds per season. On Mondays and Tuesdays and on a space available basis on other days, the general public will be able to use the club with seasonal or day use passes. A minimum of a 5 bird card will continue to be required for the general public. The clubhouse will be closed on Mondays and Tuesdays. We expect the number of people utilizing those passes to be around 150. This number is estimated to be half of the current day hunters with the rest joining the club as members.

The total number of uses is expected to be the same as the club's historical operation. The new membership also includes members from out of state who will likely visit the club less than the local members.

Operations

The club is limited to the number of hunters it can host at any given time. While the club has 24 fields available for hunting, there are never more than 14 available because of farming operations. The club has strict safety rules that won't allow the overcrowding of the fields. The typical size of the hunting groups assigned to a field is between 2 and 4 hunters. The most popular hunting times are weekend mornings where hunters arrive between 8 am and 10 am. The traffic study submitted by WTrans, utilized this existing visitor traffic as the basis for their report. Traffic counts supplied to the consultant are the same today as they were in 2012 when the original study was conducted. The 2016 study and subsequent amendments increased the peak trips to 13 weekdays and 17 weekends to account for increased employee and delivery traffic.

The March/April hunting period is restricted to one hunting field so that crops can be planted. Because of this limitation, the club has one guided hunt per day of no more than 10 hunters... The number of hunters utilizing the public days on Mondays and Tuesdays is expected to be the same as the weekday member days.

Members will also utilize the existing clay shooting course. The peak use of the clay course happens during the hunting off season when the weather is better. While the course is open year-round, there are less shooters in the winter hunting months. On peak hunting weekend days, a typical day will average 20 users of the clay course. That number increases on summer weekend days when there are 40 shooters on a busy weekend day. Weekdays average around 10 shooters during the hunting season and 20 during the offseason.

Public Access

The new clubhouse will have no impacts on traffic as it will not be open to the public and closed entirely on Monday and Tuesdays. In order to allow for public access at reasonable fees, the hunting fields will be available for seasonal passes on Mondays and Tuesdays. Pricing for the public use will be consistent with current pricing which averages from \$35 to \$45 per bird hunted with a 5 bird minimum purchase. This price is comparable to other public bird shooting clubs in Northern California and is based on the cost of birds and the staff needed to service the hunters. The price to shoot will increase as the cost of birds in future years. The public will have access to the hunting fields and the clays course. The proposed clubhouse will not be open to the public and will be closed on Mondays and Tuesdays. All public use will be subject to advance reservations. We estimate that public use days will be consistent with the current weekday average of 20 hunters per day.

Use of the New Clubhouse

The new clubhouse will be available to the club members and their guests. The club will have approximately 500 total members, who will have access to and use the clubhouse. Use of the club is expected to be reduced over the current level as a larger percentage of the membership will be from out of the area and will likely require air transportation for their stays. Peak use is anticipated on weekends during the hunting season running from October through February. The new clubhouse is not tied to increased usage. The usage is expected to continue at this level when the clubhouse is open.

The clubhouse will be open year-round operating between the hours of 7am to 9pm. Food and beverage service will be available during this time. Beverage service will include a full bar. The menu will feature game birds and organic produce from the farm's gardens. A member pro shop will also be included allowing members to buy hunting equipment including shot guns and ammunition which will be sold to members only. The club holds a federal fire arms license and complies with all federal state and local gun sales codes.

The demonstration kitchen will be used as a teaching area for instruction on the preparation of game birds. The culinary instruction will focus on farm to table cuisine emphasizing the game bird varieties that are available on the property. Additional meeting/classrooms will be available for ongoing gun safety training and other hunting related instructional programs. These classes are typically for 10 or less people and are usually scheduled during the hunting off-season or late in the day on Saturdays and Sundays during the hunting season.

Use of the clubhouse will be similar to the existing facilities serving the same size membership that exists today. While various shooting activities for members and their guests will be scheduled for small groups of between 20 to 40 people, there will be no special events held at the club. The member shooting activities are scheduled at off peak times for the club and the traffic on Highway 37 traffic. These activities have exclusive use of the club when scheduled. A typical activity usually includes shooting on the clay course followed by food and beverage in the clubhouse. Guest arrival happens over a 90 minute period. The club's most frequent member activity is a Winemaker shoot and dinner. These activities usually happen on Saturday afternoons. A Winemaker shoot including 40 members would have the first shooters arrive at 3:00 with the last arriving at 4:30. These activities will usually be attended by a member and their spouse arriving together in the same vehicle. A shooting event of this size would spread out the start times to allow the members to each shoot with the Winemaker. These start times are well after the members hunting in the morning have departed. Upon completing the shooting portion of the program, the attendees will gather in the clubhouse for a food pairing presented by the Winemaker. Guests depart at varying times upon completion of the dinner between 8 and 9pm. Members and Guests will park in the designated parking lot which provides for parking of up to 30 vehicles.

No special events are requested and will not be allowed. The Clubhouse will be used strictly for member activities. All specific member activities, such as a winemaker dinner, will be limited to and associated with shooting activity, which self-limits the number of attendees.

The proposed clubhouse will be closed and not available to the public on those days with the day use hunters using the current facilities for check-in. On days when the clubhouse is open, it will be used for member arrival and check-in. Food service will be available for breakfast, lunch and weekend dinners. Men's and women's locker rooms are available for day use. The casting pond and dog kennel will be available for public day use by appointment only.

----- Vehicular access for the clubhouse will continue to be served by an existing left turn lane from Sears Point Road. Guests will arrive for different start time slots scheduled for the 24 hunting fields. Because of the staggered start times, guest arrival will keep the number of arriving vehicles to less than 10 per hour. The expected number of guests and vehicles will be the same as the existing club currently operating out of the temporary clubhouse. Vehicle surveys at Black Point showed peak traffic of 41 vehicles in one day and a maximum of 10 vehicles in a single hour. The new clubhouse is expected to have additional delivery vehicles compared to the current facility. Delivery vehicles are expected to increase by approximately two per day. There is no expected change in traffic for the farming operation.

Solid Waste Disposal Plan

The club will continue to use an outside service to handle hauling of all solid waste. The club will follow all county solid waste guidelines including recycling of all recyclable items through the waste disposal company.

Crop Production

The proposed structures will be built in areas that currently serve as a farming operational area. No crops will be displaced by the proposed development other than one acre of hay crop area near the casting pond. This crop loss will be offset by crop producing landscaping (olive trees) in the in the developed area. The clay shooting area will continued to have hay fields surrounding the course and Olive trees within the course boundaries. It is expected that agricultural production will increase over the current operation on the combined properties. The property will continue to have crop income that meets the minimum land conservation income requirements. The 2015 gross farming income report included with this submittal, demonstrates that the farming income is well above the required minimum.

Noise Impact

The Project will have no noise impact as the hunting and shooting is not changing.

A sound study was conducted by the firm of Rosen Goldberg Der & Lewitz Acoustical Consultants to measure the potential impact on surrounding properties. The report was submitted and evaluated as part of the 2012 use permit. The new facility will not change the noise levels that currently exist at the club.

Project Description

The new clubhouse will be approximately 172' by 80'. A deck measuring 28' by 111' will extend from the back of the building. The side elevation of the building will be 23' high with a roof peak of 35 feet. The building will include wood framing with a stone finish at the base and wood siding for the upper sections. The exterior finishes will be of non-reflective natural earth tones designed to blend into its surroundings.

New recreational facilities will include the approximately 1.5 acre casting pond that will be stocked with trout. Casting ponds are a typical accessory feature in hunting clubs which is allowed in the LEA zoning code. While the ponds will be available for public use, it is expected that most of the use will be by members who have come to shoot. One clay shooting tower measuring 85' in height is also proposed to be located in the clay field.

The new parking area will consist of approximately 30 parking spots located adjacent to the main building on compacted fill material. The new parking lot will be accessed by a road way distinguished by an approximately 30' wide by 18' high entry gate. Employee and additional guest parking will be provided in an existing parking area that was approved as part of the 2012 permit.

The area where the pond will be placed currently serves as a farming equipment storage area and includes removal of two adjacent small barns totaling 170' x 30'. Additionally a 60' by 100' pole barn that will be removed to create room for additional crop production. The proposed development of the pond, clubhouse, roads and parking areas will all be done in the current developed area and will not displace any crop producing land.

Well and Septic

Two wells and a septic system that was approved and installed as part of the 2012 use permit and will serve the new clubhouse. An modification of the Septic system is proposed. Water conservation will a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system.

Rescission of Williamson Act Contract Pursuant to Lot Line Adjustment/ Execution of New Williamson Act Contracts

The project includes the rescission of the current Williamson Act Contract encumbering the 825.6 acers owned by the Kenwood BPSC Hunt Club, LLC ("Hunt Club"). It should be noted that after reviewing a preliminary title report and the study by the civil engineering firm of Huffman and Associates, the actual total acreage subject to the current contract is 825.6 acers. The Land Conservation Contract is dated February 4, 1977, and is recorded at book 3194 page 475 et seq. Official Records of Sonoma County. The lot line adjustment will be between the Hunt Club and adjacent acreage previously owned by Reclamation District 2061 ("Reclamation District"). The land was acquired by the applicant after it was dissolved in 2016. This 152.9 acer parcel is currently not under a Williamson Act Contract, contains hay crop and wetland slough and meets the definition of agricultural use, managed wetland area, recreation use, submerged area, and open space use. (Gov. Code §§ 51205 and 51201(l)(m)(n)(o). After

completion of the lot line adjustment, the contracted parcel will consist of 759.6 acers of agricultural production and 66.0 acers of open space/submerged land.

The lot line adjustment proposes to add at least 81.93 acers of the former Reclamation District lands to the Hunt Club property which is immediately contiguous to the former Reclamation District property. A new Hunt Club parcel B would be created by removing 81.83 acers from the originally contracted parcel and combining it with the remaining former Reclamation District property. Upon approval of the lot line adjustment, the lands of the Hunt Club will be made up of two parcels totaling 978.5 acers.. The project then proposes to execute a new Williamson Act Contract on the 825.6 acer parcel which will continue to be owned by the Hunt Club.

The proposed lot line adjustment meets the criteria of Government Code section 51257 in the following respects:

- (1) The new Williamson Act contract on the Hunt Club property will enforcedly restrict at least 743.67 acers of the original contracted lands. At least 81.93 acers of the Reclamation District property will be put into the new Hunt Club contract for a period of not less than ten years.
- (2) As a result of the execution of the new contract there will be no net decrease in the amount of acreage restricted by the Williamson Act.
- (3) At least ninety percent of the land currently under contract will remain under contract.
- (4) After the lot line adjustment, the Hunt Club Parcel with the addition of at least 81.93 acers of former Reclamation District property, will be large enough to sustain its agricultural use as defined by Government Code sections 51222, 51205 and 51201.
- (5) The lot line adjustment will not compromise the long term agricultural productivity of either the Hunt Club parcel or the parcel previously owned by Reclamation District 2061.
- (6) The lot line adjustment will not result in the removal of adjacent land from agricultural use nor encourage such removal in as much as the property of the Hunt Club and former Reclamation District 2061 will continue to be used in the manner in which the properties have been managed for at least the last 100 years.
- (7) The lot line adjustment will not result in a greater number of developable parcels than existed prior to the lot line adjustment or an adjusted lot that is inconsistent with the General Plan.
- (8) Both properties will continue to meet Williamson Act Contract parcel size minimums and the current General Plan land use and zoning designations of 100 acer density.
- (9) The total acreage of agricultural use on the existing and proposed contract parcels will not change.

The proposed lot line adjustment is depicted on maps prepared by surveyor Rob Huffman. The drawings consist of three sheets which depict existing conditions, the proposed lot line adjustment, the proposed lot line configuration subsequent to the adjustment and the acreage to remain in or be placed anew into contract. Those exhibits reveal that, upon approval of the lot line adjustment and removal of the 81.93 acres of the Hunt Club property from the current Williamson Act Contract, the amenities proposed by the pending use permit application, including the areas upon which the clay course, club house, locker room, Hunters Pro shop, instructional classrooms and casting pond will all be on land that will no longer be encumbered by the Williamson Act.

**Black Point Sports Club
Hunter Usage Report**

Month	Hunter Count	Accumulated Total	Hunting Days	Avg Hunters per day	Weekend Average	Weekday Average
October 2009	538	448	27	20	30	15
November 2009	696	1,028	26	27	40	20
December 2009	640	1,561	26	25	37	18
January 2010	694	2,139	27	26	39	19
February 2010	985	2,960	24	41	62	31
October 2010	443	370	27	16	25	12
November 2010	606	875	26	23	35	17
December 2010	620	1,392	26	24	36	18
January 2011	859	2,108	27	32	48	24
February 2011	967	2,914	24	40	60	30
October 2011	538	448	26	21	31	16
November 2011	696	1,028	26	27	40	20
December 2011	640	1,561	26	25	37	18
January 2012	694	2,139	26	27	40	20
February 2012	985	2,960	25	39	59	30 Traffic Count Taken
October 2012	227	227	26	9	13	7
November 2012	445	672	26	17	26	13
December 2012	436	1108	26	17	25	13
January 2013	654	1762	26	25	38	19
February 2013	763	2525	24	32	48	24
October 2013	345	403	27	13	19	10
November 2013	495	898	26	19	29	14
December 2013	598	1,496	26	23	35	17
January 2014	590	2,086	27	22	33	16
February 2014	605	2,691	24	25	38	19
March 2014	167	2,858	26	6	10	5
October 2014	385	444	27	14	21	11
November 2014	534	978	26	21	31	15
December 2014	462	1,440	26	18	27	13
January 2015	720	2,160	27	27	40	20
February 2015	820	2,980	24	34	51	26
March 2015	192	3,172	26	7	11	6
October 2015	355	413	26	14	20	10
November 2015	585	995	25	23	35	18
December 2015	550	1,545	27	20	31	15
January 2016	621	2,166	27	23	35	17
February 2016	779	2,965	24	32	49	24
March 2016	180	3,145	27	7	10	5

Planning Commission/Board of Zoning Adjustments
Appeal Form

PJR-021

To: Board of Supervisors
County of Sonoma, State of California

File # PLP15-0060

Appeal is hereby made by: Sue Smith
Please Print

Mailing Address: 25700 Arnold Drive

Phone: 707-935-6338 Email: circdecbr@gmail.com

The Sonoma County ~~Planning Commission~~ ^{PRMD} / Board of Zoning Adjustments (circle one) on

Jan, 27, 20 17 (approved) denied (circle one) a request by

Bill Hooper for the Black Point

Sportsman Club

located at 6600 Noble Rd

APN 068 - 190 - 007 Zoned LEA B6 1602 FL 20005 SP Supervisorial District 1

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

Also, inadequate notice to interested parties.

Several issues which were raised by various individuals and organizations were never answered or addressed. We are concerned that a large project proposed in a flood zone and biologically sensitive area be thoroughly investigated. We believe a full EIR should be conducted & a public hearing.

Date: 6 Feb 2017 Appellant: Sue Smith
Signature

Appeal Fee: See current PRMD Project Review Fee Schedule

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

This appeal was filed with the Permit and Resource Management Department on the 6 day of February, 20 17, receipt of which is hereby acknowledged.

Scott Orr
PRMD Staff

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

Muller S:\Handouts\PUR\PJR-021 Planning Commission RZA Appeal Form.mxd

February 6, 2017

Blake Hillegas
PRMD
2550 Ventura Ave
Santa Rosa, CA 95403

Subject: PLP15-0060 Kenwood BPSC Hunt Club LLC

Dear Mr. Hillegas,

Over the past twelve months a series of communications from a wide range of major Bay Area conservation organizations have been sent to your office. The list of organizations is very significant and largely ignored in the process of attempting to appeal this permit or mitigate this critical situation. Several dozen influential conservation leaders in Sonoma Valley are outraged at the way this has been handled.

On March 14, 2016, nearly a year ago, a letter specially requesting answers to five major issues, remains outstanding, simply unanswered or ignored. A request to thoroughly complete a proper environmental analysis, to implement a sound policy for the Baylands, remains incomplete.

The appeal is related to the following:

1. The issuance of "PLP15-0060 - Use Permit modification to expand Black Point Sportsman's Club" at 6600 Noble Road and the findings made by PRMD to support it;
2. The County's waiver of a public hearing for said project, and
3. The adoption of the Mitigated Negative Declaration on the basis of which the Use-Permit was approved.

Major organizations noted on the letter include The Bay Institute, San Francisco Bay Joint Ventures, Sonoma Land Trust, Save The Bay, Sonoma Ecology Center and the list goes on.

Point Blue, (formerly PRBO) is even noted as a partner, on the gun club website, and the Point Blue Executive Director, was not even aware of the statements posted.

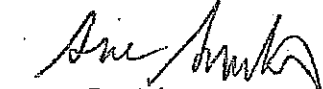
This is not the way Sonoma County residents expect their governing organizations to be handling a sensitive subject related to guns, noise and a major disturbance, in the very heart of significant restoration projects, nesting habitats on the Western Flyway, for thousands of species of birds, year round. The fact that PRMD never answered the initial thoughtful questions, from one year ago, is deeply disturbing, particularly with the high visibility parties involved with this gun club project. A shot ten day PRMD notices, only just unearthed a few days ago, allowing organizations or individuals to oppose or question this gun club's motives, is very disconcerting. The politicians representing this particular issues are fully informed. ~~associated.~~

We appreciate your attention and consideration on this very timely matter.

Sincerely,



Tom Rusert
21258 Via Colombard
Sonoma, CA 95476



Sue Smith
Circle Bar Ranch
25700 Arnold Dr.
Sonoma, CA 95476

August 14, 2017

To: **Permit and Resource Management Department, Sonoma County**

Attention:

- Blake Hillegas, Project Planner, PRMD
- Tennis Wick, Director, PRMD
- Jennifer Barrett, Deputy Director, PRMD

From: **Sue Smith and Tom Rusert, Appellants**

Re: **Appeal of PLP15-0060. Wing and Barrel Hunt Club proposal: Kenwood BPSC Hunt Club LLC.**

Dear Mr. Hillegas,

As appellants to the Wing and Barrel Hunt Club Use Permit approval, we understand that the PRMD staff is currently in the process of preparing its staff report for consideration at a forthcoming BZA hearing, with the date yet to be scheduled. We assume that report will, among other things, outline in detail the basis for PRMD's prior recommendations that:

- a) the Hunt Club's application (PLP 15-0060) be approved,
- b) its accompanying Mitigated Negative Declaration be approved subject to mitigation measures as consistent with the CEQA Guidelines,
- c) the Lot Line Adjustment and Williamson Act Modification, on which both of the above depend, be also approved, and
- d) no public hearing be required pursuant to findings made under Section 26-92-040(d) of the County Code.

The appellants believe that, for proper and factual evaluation, PRMD's report should, at a minimum, also address the issues that have brought about this appeal, as follows:

- A. The use of a misleading project description which affects all other aspects of the project review, including the MND under CEQA
- B. The project's lack of compliance with Sonoma County's Uniform Rules for Agricultural Preserves, the County Zoning Ordinance, and the Williamson Act
- C. The implications under CEQA, and in project review, of the errors in the project description as presented,
- D. Apparent CEQA violations with reference to the approval of the dissolution of Reclamation District #2061, and the transfer of property on which the application depends.
- E. The applicant's lack of compliance with its present Use Permit issued in 2012.

These comments are not intended as a full explication of our position in this proceeding, but they are merely intended to alert staff that it would be prudent to more closely consider, and perhaps amend or withdraw, its apparent intention to approve the Wing and Barrel Use Permit and Lot Line Adjustment.

Following is a more detailed explanation regarding our concerns in the categories listed above:

A. The use of a misleading project description which affects all other aspects of the project review, including the MND under CEQA

CEQA requires an accurate description of the project on which to assess the impacts of the project under the categories prescribed by CEQA, and on which to base the lead agency's findings under the California Environmental Quality Act.

PRMD should therefore explain why, throughout its previous review, it has accepted, apparently without examination, the extremely misleading and low-key description of the project and its activities that was provided by the applicant in support of its proposal.

In it, the uses of the proposed hunt club facility are described merely as intermittent **"hunting, fishing and shooting activities for small groups between 20 and 40 club members"**, and the applicant's proposal promises of **"no special events"**.

However the applicant's own statements outside of the application documents convey a very different picture. Just a cursory inspection of its website at (<http://www.wingandbarrelranch.com>), and records of its presentations before SVCAC and others, reveals that that description is clearly misleading. Attachment A, which has been assembled directly from the applicant's website, and from its own published materials, contains a list of quotes that clearly indicate that it is the applicant's intention to use the expanded facility for a much larger, and more impact-inducing, set of activities than are recognized in the project description. They include, in summary:

- a wide range of 'member activities' (not explained in terms of size or character);
- a "full service restaurant" (not an allowed use in the LEA zone) and other restaurant-related facilities that would include:
 - a 13,000 sq. ft., dining room capable of accommodating 40 diners at a sitting that would be open from 7AM to 9PM, five days a week,
 - an outdoor 3,100 sq. ft. dining deck that would be capable of accommodating an estimated 60 more diners at a sitting,
 - a kitchen staffed for day-round on-site food preparation for meals from breakfast to lunch and to dinner.
 - a full bar, with seating for more members and their guests and family members,
- a clubroom capable of accommodating an estimated 20 to 40 more members and their guests,
- several "meeting rooms", each capable of hosting groups of 20 to 40 members (or their invitees) at a time,
- a variety of activities that in other applications would be classified as "events", including:
 - "wine-maker events" hosted monthly by the club's 15 "vintner members", presumably without a special permit;
 - "elaborate parties" (not defined in terms of size or frequency);
 - "events with special-event menus" (also not defined in terms of size or frequency);
 - and
 - "private celebrations" (no definition provided).

Based on these clear inaccuracies in the project description, we request that PRMD include in its report:

- a. PRMD's recommendations for a revised project description that more accurately reflects the information described here,
- b. an explanation of why the readily available information contained in Attachment A was not taken into account in the project description used in the project review that led up to PRMD's proposed approval, without hearings, of PLP 15-0060,
- c. an explanation of why the use of such a misleading description of the project and its Mitigated Negative Declaration, should not, in itself, be considered a violation of CEQA.
- d. PRMD's recommendation regarding whether the CEQA MND for the project needs to be revised or replaced with a full EIR to:
 - i) assess and address the significant impacts on the environment that would result from the uses associated with the correctly defined project scope and intensity, and
 - ii) address any unresolved issues not covered in the previous MND.

B. The project's compliance with Sonoma County's Uniform Rules for Agricultural Preserves, the County Zoning Ordinance, and the Williamson Act.

There are five issues that PRMD should report on under this heading:

1. Compliance with the PRMD's own concerns expressed in its letter of December 15, 2014.

On December 15, 2014, PRMD wrote a letter to the applicant (see Attachment B) that provided considerable detail regarding a number of concerns that PRMD had at that time with regard to the Hunt Club project. In particular, PRMD raised the following concerns under the County Code and under the Williamson Act (see page 3 of the letter):

- a. *that 'the hunting use itself may not be permissible as a "recreational use" if it is not "hunting by the public". The letter said that: "as a threshold matter, the hunt club must conform to the definition of recreational use under the Act".*
- b. *that, from the project description, 'the fees charged may be excessive and have the effect of unduly limiting the recreational use of the property by the public, particularly members of the public who cannot afford a large up-front cash deposit'*
- c. *that 'the clubhouse may not be a permissible structure because it is not open to the public, and because its scope and some of its amenities do not appear necessary to the public hunting use of the property'.*

PRMD should comment in its report on what, if anything, has changed in the meantime, and how PRMD feels the applicant has responded to the concerns raised in the 2014 letter by:

- i. increasing the area of the clubhouse to 28,800 sq.ft., a 220% increase over the 12,000 sq. ft. proposed in February 2015 (see notes in PRMD file),
- ii. making the clubhouse and other project amenities exclusive to paying

- members, while excluding the general public except on days when the club is closed,
- iii. increasing the membership fee from the \$20,000 cash cost that raised PRMD's concerns in 2014 to the \$65,000 fee that is charged now, and to the intended \$100,000 fee that is quoted in Hunt Club literature as the membership fee that will be charged after the new clubhouse is complete,
 - iv. adding a presently unlimited number of corporate memberships, each capable of producing multiple member uses from a single source on a single day, and with the fee presently set now at \$132,000 and likely to increase in the future,
 - v. adding a full service restaurant (previously disguised under the heading of a "clubhouse") that is designated specifically for the exclusive use of the club's members, that would be open from 7 AM to 9 PM, five days a week year round, and that would have table seating for 40 diners indoors plus space for an estimated 60 diners outdoors on the 13,500 sq. ft. outdoor dining deck that is proposed,
 - vi. adding several "meeting rooms" (also part of the clubhouse), each of which would be capable of accommodating catered events for 20 to 40 people

2. Change of setting.

PRMD should comment on whether the setting for the project under CEQA has changed greatly since the first Use Permit was approved in 2012, and on whether that change should be reflected and responded to in any new MND or EIR for the project.

Since 2012, millions of dollars in public and donated funds have been spent to set aside and restore the 21 miles of the Bay Lands marshlands along the north side of the Bay from Vallejo/Mare Island in Solano County to Novato in Marin County. While hay farming continues, most human uses and visitor-accesses have become highly controlled in those areas, and the primary use has changed to habitat preservation and protected breeding grounds for the bird populations that use the marshlands as a flyway and migratory resting areas.

PRMD should comment on the appropriateness of locating, through the expansion proposed, a high profile social-club that is presented under the guise of a "Hunt Club" as the only high-intensity human use in the whole 21 miles stretch of the Bay Land wildlife protection area. PRMD should also comment on the irony of locating and expanding such a large facility which is dedicated to the killing of cage-reared birds, all in an area that is dedicated to the protection and breeding of birds and other wildlife.

3. Change of use.

PRMD should comment on whether the very large expansion proposed for the clubhouse in the project in fact represents a "change of use" under the County Code. From the information provided in Attachment A, it is clear that what the applicant has in mind (and perhaps what is already operating on the site), is more an "elite social club" than the simple hunt club that the applicant makes the project out to be. In fact some locals already refer to the project as the "Little Bohemian Club by the Bay".

PRMD should now comment on:

- a. whether the large social-club uses proposed by the applicant would now be the dominant use, and no longer be accessory to the agricultural uses on the site, and

- b. whether additional rezoning, General Plan and/or other code amendments would be needed to properly approve and implement the project as now proposed.

4. Increase in membership and limits on capacity.

PRMD should explain in its report whether the proposed doubling of membership, along with the 680 strong membership which the applicant says is already in place, is not already a violation of the terms of the hunt club's present Use Permit which was justified based on the impacts generated by only 300 members (see also item I).

From the record in PRMD's own file, it appears that the applicant admitted quite openly in a meeting with PRMD staff as early as February 2015 that its membership had already reached 680. That is a 230% increase over the number used to justify the 2012 Use Permit that was then, and is now, in force at that time. And, in its application for expansion, the applicant has even boldly used that figure to explain why the newly proposed increase to 600 members is actually a "reduction in membership", not an increase.

PRMD should also explain why, in a project of such size and with such limited and unsafe highway access, it has proposed no limits or controls in the proposed Use Permit on:

- a. the maximum capacity of the site,
- b. the size, type and frequency of the member activities that will occur on the site if the promises made to membership by the applicant on its web site are fulfilled.

Limits on capacity and size and frequency of events are used to good effect in Use Permits for winery-based event-centers on agricultural land in the County. Why not here?

In reporting on this issue, PRMD should also take into account that even the 600 member projection provided in the applicant's new proposal is not a reliable indication of the actual number of people who could be on the site at any one time. For example, the applicant has stated on its website and in its literature that use of the club and its facilities would be available, not only to the members, but also to their guests, the "family" of members at several levels, and an unlimited number of executives of the "corporate members" of the club and presumably also their guests.

That policy creates an inevitable multiplier effect that extends the impacts of the club and its expanded membership to far beyond the simple "hunt club" the facility claims to be. For example (one of many) an annual meeting or club celebration could be attended by say 50% of the membership (300). For such a gathering in the lavish social-club setting provided by the applicant, most members would likely be accompanied by their spouses and perhaps one other member of their family or a guest. With only a few of the corporate members attending as well, that would mean that between 800 and 950 people could be present on the site at any one time.

Where are the amenities required in PRMD's proposed approvals to support that? Where is the parking to accommodate it? Where are the traffic safety improvements necessary to prevent horrendous accidents on SR 37 when inebriated guests merge with traffic or make their dash across the highway to travel toward Vallejo?

Finally under this category, PRMD should comment on the danger of setting a precedent by its proposed acceptance of a carte blanche "membership system" approach in a project of this kind in Sonoma County, particularly since no specific limits appear to be required regarding the size, frequency and character of gatherings

on site due to the use of that categorization of use. This project already illustrates the dangers of the "membership system" in a relatively small project. But the larger danger will come when the membership system is used in combination with other larger visitor-serving uses elsewhere in the County. In those cases, the precedent of requiring few, or no, controls used in the proposed approval of this project could result in the misuse of agricultural land and further exacerbate the problems of over-use and over-concentration of visitor-serving uses on agricultural land throughout Sonoma County.

As with any project of this size and character in Sonoma County, PRMD should also make recommendations on the kinds of improvements and levels of control that would be appropriate to:

- a) limit the size, character and frequency of member-gatherings on the site,
- b) limit the maximum capacity (number of people) that should be allowed at any time on the site, and
- c) define which member-gatherings should be called "events" (subject to a special permit), and which should be considered "allowed-activities", and under what circumstances, on the site.

This is common practice in the case of all wineries with event centers on agricultural land in Sonoma County. Why not here?

5. Inclusion of a full service restaurant in a project in the LEA agricultural zone

PRMD should explain on what basis it was willing to approve a full service restaurant proposed in the LEA zone in Sonoma County. It is our understanding that that use is not allowed in the LEA zone.

C. Implications of the errors in the project description on PRMD's findings and the Mitigated Negative Declaration under CEQA.

Given the evidently misleading project description that has been used in the previous review of the project, PRMD should report on how a corrected project description that accurately reflects what the applicant intends would now affect the project's review, and particularly on how PRMD's findings under CEQA would now be best served by a MND or a full EIR.

In particular, PRMD should report on how its impact assessment under CEQA would be affected by the revised project description in the following areas:

1. Traffic.

In particular, PRMD should comment on:

- a) what modifications in the traffic report are required to properly reflect the traffic and safety conditions on SR 37 at the entrance to the site in 2017, which is a far cry from the description in the 2012 Traffic Study and does not reflect the current Highway 38/Sears Point reality?
- b) whether the mix of activities, and particularly the full service restaurant that would be open 7 to 9, five days a week, year round, would create a magnet that would draw

many people to the site for activities other than hunting, and in the process greatly increase traffic loads, particularly at peak-use times in the morning, at noon and in the late afternoon and evening,

- c) what improvements would be necessary to provide safety and promote uninterrupted traffic flow at the projected peak- use times on the site, and
- d) whether the applicant's present traffic report should be replaced with an amended traffic report prepared by an independent traffic engineer hired by, and responsible to, the County.

As background for this request, we have provided, in a previous item, a description of a potential peak use of the property that could result in between 800 and 950 people being present on the site at any one time.

Another more frequent scenario, however, would occur often on any pleasant weekday evening in summer when both the 40 seat dining room and its 60 seat dining deck are full for two, maybe three, sittings of diners in one evening. At the same time, other members and their guests could be using the clubhouse and bar, and two of the meeting rooms could be in use for catered dinners for 20 to 40 guests each.

Under this scenario, up to 150 people could be on-site at any one time, and more than 300 could be coming to, and going from, the site in just a period of a few hours. All this would also likely be happening at the time of greatest congestion on adjacent Highway 37, where the traffic travels at speeds well above 65MPH at most times when the highway is open, and where access is almost impossible when the traffic is stalled, as it often is far into the evening on any day on that stretch of Highway 37.

As a result, the potential for accidents at the project's driveway intersection on SR 37 would be enormous as partially inebriated members and their guests attempt to negotiate the highway's 65 MPH two way cross traffic without adequate merging lanes, deceleration lanes, turning lanes or safety signage. Yet the danger of that crossing under the peak load conditions predictable on the site if it is developed is barely mentioned in the traffic study prepared by the applicant's traffic engineers.

PRMD should therefore explain why, with obvious peak-traffic and traffic-hazard projections like these, it has allowed the applicant's traffic engineers to:

- a) ignore peak-use projections altogether,
- b) predict only 13 vehicle trips during the weekday PM peak hour, and 17 trips during the weekend midday peak hour. Those estimates appear hardly enough to accommodate staff and delivery vehicle traffic movements on any particular day at the entrance to the hunt club on Highway 37, and they certainly do not reflect the traffic loads at peak use hours on the site when from 300 to 900 people could be coming to, and going fro, the site,
- c) recommend that no safety issues are associated with the existing access on Noble Road at Highway 37,
- d) recommend no traffic improvements of any kind to improve safety at the intersection of busy Highway 37 and the hunt club's driveway, and
- e) recommend that a total of only 41 parking spaces will be sufficient to serve the users of the site, even at peak-use times when attendance could exceed 300 and at times approach 800 to 950 visitors plus the staff to attend to their needs.

PRMD should also explain why the peer review that is required for all traffic studies for projects which take access from a State Highway in California was not requested or included in its CEQA review of the project. That peer review might well have raised the issues outlined here, even if the applicant's own traffic engineers did not.

2. Groundwater supply and adequacy of sanitation systems.

PRMD should comment on how the present groundwater conditions and wells which depend on fragile deep-aquifer resources on the site will serve the demands of the real size and frequency of visitor uses on the site, and will be adequate to serve the peak-population loads that will be imposed by the proposed project.

Similarly PRMD should comment on how the percolation conditions of this below-sea level site on the edge of San Francisco Bay would accommodate the septic systems needed to serve the real potential human-load that would be placed on the site by the expanded development proposed.

3. Structural stability and risk

PRMD should comment on the increased risk of damage and injury that could occur at times of peak-occupancy of the property due to structural failures caused by soil liquefaction in the 200' to 600' of marine sediments that underlie the site (see well logs), and by possible levee failures in the event of an earthquake. PRMD should pay particular attention to the fact that Highway 37, the only escape route and the only access for emergency vehicles, would likely be damaged or blocked by subsidence caused by the same earthquake.

CEQA also requires that solutions to such problems of risk be provided and clarified before a permit or MND is approved for a property like this, not after, as seems to have been anticipated in PRMD's intention to approve Permit PLP 15-0060 with only the condition that the structural problems be resolved later as a part of the construction permitting process for the development. If 100% structural safety is not possible from the beginning, the proposed expansion should not be approved on such an isolated and vulnerable site in the marshlands of Sonoma County.

Additionally, since it seems clear that it is the applicant's decision to apply for such an intense use in such a vulnerable area (not the County's or the public's), PRMD should require waivers of damage claims or of claims for financial assistance to repair that damage, that should be required of the applicant in any approval provided in the future.

4. Sea level rise and climate change.

PRMD should comment on, and include in any environmental review under CEQA, the closely related effects of climate change and sea level rise on this site (per the July 20 2017 findings in the California Riverwatch Case No. SCV-25942).

PRMD should also comment on the potential effects of sea level rise on the facility proposed for this site, which is already 11 feet below sea level and protected from the waters of the Bay only by earthen levees which are vulnerable in a moderate- to high-risk earthquake in an area where flooding due to sea-level-rise is predicted by all of the professional scientists and engineers working on the problem.

PRMD should also make those comments in the light of the increased number of people who could be present on the site at peak use times in the proposed project, and the potential danger to life and limb of a sudden failure of the levees surrounding the site.

And again, since it seems clear that it is the applicant's decision to apply for such an intense use, and build such expensive structures, in an area that is known to be subject to sea level rise, PRMD should comment on what waivers of claims, takings, or claims for financial assistance to repair damage should be required of the applicant in any approval provided in the future.

5. Reconstruction of Highway 37.

PRMD should comment on the likely impacts that will be imposed on the project by the future reconstruction of Highway 37, including the effects of any flood control measures that would accompany those proposals.

The applicant is knowingly proposing to build a very expensive facility, with what is obviously a high-revenue membership with high expectations, at a location where there is a known expectation that access from Highway 37 will have to be reconstructed, or possibly even eliminated, at some time in the not-so-distant future. Loss of, or damage to, the facility in the event of such reconstruction should not be the responsibility of the taxpayers of the County or the general public, and PRMD should comment on the appropriate waivers that should be required of the applicant should such reconstruction occur. Also the applicant should not be allowed to profit from the loss of, or damage to, improvements that were made on the site with full knowledge of changes that are likely to be made for the public benefit and safety along SR 37.

Additionally, PRMD should comment on the potential, yet likely, situation that would occur if the "wier/bridge solution" now proposed for SR 37 were adopted in place of the present levee system at the mouth of Sonoma Creek. In that case, the project site could be called upon to play a crucial role in expediting the flow of sea/bay water in and out with the tides and during heavy storms and the bulkiness of any structures on the site (like the proposed clubhouse) could affect or impede outflows needed to avoid more serious flooding upstream.

D. Apparent CEQA violations with reference to the approval of the dissolution of Reclamation District #2061 and the transfer of property on which the application depends.

PRMD should comment on:

- a. the legality of the transfer, approved by LAFCO without CEQA review due to exemptions, of a flood-control pumping station on Sonoma Creek and the more than the 200 acres that were obtained by the applicant through the dissolution of Reclamation District No. 2061 in September 2015.

From PRMD's own file, it appears that those CEQA exemptions were based on fallacious statements made by the applicant to LAFCO (see below), and as such were improper and in violation of CEQA. Yet the property involved is now the key to the land-trade and lot-line adjustment approvals that are a core element in the hunt club's application.

- b. whether it is appropriate that land acquired in this manner be used to remove the agricultural land under the hunt club site from the Williamson Act.

Our concerns, on which PRMD should comment, are:

1. With the dissolution procedure itself.

PRMD should clarify why the dissolution process under which the applicant acquired the acreage of drainage channels is acceptable in a process designed to make major changes under the Williamson Act.

Documents in PRMD's files show clearly that LAFCO's approval of the dissolution of District No. 2061 on September 15, 2015 was based upon findings that allowed exemptions under Sections 15301, 15325 and 15061(b).3. of CEQA. As a result, no environmental evaluation under CEQA was required for the dissolution. From the documents in PRMD's files it is also clear that LAFCO's exemptions under CEQA relied upon statements that were apparently provided by the applicant that:

- a. "No changes are proposed or anticipated for territory now encompassed in the District" (i.e. Reclamation District 2061), and
- b. "it (the land) will continue to be used for agricultural purposes, consistent with the land use designation and zoning district in the Sonoma County General Plan".

Yet PRMD's own project files also show clearly that the applicant had expressed an interest in making changes in both the uses and the zoning consistency of the land for which the exemptions were made long before the September 15 2017 date of the LAFCO approval. Communications made as early as December 15, 2014, and statements contained in the notes of meetings between PRMD and the applicant in February 2015 and before, show that the applicant was discussing major changes for the property well before September 2015. In fact, PRMD's own letter of December 15, 2014 raises issues about the applicant's intended development that indicate clearly that many of the applicant's proposals for changes on the land were made earlier in 2014, and so were well previous to the date of LAFCO's decision and its findings of "no changes" under CEQA.

From the evidence in the file, it is also clear that the applicant (which received title to more than 200 acres of property from the dissolution of the District, with no payment required) already intended well before September 2015 to implement:

- i) a major expansion of the facilities on the property (a violation of the "no changes proposed or anticipated" promise in the dissolution proceedings), and
- ii) construction and operation of a full service restaurant, a use not allowed under the present LEA zoning on the property, and therefore a violation of the "consistent with the land use designation and zoning district" provision made by LAFCO under CEQA.

It also appears clear that the applicant acted with intent as soon as it gained title to the Reclamation District's acreage by moving immediately to use the acreage acquired from the dissolution in the land-trade and lot-line adjustment negotiations under the Williamson Act that PRMD now seems willing to approve. That move itself represented a change of use for the acreage obtained from the dissolution of the District.

At a minimum, it seems that PRMD should provide a full explanation of the logic of its proposed approval of the applicant's proposal for the land trade, lot line adjustment, and removal of land from the Williamson Act that was a part of the County's proposed issuance of PLP 16-0060, including an opinion regarding whether, based on the information provided in its own files, that approval was in violation of CEQA.

2. With the land-trade and lot-line adjustment that removes the project site from the jurisdiction of the Williamson Act.

PRMD should also clarify:

- a. how the 152.9 acres of drainage ways that were acquired from District No. 2061 under the dubious process described above, and that: a) are not now in agriculture, b) have no agricultural potential, and c) are under water most of the time, are an acceptable trade under the Williamson Act for an equal number of dry-land acres that are presently in agriculture and are already protected by the Williamson Act.
 - b. why the applicant should be allowed, as is proposed by PRMD now, to use such a flawed process to escape its obligations under the Williamson Act with reference to the allowable character and intensity of the uses of the land which it acquired, with full knowledge of its condition, in 2014.
3. With the substitution of a private entity for the Reclamation District that was previously responsible for protecting the public interest regarding flood control at the mouth of Sonoma Creek.

PRMD should comment on the ability of the applicant, as a private land-owner with a sizable vested interest in the improvements on its own site, to operate the existing publically funded pump station on Sonoma Creek and respond properly to flooding problems which could occur elsewhere upstream and beyond the section of Sonoma Creek which it now controls. Given the potential conflict of interest that could be present in that arrangement, how can the Hunt Club (as the Reclamation District's proxy) be expected to respond in an upstream emergency, and what would its priorities be with regard to prevention of upstream flooding vs. protecting its own interests and investment in the hunt club as an operating asset?

Also PRMD should comment on whether the sheer bulk and size of the proposed clubhouse and its related facilities, together with their location in the floodplain immediately adjacent to Sonoma Creek, could have impacts of their own on flooding and on flow-impedance in the event of either levee failures or sea-level rise.

E. The applicant's history of compliance with its present Use Permit issued in 2012.

The applicant has made a point of describing the new application as an extension of the use permit approved by Sonoma County in 2012 (PLP 11-0047). It therefore seems fair to ask PRMD to report on the applicant's performance with regard to its compliance with that Use Permit; and whether any violations of that permit that may be present should be corrected before any new Use Permit for an expanded facility should be even considered.

In its findings regarding compliance, PRMD should comment, at a minimum, on the following:

- a. Whether the club that is presently on the property complies with the "300 member" baseline on which all of the impact studies, including all CEQA evaluations, for the

2012 permit were conditioned.

- b. How the statements made by the applicant in meetings with PRMD (notes in the PRMD files) that the club "presently has 680 members" square with the "300 member" limit in the project description provided to PRMD for the 2012 permit evaluation under CEQA?
- c. Whether more than 200% increase in membership of the approved club is itself already a violation of the 2012 permit, and, if so, what action is required to correct that violation?
- d. Whether the applicant actually had the necessary authority under permit PLP 11-0047 to sell 380 memberships during the period from 2012 through 2017 at fees for each membership ranging between \$50,000 and \$65,000?
- e. If the understood membership limit under the 2012 permit was 300, how far can the applicant continue to stretch its unauthorized expansion under the existing permit before it becomes "out of compliance" and warrants enforcement action by the County?
- f. Whether the club is presently out of compliance with the Williamson Act under which it presently operates?

In responding to this last question, PRMD should refer to the letter in its files from the State Department of Conservation (California's authority on matters to do with the Williamson Act) that was dated August 2, 2012 and which says, on page 2:

"The Black Point Sports Club is proposed as a "licensed upland game bird club" that has a membership of approximately 300 members per year (underline by the writer). The department notes that in Government Code 51201(n), land under a Williamson Act contract may be used for recreational use, including hunting and other outdoor games and sports. However, the facilities must be provided for public participation, and:

Any fee charged for the recreational use of land as defined in this subdivision shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public. (italics by DoC)

Thus the Division recommends that the final Mitigated Negative Declaration provide evidence that the Black Point Sports Club's membership is not limited due to any exorbitantly high fees or other access impediments that could be considered unreasonable by statute."

PRMD should clarify in its report whether the applicants' increase in the membership fee from the \$20,000 or less originally discussed (a number that no doubt was the context for the Department of Conservation's comments at the time) to the \$65,000 now charged (and with the fee to increase to \$100,000 when the new clubhouse is completed) is responsive to, or in violation of, the limitations placed on approval by the California Department of Conservation.

If the present membership fee is found to be excessive and to limit the recreation use of the land by the public, what action is required to correct that violation?

And, if the project as it now exists is out of compliance with its present Use Permit, is it appropriate for PRMD, or any other County authority, to approve another expansion as a way of bringing the project into compliance?

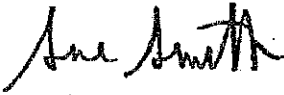
SUMMARY.

We believe that clarification of the issues raised here are essential to the making of a decision on the Wing and Barrel application that is both consistent with California State Law (particularly with CEQA in several respects) and with the Sonoma County Code.

As has been said before in this letter, however, these comments are not intended as a full explication of our position in this proceeding. They are merely intended to alert staff that it would be prudent to examine, and report on in some detail, a number of issues associated with this application when it comes before the BZA. The answers to the questions raised may also provide some direction for PRMD regarding its previous decision to approve the Wing and Barrel Use Permit, Mitigated Negative Declaration, and Lot Line Adjustment as presently presented.

We remain available, as before, to discuss any of the questions raised in this letter.

Sincerely,



Sue Smith, Circle Bar Ranch, 25700 Arnold Drive, Sonoma CA 95476.



Tom Rusert, 21258 Via Colombard, Sonoma CA 95476.

(The above are the appellants to PRMD's decision to approve, without benefit of public hearing, Use Permit PLP 15-0060 and its accompanying Mitigated Negative Declaration under CEQA, Lot Line Adjustment, and Williamson Act modifications).

Attachment A.

What the Wing & Barrel Hunt Club applicant says about the scope of its own project:

The applicants' own web site (<http://www.wingandbarrelranch.com/>) says about the project:

'the Clubhouse will serve as the heart of a wide range of member activities including memorable meals, fireside visits, winemaker events, hands-on cooking classes, and, of course, wines paired with exceptional food,' and

'Host to many future gatherings, the restaurant is designed to be perfectly suited for daily meals, elaborate parties, winemaker events, and private celebrations. Visiting chefs will lead specialty culinary classes in the adjacent demonstration kitchen, giving opportunities for non-hunters to cook while their families are hunting,' and

'..... new clubhouse, restaurant and kitchen which will offer members and their guests full-service dining throughout the year, special event menus featuring fresh seasonal menus reflecting the bounty of the land ... monthly events hosted by our 15 vintner members', and

'a unique culinary experience – the new clubhouse and kitchen will offer members and their guests full-service dining throughout the year, special event menus featuring fresh seasonal menus reflecting the bounty of the land -- available in the dining room, bar and on the deck overlooking the expansive view', and

'The main usage area will be a 13,000 sq. ft. dining room accommodating 40 people seated and areas for members' use.' (applicant's statement to SVCAC)

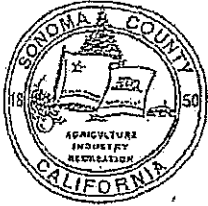
From these statements, all in the applicants' own words, we understand that the enlarged facility will host:

- a wide range of 'member activities' (not explained in terms of size or character);
- a restaurant (not an allowed use in the LEA zone) that would include:
 - a kitchen for food preparation,
 - a full bar,
 - full-service dining in a 40 seat, 13,000 sq. ft. dining room open from 7AM to 9PM, five days a week
 - an outdoor 3,100 sq. ft. dining deck (capable of accommodating up to 60 more diners);
- wine maker events (not defined) hosted monthly by the 15 "vintner members", presumably without a special permit;
- "elaborate parties" (not defined);
- events with special-event menus (not defined); and
- private celebrations (no definition provided).

As an indication of scale, these events would be available both to the 600 members of the club and their guests, and to family members at several levels, and to an unlimited number of executives of the "corporate members" of the club and their guests.

Yet the wording in the applicant's proposal scales down the apparent size and scope of the project by referring only to "hunting, fishing and shooting activities for small groups between 20 and 40 club members" and promising "no special events". It is therefore misleading, and should be corrected before it is used as the basis for CEQA and other evaluations of the project.

Attachment B.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

December 15, 2014

Bill Hooper
4115 Stone Valley Oaks Drive
Alamo, CA 94507

Re: Black Point Sports Club
5400 Sears Point Road
APNs: 068-190-005, -007, -008, -009, -013, and -017 and 068-180-008

Dear Mr. Hooper:

Thank you for meeting with us on September 25, 2014, and providing an updated Project Proposal Statement.

In reviewing the Project Proposal Statement, the Williamson Act, and Sonoma County's Uniform Rules for Agricultural Preserves, we continue to see areas of concern.

To best understand our concerns, it is helpful to review the applicable definition of "recreational use."

The definition of "recreational use," under the Williamson Act, Government Code § 51201(n) is:

"Recreational use" is the use of land in its agricultural or natural state by the public, with or without charge, for any of the following: walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation. Any fee charged for the recreational use of land as defined in this subdivision shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public. Any ancillary structures necessary for a recreational use shall comply with the provisions of Section 51238.1."

The definition of "recreational use," under the County's Uniform Rules, mirrors the state law:

"Recreational Use" means the use of land in its agricultural or natural state by the public, with or without charge, for any of the following: walking, hiking, picnicking, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation. Any fee charged for the recreational use of land shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public. Specific recreational uses and accessory structures necessary for a recreational use are allowed on contracted land only if they are listed as a compatible use under these uniform rules." (Uniform Rule 2.0.)

Hunting as recreational use. Based on the definition of recreational use, hunting, fishing, or other outdoor sports and games, "for which facilities are provided for public participation" are only allowed on the property as a recreational use if they are in fact "use[s] of land in its agricultural or natural state by the public, with or without charge..." If the hunting occurring or to occur on the property is not hunting "by the public," then the hunting itself is not an allowed "recreational use."

The County's Uniform Rules permit "hunting" and "hunting clubs" as allowed recreational uses, but the County's Rules must be interpreted consistent with the Williamson Act itself. Thus as a threshold matter, any hunting or hunting club use must still be hunting by the public, and must otherwise conform to the definition of recreational use under the Act. Based on the Proposed Project Description, only some of the hunting to occur on the property will be hunting by the public, which is limited to certain public hunting days, or other days on a 'space available basis.' It is unclear what 'space available basis' means. Does it mean after all private members are accommodated? Additionally, use of the clay course and casting pond will "be available for day use," according to the proposal. It is unclear, however, if members of the club have priority use of the clay course, casting pond, and dog kennel.

In general, hunting that is not hunting by the public does not meet the definition of permissible recreational use under the Williamson Act. Creating some opportunities for public hunting is insufficient under the Act in our view to make all hunting on the premises public hunting. We need additional details concerning how the hunting and hunting club recreational use, as well as use of the clay course and casting pond, will be public.

Structures accessory to the public hunting or hunting club use. Structures accessory to the public hunting or hunting club use are only allowed if they are "necessary for [the] recreational use" and "listed as a compatible use" under the County's Uniform Rules, and meet the principles of compatibility under Government Code § 51238.1. Thus, if the project is revised so that all hunting occurring on the property will be hunting by the public, the second question is whether the structures contemplated are necessary for the public's use of the property to hunt.

The project proposal indicates the proposed club house would be closed on the public hunting days, Monday and Tuesday. That suggests that it is not necessary to the public hunting use of the property. If the club house is opened to the public, it is still unclear how the scale and amenities offered by the proposed club house are necessary to the public's use of the property for hunting. For instance, how is a bar, kitchen, or pro shop necessary for the public to hunt on the property? The proposal indicates the club house's amenities are necessary to compete commercially with other hunting clubs. However, that is not the standard that applies under the Williamson Act. We would need additional details to be able to analyze whether and how the proposed structures are necessary for the public to hunt on the property.

Fees. Under the Williamson Act, "[a]ny fee charged for the recreational use of land as defined in this subdivision shall be in a reasonable amount and shall not have the effect of unduly limiting its use by the public."

The project description does not mention the fees to be charged for hunting or hunting club use of the property. Without that information PRMD cannot analyze if the fees are reasonable or if they will unduly limit use of the land (and structures) for recreation. Please provide additional detail on the proposed fee structure.

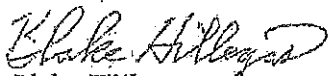
Based on our discussions, you have mentioned that Black Point's proposed business model is to require exclusive members to pay a large deposit up front. We have heard figures ranging from \$20,000 to \$50,000 for the deposit. You have also indicated the deposit would be refundable after a period of

years, such as 30 years. In addition to the one-time deposit, members would pay monthly dues. When we met, you mentioned \$350 per month as a possible dues amount. You have not mentioned what the 'day use' fee would be for public hunting. We understand that the business model Black Point contemplates is desirable because it would allow Black Point to purchase the property and finance construction of the desired improvements up front. We encourage Black Point to consider other financing options, particularly those that do not require large upfront financial investments by members of the public in order to be able to hunt on the property.

Overall, our concerns are that (1) the hunting use itself may not be permissible as a "recreational use," if it is not hunting by the public, (2) that the fees charged may be excessive and have the effect of unduly limiting recreational use of the property by the public, particularly members of the public who cannot afford a large upfront cash deposit, and (3) that the clubhouse may not be a permissible structure because it is not open to the public, and because its scope and some of its amenities do not appear necessary to public hunting use or public hunting club use of the property.

We encourage you to consider the concerns outlined in this letter, and to contact us with additional specifics concerning the Project Proposal, or any revisions to it in advance of any subsequent meetings to discuss the project. If you have any questions about this letter, please do not hesitate to contact us.

Sincerely,


Blake Hillegas
Project Planner

Cc: Tennis Wick, Director
Jennifer Barrett, Deputy Director Planning
Dean Parsons, Project Review Manager
Jennifer Klein, Deputy County Counsel

**Kenwood BPSC Hunt Club, LLC
Black Point Sports Club
144 West Napa Street
Sonoma, CA 95476**

November 7, 2017

Mr. Blake Hillegas
Sonoma County PRMD
2554 Ventura Avenue
Santa Rosa, CA 95403

RE: Appeal of Use Permit PLP15-0060 – Black Point Sports Club

Dear Blake:

The following is our response to the letter submitted by Sue Smith and Tom Rusert (Appellants) on August 14, 2017 to you, Tennis Wick and Jennifer Barrett. In addition to this response, we have also submitted a revised Project Proposal Statement that provides a more clear explanation on how the hunting club has been used and how the proposed clubhouse will be used.

- A: **Use of Misleading Project Description** – While we have submitted an expanded Project Proposal Statement for review by the Board of Zoning Adjustments, it simply provides more detailed information on how the clubhouse will be used. Our business plan with the addition of the clubhouse is to allow the members who are already using the club for shooting to stay longer by having food and beverage service. We don't expect the average number of people using the club on a daily basis to change over the level we have had over the last 10 years.

The appellants have exaggerated what they perceive to be our intended use of the club. Our project description has always included a dining room serving breakfast, lunch and dinner. It has also stated that we will have groups of between 20 to 40 people, strictly limited to members and member guests, participating in activities. While the appellants point out that our marketing materials were using terms like "restaurant," "elaborate parties" and "private celebrations," none of it says we intend to have large groups. We have changed our website and marketing materials to eliminate any confusion resulting from these terms.

The appellants have stated that we have a 13,000 square foot dining room when the actual square footage is 1,296 square feet. The 13,000 square foot main floor includes locker rooms, a

pro shop, lounge and storage. While the outdoor deck provides for a larger area, it is not designed or intended for large events.

Our revised Project Proposal Statement provides an expanded explanation of how the club is used on a day to day basis. It explains how the club's peak use is on weekend mornings and how the group activities are programmed. It is not our intention to host Special Events at the club. Our member shooting activities are designed for less than 50 people and are never scheduled during peak traffic conditions or at times when the club is busy. We are open to Conditions of Approval that include caps on the size of our shooting activities and restrictions on scheduling to avoid peak traffic times on the Highway 37 and Arnold Drive intersection.

- B. **1. Compliance with Rules for Agricultural Preserves, Zoning Ordinance and Williamson Act –** The County rules, ordinances and the Williamson Act allow for hunting clubs. They do not prohibit the club from having a clubhouse with dining facilities, locker rooms, a pro shop, and other amenities. These services are typical for hunting uses on agricultural land. The proposed clubhouse will not be located on land that will be subject to a Williamson Act agreement. The hunting fields, which are subject to the contract, will be available for public use at a reasonable price on Mondays, Tuesdays and on an available basis on other days.

The appellants have stated that the clubhouse has increased in size and has added meeting rooms since February 2015. Our Project Proposal Statement and the architectural plans submitted with the application clearly show the size and configuration of the proposed clubhouse. Their statement that we have an unlimited number of corporate memberships is also not true. Our modified Project Proposal Statement helps to give clarification to our membership count.

2. Change of Setting – The appellants argue that the change of setting of the surrounding area since 2012 should be considered and that it will be the only high-intensity human use in the whole 21 miles of the area. Our club has been in existence since 1964. The most significant change in the area is the bay restoration work that took place on the previous site of the club. Our club cooperated with the Sonoma Land Trust who was supportive of the move to the current site. Ralph Benson, the former director of the Land Trust, spoke in support of our project at the 2012 Sonoma County Board of Supervisors hearing. It was our cooperation in moving the club that led to this substantial change in the surrounding area. Further, we need to point out that our neighbor to the West is the Sonoma Raceway and to the North is the Rams Gate Winery. Both of our neighbors have a far more intensive use of than our hunting club.

3. Change of Use – We are not proposing a change of use. The appellants are suggesting that we are starting a "Large Social Club" on the property. Our application is to add a clubhouse to an existing hunting club. Our use has been and will continue to be consistent with the uses approved in 2012. We are simply proposing to add a clubhouse with food and beverage service for those who are using the club for hunting and shooting.

4. Increase in Membership and Limits on Capacity – The appellants have greatly exaggerated the number of people that will be using the club on a day to day basis. The prior business model included seasonal members and day use shooters that totaled 600 customers. These customers have always been allowed to bring guests. Our intended total memberships in our Project Proposal Statement is 500. Regardless of the change in business model or the types of memberships available, the number of daily users will be similar. Limitations on the number of shooters who can safely utilize the property at one time will always determine how many people will use the facilities. We have provided our historical use records to the PRMD staff and are open to the Conditions of Approval having an overall cap on the number of people allowed on the property at any one time.

- C. **1. Traffic** – The traffic study has been peer reviewed and amended to reflect current traffic conditions. The study conservatively considered the impact of having 50 person activities with all attendees coming during weekday peak traffic conditions and all coming from the west through the Arnold Drive intersection. That study concluded that there would be no significant impact on traffic. While the study conservatively tests the club's peak trips during peak traffic times, the club's actual peak use is at times when traffic is slower (weekend mornings). The Project Proposal Statement revisions expand on how the day-to-day operations work and the days and times that are our busiest.
- 2. Ground Water Supply** – A Ground Water Study has been provided. Percolation testing was done in 2012 when the existing septic system was approved.
- 3. Structural Stability** – We fully intend to comply with all building codes. Soils tests have been done and will be considered in the structural engineering of the clubhouse.
- 4. Sea Level Rise** – The proposed clubhouse will be engineered to be above the required flood line. The building will be designed to meet all codes related to building in a flood plain.
- 5. Reconstruction of Highway 37** – There is an existing left turn lane and driveways entering Highway 37 that service the farming operation and the existing hunting club. According to the traffic study which was approved by Caltrans, those turning facilities do not require modification if the clubhouse addition is approved. Any changes to the highway would have to accommodate the existing conditions with or without the approval of the clubhouse.
- D. **Reclamation District** – The dissolution of the Reclamation District and the ownership transfer of the parcels was approved by LAFCO at two public hearings in 2016. The former district was jointly managed by the applicant and the neighboring property owner (Vallejo Sanitation District). There were no "fallacious statements" made by the applicants as the land will continue to be used for agricultural purposes consistent with the land use designation and zoning district in the Sonoma County General Plan. Further, while there is a lot line adjustment

proposed, the land previously within the Reclamation District parcel will remain unchanged and used for farming, drainage and flood control for the property. There were no speakers or letters in opposition to the item. No appeals were filed.

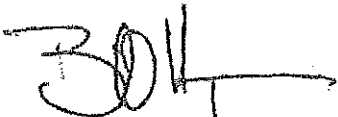
The purpose of the Reclamation District was to control flooding on the properties owned by the applicant and the Vallejo Sanitation District. The pump station is not publicly funded as its maintenance has always been paid for by the two property owners. Both property owners will continue to have a vested interest in keeping the flood control system operable as the properties are continuing to be used for agriculture.

- E. **Compliance with 2012 Permit** – The impact studies related to the use of the property were based on our historical visits by our customers at our prior location. Since the opening of the club at the new site in 2012, our customer visits are nearly the same as it was at the old club. Reports filed with the Department of Fish and Wildlife document our monthly hunting visits. This information has been provided to PRMD staff. Those reports show that the use of the club is similar to what it was prior to the 2012 permit. The 2012 permit did not put caps on the daily usage of the club. While our membership format has changed, our daily customer visits have not. How the membership is structured (seasonal versus daily versus private) had no relevance to the review as we were forecasting daily use. That forecast was accurate and we have operated the club consistent with the approved use permit.

On two occasions since the approval of the 2012 use permit, an application for a Special Events Permit has been submitted because a charitable group wanted to use the property for a fundraising event. Because of the size of the group, we required the approval of a Permit because we felt the event was inconsistent with our approved use. While the appellants are trying to make a case that our membership plan is creating a more intensive use, they have provided no evidence that we have more people on the property than we had planned in the 2012 permit application.

The appellants have excluded a meeting with the applicants from their review of the project. We have offered to meet but they have refused. They are simply misinformed on how the club currently operates and what we are proposing. While we respect their appeal rights and their desire for a public hearing, their accusations are not based on any facts. We look forward to an objective review by the Board of Zoning Adjustments.

Sincerely,



Bill Hooper
President
Kenwood BPSC Hunt Club, LLC

November 8, 2017

To: Tennis Wick, Director PRMD
cc. Blake Hillegas, Project Planner, PRMD
Willie Lamberson, Chair, BZA
Greg Carr, BZA representative, District 1
Supervisor Susan Gorin

From: Sue Smith, appellant
Tom Rusert, appellant.

Re: Requested delay of hearing on our appeal re the Wing and Barrel Hunt Club Use Permit approval.

As appellants of the Wing and Barrel Hunt Club expansion application, we really consider it our duty, in the interests of obtaining a fair hearing in which members of the public can reasonably have their input, to demand that the hearing before BZA scheduled for November 16 be postponed to a later date, for the following reasons:

1. As of the date of this letter, which is only five working days before the hearing as we head into a holiday weekend, no staff report is yet available from PRMD to which we can respond or through which other parties with an interest can be informed about this very complex expansion proposal.
2. Five working days or less is also not enough for the BZA commissioners themselves to become familiar enough with the proposal for them to comment or to vote responsibly.
3. Many of the members of the public and representatives of citizens organizations and conservation organizations who would have been ready to speak at the upcoming BZA hearing under normal circumstances have been traumatized or otherwise diverted by the wildfires of only a couple of weeks ago. The aftermath of the fire is not a time when ordinary citizens can concentrate on detail or engage in research to make their point. It is not appropriate for the County to be doing so much to rehabilitate citizens damaged by the fire, and yet to pay no attention to the needs of others who cannot participate in the hearing process for exactly the same reasons.
4. The record available to the appellants is not complete. In spite of a number of requests, the appellants have not even been provided with the agency responses that have been received to the revised MND after it was circulated.
5. Similarly, the record is incomplete because the appellants have been denied access to several boxes of files held at the Project Planner's desk that are to do with the project, but are apparently marked "confidential". What is it about those files that make them secret from us as appellants with standing in this case?

It is our understanding that the applicant has indicated that he is opposed to a delay – likely because he sees that pushing ahead when the public is distracted may be a good tactic for getting what he wants from the BZA hearing.

—This move seems eerily reminiscent of the situation we found ourselves in nine months ago when there was an attempt to push this project through without hearings by scheduling the approval process over the end-of-year holiday period when everyone was away or otherwise distracted. It was only by chance that we, as appellants, became aware of the project in time to file the necessary paperwork before the deadline.

Now, after waiting fully nine months for PRMD's response, during which we filed a detailed set of questions to which we could have been given answers in the meantime, we are faced with the much the same situation. The hearings are being scheduled astride the holidays, documentation is not being distributed on time and we are given extremely limited time to respond, there has been lack of notice regarding agency responses and documentation important to the application, and there is an evident favoring at PRMD of the applicant's desires over what we, as appellants, request.

To deny due process to us, and particularly to deny it to those members of the public who would participate but are not able to do so due to the trauma of the wildfires, seems inappropriate in a democratic society like ours. We urge you to reschedule the hearing to a time when a staff report has been available for a long enough period (say three weeks) for the appellants and the public to read it and respond to it properly, and when people damaged by the fires have had enough time to recover sufficiently to respond.

Additionally, on a point of procedure, we are also confused about why it is that the limited documentation that has been released for the BZA hearing so far (primarily the modified MND) is not based on the same project description as the one on which we filed our appeal in January 2017. Instead the MND describes a project that is substantially different both in size of facility and in membership, and that seems to be the result of considerable negotiation between PRMD staff and the applicant, negotiation to which we were not invited and about which we have not been informed.

As appellants with legal standing in this case, we believe that we should have been treated with greater openness and courtesy by staff than we have, and we ask that the appropriateness of the hearing process now scheduled be reexamined by PRMD staff, and by County Counsel if necessary.

We look forward to your decision in this matter, and we remain available to discuss any solutions should you wish to contact us.

Fred Allebach
PO Box 351
Vineburg, CA 95487
11/5/17

Public Comment

Kenwood BPSC Hunt Club
PLP15-0060
6600 Noble Rd. Sonoma

Mitigated Negative Declaration (MND) comments
MND Publication date 9/29/17

9. Hydrology and water quality

B- Depletion of groundwater is said to be less than significant. The CEQA MND discussion fails to distinguish between the surface and deep aquifers in the analysis of recharge rate and also for saline water intrusion. The consultant's report now shows the distinction between surface and deep aquifers; this same understanding should be made clear in the CEQA MND concerning hydrology and water quality. This is to say, the MND ought to clearly encapsulate the core hydrology and water quality issues.

The consultant also says that the project wells are sufficiently isolated from other area wells, so that well competition and impacts on streams would not be significant. I will challenge that conclusion below in my discussion of the PRMD requests for further study.

The ultimate conclusion from the Sonoma Valley Groundwater Management Program data, and USGS data, and the consultant's conclusion, concerning deep aquifer withdrawals for this project (and likely all other basin deep aquifer situations) is that once deep aquifer groundwater is pumped out, it is gone and will not be recharged naturally in any human time scale. This is why storm water recharge, through well injection, is contemplated as a method to replenish deep aquifer storage, and that natural recharge is not counted on to replenish any significant amount of lost deep aquifer storage. This then begs the question of if it is acceptable, and "less than significant" to permanently deplete, on human time scale, the deep aquifer groundwater common pool resource, even if it is at small quantities per year? The project calls for using 1.65 acre feet a year.

The upshot here is that with a scientific estimate of how much deep aquifer storage there is, we can know approximately when it will run out, and take steps to build the desalination plant beforehand.

The cumulative effect of future proposed Baylands projects, specifically the very large Tolay Springs project, is not mentioned. Given that substantial development is proposed for this area of the Baylands by Sears Point and Tolay Creek, future cumulative effects should be taken into account.

Comments on PRMD requests for further study on the consultant groundwater report
PLP-15-0060, 6600 Noble Rd. Sonoma

1. As noted, the CEQA MND is not consistent with the specific response to the PRMD request to distinguish clearly between shallow and deep aquifers, even though from the consultant's updated report, it is clear the consultant knows the difference. There is a lack of congruence between MND and updated consultant report and what PRMD asks here.
2. Recharge areas. For the deep aquifer, in previous comments I noted, and the consultant notes that the hydraulic connection with deep aquifer recharge sources is very distant, is limited, and occurs in very long time scales. The consultant's conclusion is that since it is too hard to know the actual recharge rate and mechanics, they want a pass for the project, and to have project parcel acreage suffice as mitigation for deep aquifer recharge supply and demand. However, as noted above in my MND comment above on B., once the deep aquifer water is pumped out, it can be considered in human time scales to be gone for good, not to be mitigated by a hypothetical recharge scheme based on rainfall over the parcel's surface, which would in any case, only be recharged to the surface aquifer.
3. Impact and hydraulic connection with other local Baylands deep wells. PW1 has a low gallons per minute production rate, and seasonal recovery times for PW1 are long, up to months; the consultant says therefore, that measuring the static level of well PW1 is not possible, especially during the "irrigation season." This indicates that there is indeed a connection between the PW1 deep well and other deep wells.

Why does this suggest project Baylands-area deep well connections? If there is an irrigation season, and this effects the static level of the well, then it stands to reason that the PW1 well is indeed connected, and not isolated from other local wells.

However, the consultant report says that hay (the Baylands area crop) is not irrigated. So what is irrigated around there during the irrigation season? There are vineyards to the north with Ram's Gate. If Baylands regional irrigation in general can affect the natural seasonal fluctuation of the deep aquifer, as indicated by changing static levels in well PW1, then this seems to prove that there is indeed deep aquifer connection with the local Baylands deep aquifer wells.

5. The consultant notes that there are no available Baylands monitoring wells, but that it is known that the Schellville area itself is at approximately at sea level. Many areas of the

Baylands, including the project area, are protected by dikes and levees that keep surface sea water out, but that do not necessarily keep San Pablo Bay surface aquifer saline sea water out. The Baylands surface aquifer fluctuates with tides.

The conclusion here is that Baylands surface aquifer water will be somewhat sea-water saline already, and not of suitable quality for drinking, and wells from this source will be used for property irrigation, or need treatment to be able to drink. The prior water study said that project well PW2 from the shallow aquifer would be used for irrigation because of poor water quality. The deep aquifer well, PW1, has a very slow rate of short-term return to its static level during irrigation season, and likely no recharge at in longer term human time scales, and that which is withdrawn is gone for good on a human scale. 1.65 proposed project acre feet a year gone. That this appears to be a small quantity makes it acceptable to permanently diminish the deep aquifer on a human time scale? What about future cumulative uses from the Tolay Springs project?

The way CEQA works is by artificially proscribing an area, in this case the property boundary, and then asserting that the impacts within that small sphere are not significant, in this case based on an annual recharge rate for the basin in general, to the surface aquifer. What is lacking here is a sense of cumulative impacts to the whole Baylands. If each project can assert a less than significant impact in their own proscribed area, but in reality, the deep aquifer is continuous over the whole lower basin, then each "less than significant" impact adds up to a cumulative human time scale permanent loss to Baylands deep aquifer storage.

This recalls Isaiah 22:13, "let us eat, drink and be merry, for tomorrow we die."

7. The PRMD geologist notes that the consultant's deep aquifer recharge rate is "highly speculative." The geologist then asks the consultant to make an equally speculative estimate of salt water intrusion to the deep aquifer. The consultant refuses to guess. This lead to the conclusion that the consultant is willing to accept a faulty reasoning process if it supports their client

Conclusion

The Mitigated Negative Declaration does not clearly distinguish the surface and deep aquifers; such language needs to be included in the MND.

Any withdrawals from the deep aquifer should be considered permanent storage loss, until any well recharge projects are done. It would be smart for PRMD to develop an estimate of how much storage there is in the Baylands deep aquifer system, so that it can be known when the supply will run out, given the known rates of withdrawal from the deep aquifer.

Project area wells do *not* appear to be isolated from each other, but are responsive to Baylands, area-wide draw-down during irrigation season. This indicates that the project area, Baylands deep aquifer is indeed a unified storage area where regional deep wells have measurable effects on others. This is well competition, and could be seen as a SGMA undesirable outcome,

that PRMD should take note of when granting any project approval, and for PRMD to develop a sense of Baylands cumulative deep aquifer impacts.

If deep aquifer recharge is "highly speculative", as noted by the PRMD geologist, and a proxy recharge rate is allowed for the rainfall on project acreage, to the surface aquifer, this seems like a real fudging of the data. A local county agency CEQA expert told me that ultimately, if something can't be mitigated, many times it is allowed anyway. Proving deep aquifer recharge here seems like a perfect case of that. The fact that we are talking small quantities, 1.65 AF per year, seems to make it OK. But without any sense of how much Baylands deep aquifer storage there is, approval of any quantification of deep aquifer recharge here seems to me like flying blind. This is saying it is sustainable to permanently reduce the groundwater common pool resource if it is only done a little at a time.

What the MND is doing here is to artificially proscribe the project, substitute speculative data, use proxy data that does not fit, and then shoehorn it all into a narrative to make it appear acceptable for passage. An EIR would not change this same basic tactic.

The upshot is that to reckon sustainable use of Baylands, and Sonoma Valley basin deep aquifer groundwater use, for general project approvals, PRMD needs to develop its own set of objective hydrogeological data, and not rely on consultants who are all going to have a principal-agent problem that causes them to subjectively steer data to their client's advantage. PRMD is now put in the position of having to rely on consultant studies that claim all is OK, when it is clear from the Sonoma Valley Groundwater Management Program's 10-year run of producing data, that all is not OK, and that here are persistent declines in the basin, even in areas that have been classed by PRMD as Class 1, for example, the East Side and El Verano pumping depressions are in Class 1 groundwater areas. The maps need some updating to match known problem areas.

Should projects slide by in the meantime? This project will mitigate some water use by capturing rainfall, but essentially it is a luxury, high resource impact endeavor right smack in the middle of a fragile area where the surface aquifer is influence by seawater and the deep aquifer is all way below sea level. Is this an appropriate place for a luxury hunt club? Perhaps not.

The Baylands basin subarea is one that has low-quality saline surface aquifer water, and a deep aquifer that is all below sea level, and itself likely with water quality issues form connate waters and thermal waters. Hydrologically, it's not a good place to set a precedent by allowing a big luxury development. People can have an actual hunt club with way less impact.

I suggest that if PRMD contemplates project approval, that deep aquifer water use be curtailed by half. If hunt club members want to hunt some birds, they don't need a big luxury facility that will permanently reduce Baylands deep aquifer storage by 1.65 AF a year. Members can go down on the weekend, have a BBQ, hunt a few birds, and they can do that with a lot less impacts to deep aquifer groundwater use than as proposed.

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

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OAKLAND, CA 94623-0660

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*Making Conservation
a California Way of Life.*

October 26, 2017

SCH# 2017092084

04-SON-2017-00199

GTS ID 8029

Mr. Blake Hillegas
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Blackpoint Sport's Hunt Club (PLP15-0060) – Mitigated Negative Declaration (MND)

Dear Mr. Hillegas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach in evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the MND. Additional comments may be forthcoming pending final review.

Project Understanding

The applicant requests a Lot Line Adjustment and Conditional Use Permit Modification to construct a 26,802 square foot (sf) three-story clubhouse, 36 surface parking spaces, an 850-foot clay shooting tower within the existing clay shooting range, and a 1.5 acre casting pond. The proposed project would demolish three underutilized barns, construct a new septic system, gray water storage tank, and a 10,000 gallon rainwater storage tank. The applicant proposes to employ five full-time and five part-time employees. Hours of operation are 7:00 A.M. to 9:00 P.M.

The three-story clubhouse will include the following:

First floor – approximately 4,640 sf for eight parking spaces and 5,538 sf of storage, restrooms, gun vault, and break rooms;

Second-floor – 17,223 sf of demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, and gun vault, cigar room, and restrooms; and

Third-floor – 4,041 sf of administrative office, a conference room for training, additional lounge area, and restrooms.

The Clubhouse would host cooking demonstration classes, gun safety classes, food and wine pairings featuring local food, game, and wines for approximately 20 to 40 people. These activities would generally be held on weekend from 3:00 P.M. to 9:00 P.M. The applicant proposes to prohibit group activities during weekday evening peak traffic hours from 4:00 P.M. to 6:00 P.M. The new clubhouse will be open to annual club members, family members, and guests only.

To meet the Land Conservation Act requirements that recreational uses on contracted land be available to the public for a reasonable fee, the existing 8,500 sf clubhouse is proposed to remain open on Monday and Tuesday, and other days on an as available basis, to accommodate public access to hunting and shooting. The applicant proposes public access to the existing clubhouse via requiring the purchase of day use bird cards priced at \$35-\$45 per bird, with a minimum five bird minimum purchase.

The purpose of the Lot Line Adjustment is to accommodate the proposed expansion of the private membership hunting clubhouse on the proposed reconfigured Lot B, a 152.9 acre non-contracted parcel, while maintaining Lot A, a 825.6 acre non-prime land conservation contract parcel.

Access to the site is provided via two existing driveways on Noble Road. The project site is regionally accessed approximately 0.4 miles north of the State Route (SR) 37/Nobel Road interchange.

Lead Agency

As the Lead Agency, the County of Sonoma is responsible for all project mitigation, including any needed improvements to the STN. The project's financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures.

Travel Demand Analysis

Please identify the date of Caltrans' review and reviewer as referenced on page 38 of the MND.

With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development. Recently approved guidance for incorporating SB 743 (*Local Development-Intergovernmental Review Program Interim Guidance, November 2016*) intends to ensure that development projects align with State policies through the use of efficient development patterns, innovative travel demand reduction strategies, and necessary multimodal roadway improvements. Though OPR's guidelines regarding SB 743 are currently a technical advisory, these changes will go into effect once the rulemaking process is complete and VMT analysis for similar projects may be required.

In Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, this project falls under **Place Type 5 Rural and Agricultural Lands – Rural Settlements and Agricultural Lands**, which includes settlement patterns with widely-spaced towns separated by farms, vineyards, orchard, or grazing lands, which can significantly affect land uses, character and mobility needs.

This place type has scattered dwelling units and supporting commercial uses and public facilities with no significant subdivisions and limited nonagricultural industrial or commercial land use.

Given the intensification of use and the opportunities to reduce VMT, we encourage the County to establish a Transportation Management Association (TMA) in partnership with other developments in the area to pursue aggressive trip reduction targets with Lead Agency monitoring and enforcement. In addition, the Transportation Demand Management (TDM) elements described below should be included in the program to promote smart mobility and reduce regional VMT and traffic impacts to the STN:

- Ten percent vehicle parking reduction;
- Commuter subsidy for transit, carpool, and vanpool for patrons and employees on an ongoing basis;
- Onsite TDM coordination;
- Electrical vehicle (EV) charging stations and designated parking spaces for EVs and clean fuel vehicles;
- Carpooling incentives, dedicated parking spaces and guaranteed ride home for carpooling employees; and
- Decrease headway times and improve way-finding on Sonoma County Transit bus routes to provide a better connection between the project, nearby transition station, the planned Navato Downtown Sonoma-Marin Area Rail Transit (SMART) Station, and regional destinations.

Transportation Demand Management programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets. Also, reducing the parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on SR 37/SR 121 and other State facilities. These smart growth approaches are consistent with the Metropolitan Transportation Commission's Regional Transportation Plan and Sustainable Communities Strategy goals and would meet Caltrans Strategic Management Plan sustainability goals.

For additional TDM options, please refer to Chapter 8 of Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference*, regarding TDM at the local planning level. The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

For information about parking ratios, please see MTC's report, *Reforming Parking Policies to Support Smart Growth*, or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

Mr. Blake Hillegas, County of Sonoma
October 26, 2017
Page 4

Travel Demand Fees

Given the potential increase in VMT and proximity to SR 37/SR 121, the project should be conditioned to contribute fair share travel demand impact fees toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. These contributions would be used to lessen future traffic congestion and improve multimodal transportation facilities in the project vicinity. Caltrans strongly supports measures to increase sustainable mode shares, thereby reducing VMT. The fair share information should also be presented in the Mitigation Monitoring and Reporting Plan of the Final Environmental Document. Required roadway improvements should be completed prior to the issuance of the Certificate of Occupancy.

Transportation Permit

Project work that requires movement of oversized or excessive load vehicles on the STN requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information: <http://www.dot.ca.gov/hq/traffops/permits>.

Should you have any questions regarding this letter, please contact Stephen Conteh at (510) 286-5534 or stephen.conteh@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

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

COMMISSIONERS PRESENT: Pat Stevens Tom Martin, Bruce Green, Gay Johann, Cynthia Wood, Margaret Spaulding, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Greg Carr, Dick Fogg, Ditty Vella, Rachel Hundley, Sean Bellach

EXCUSED: Jack Ding, Mark Bramfitt

1. **Call to Order:** 6:30 pm
2. **Minutes of January 27, 2016 Meeting:** Approved with amendment: Jack Ding seconded nomination of Sean Bellach for Vice-Chair
3. **Public Comment (Limited to items not appearing on the agenda):** None

Chair White explained protocol for meeting and mentioned site visit to Kenwood Hunt Club property on 2.19.16 attended by Margaret Spaulding, Gini Dunlap, Sean Bellach and herself.

4. **File Number:** PLP15-0060 Resolution
Applicant Name: Kenwood-BPSC Hunt Club LLC
Site Address: 6600 Noble Road & 5400 Noble Road, Sonoma
APN: 068-190-005, -007, -008, -013, -015, and -017

Request to adjust Lot Lines, Modify existing Land Conservation Contract, and a Use Permit for a new 17,300 square foot hunting clubhouse with food/beverage service, bar, demonstration kitchen, proshop, training room, and a casting pond on 848.23 acres.

Applicant presentation:

Mike Sutsos, owner: We relocated in 2012 – applying for permit for building and have several phases. My family's been there a long time and would like to keep it going and build a clubhouse.

Bill Hooper, owner: We received approval 4 years ago to relocate the property and use it as a hunting club consistent with the Williamson Act. Farming will continue. Hunt club property was purchased, and full service hunt club is in the final phase. Although clubhouse area is 17,000 sq ft, it has to be lifted above the flood line and the main floor will be 11 ft up. Main usage area will be 13,000 ft dining room accommodating 40 people seated, and areas for members' use: lounge, proshop, locker facilities. Site plan includes a new parking area and casting pond for flyfishing. Of the 848 acres of farmland, 200 acres are levees and canals not in Act, and 10 acres developed for farm operation. Clubhouse is ½ mile off roadway and materials used are natural woods, stone, no reflective materials and will blend in with surrounding areas, trees. You will only see a "peek" as you're driving down the road. An 80 ft tower of galvanized steel is proposed on clay course. No additional usage by people and will be closed on certain days to members for public access. Fields, traffic, and activity going on will be the same.

Commissioner questions:

Ms. Vella: Former owner? Due to significant improvements, any public events, kitchen, restaurant? How many members?

Bill Hooper: Purchased from Norm Yenni who is still our farmer. No special events, and restaurant to be used for members as they come off field. Seating in kitchen for wild game preparation – quail, pheasant, farm to table prep. We own Ramekins also. Small groups of 10-20 people who are members. Membership consists of 500 people.

Ms. Pulvirenti: Issues with airport?

Bill Hooper: We have a relationship with the airport since we own Cornerstone. No issues.

Mr. Martin: Vallejo Reclamation District dumping wine sludge in 1966 and City of Santa Rosa dumping biosolids in 2010— what does that mean? And 84+ acres taken out of Williamson Contract, then lot adjustment with Reclamation District — how can private organization assume 84 acres from public entity?

Bill Hooper: That's end product of sewage that comes from Sonoma County and processed. Relatively organic materials, additive to soil used in farming and helps with growing. Products we grow are for farm animal use only, no hay or grain because of use of additive. One field is organic. Reclamation District previously jointly owned by us and Vallejo Sanitation but now we have a fee simple interest on property north of highway and Vallejo Sanitation has land south of highway. 84 acres going into Act from property not there before and 84 acres going out will still be farmed but not covered by that agreement.

Mr. Martin: Source of water for 1.5 acre pond and usage? Well is 400 ft deep — doesn't that allow for saltwater intrusion? Traffic study indicated minimal in and out but there'll be delivery trucks and 500 members, and turn is narrow and dangerous. Traffic pattern change?

Bill Hooper: Wells on property and stormwater runoff - water retention plan. Pond used for trout. Two wells: 1200 ft doesn't require treatment and used for irrigation and pond; 400 ft well is for drinking and uses reverse osmosis. Traffic study updated for additional delivery trucks. Membership has remained at 500 members. Re: turn lane, deferred to Cal Trans twice and they deemed adequate. Supplemental traffic study requested by County as follow up and provided to Cal Trans.

Ms. Dunlap: Project done over 4 years and not looked at as whole with addition of pond/clubhouse. Was environmental impact report addressed at County level?

Bill Hooper: No EIR but County has process. Studies done and provided where there were areas of concern: noise/sound studies for species nesting in area. Same review process will happen again.

Ms. Spaulding: Sea level rise — F2 zoning indicates some risk. Old designation was 100 yr flood and not useful now with what's going to happen. Area you're building in is fraught. Changes, more restrictions by PRMD or 100 yr flood designation still apply? Your expectations/anticipations and is 12 ft raised workable space adequate?

Bill Hooper: Our interest is in keeping land dry and we own levees and canals. Our area may be last to flood vs other properties due to way it's engineered but we're building above that line.

Mr. Carr: County doesn't control flood area determination. F2 is County zone but follows FEMA designation which has not changed. Climate change will impact Bay Area but sea level rise is too much in future to look at.

Ms. Wood: 17,000 hunting clubhouse is large — working with neighbors or not an issue?

Bill Hooper: Neighbors at edge of property within 300 ft circle. Rams Gate is a member serving their wine, Racetrack is neighbor. Not many residents, mostly farms and commercial businesses.

Mr. Lely: Hours increasing from 8 to 4 to 7 to 9 — please explain. Park-like setting — what about lighting at night? What is average depth of pond and how often refilled due to evaporation? Will you use your wells to refill? The shooting range materials and what type of trees?

Bill Hooper: Member usage will dictate hours. We want ability to stay open till 9 for members to lounge around after hunting which ends at 4. Lighting on driveways and exterior of clubhouse, enough for safe passage. Also no signage on roadway except directional on front gate for private members. Pond is 10 ft at deepest and average 3-4 ft to maintain certain temperature for trout. Pond will fill up in winter and we can top off if needed, but there's water storage and

divert stormwater off roof and get into water treatment system. We'll be conserving water as much as we can. The structures are portable wood huts that can be moved and are now blending in more due to the weather since the clay course was approved last time around. Trees will be planted to shield view from roadway – we're working with Smart Train as potential mitigation area for trees they're removing.

Mr. Green: Ammunition used, metals? Live animals, who manages variety of birds? Do members shoot the wrong type of bird?

Bill Hooper: Right now lead but eventually steel shot. The clay course was set up to reclaim lead in concentrated area. All our birds, pheasant and chukar are pen-raised which we purchase and hold for a week or two then released into the field. Members have to hold CA hunting license including gun safety rules and education on rules of the game. You have to know when, where and what to shoot.

Public comments:

Caitlin Cornwall, Sonoma Ecology Center: Sonoma Valley has worst groundwater depletion in North Bay and in Sonoma County and the greatest demand of water use. Intensification of this is increase in use of water, saline intrusion problems, increasing traffic, lights at night, this property is surrounded and has a very long boundary with the wildlife refuge which is the last remaining home of several species that are extremely rare now, light and noise which reduces habitability of those areas for those species. This facility is at the entrance to Sonoma Valley impacting rural small town character of our community and located in area that has seen massive investment of public and private money to protect and restore marshes and wetlands in North SF Bay. The hunt club is benefitting from the huge outlay of funds, past and future but having an impact on the value of those investments. Sea level rise is accelerating and there's been 8 inches of sea level rise in SF Bay, levee maintenance permits by landowners harder to obtain since government wants these areas to return to wetlands and to be a buffer against sea level rise and storm surge increasing from the Bay. Concerns need to be turned into conditions as part of the project. Project has been piecemealed with no tools to evaluate and measure against cumulative impacts of other projects in that part of the Valley.

Kathy Pons, VOM Alliance: This project is ambitious and 17,000 sq ft clubhouse is an impact and will change what hunt club has been. Environmental impact report is needed for septic and water quality, dining room to be added. Traffic study done in November 2015 with maximum queue turning left is one car. With events, there'll be more than one car in line. 17,000 sq ft building could provide opportunity for events such as gun club event where Mike Thompson showed up. This is a sensitive area and needs to be looked at carefully.

Teri Shore, Hopkins St: Full EIR should be a requirement from Planning Department for such a sensitive area. With everything new: clubhouse, recreation facilities, parking area, well and septic systems, and such an over-scale building, it looks more like a winery than a duck club. Additional lighting is a concern with Rams Gate already a concern impacting not only wildlife but people. Millions have been spent restoring the wetlands and the trend seems to be commercializing this area than protecting it. The other properties, Ramekins and Cornerstone are fine where they are and catering to the 1% and this project seem synergistic with those as opposed to the existing location. I'm not sure about releasing pen-raised birds into the wild – not sure if good thing for native birds. Public access to wetlands is provided but seems strange since they'll be paying fees and have access to the facilities but not the clubhouse.

Commissioner discussions:

Mr. Carr: Nature of non-member day use and cost. Will you advertise on website?

Bill Hooper: That was an issue with the Williamson Act about continued access for the public. The Act is very brief: they allow for hunting clubs, to be of recreational use on ag land, public access to be continued to be provided at affordable price. Clubhouse will be closed certain days and members will use clay course for hunting. Hunt club won't be on Williamson Act contracted land but hunting fields will be.

Chair White: Pen-raised birds introduced into wild, pheasant or duck; usable space of building - environmental impact.

Bill Hooper: Pheasant and chukar, a type of partridge, occasionally quail. Most birds harvested by hunters and remaining will stay on property until hunted eventually or enjoyed by hawks. Main floor is 13,000 sq ft.- half is locker rooms, rest rooms, proshop, storage, kitchen, small dining room, bar and a main entry with memorabilia. 17,000 sq ft – hoisted up with usable area underneath: ADA parking (elevator goes down to that floor), storage and employee lockers. Upstairs are offices and small meeting/classroom for members. We've been hunting those fields for 4 years and adding another building, not people or traffic, and we're not building a new well – it's already on the property.

Mr. Bellach: Site visit was at 4 pm Friday during peak traffic on 37 - no safety concerns with left turn lane. Private club, no public events, sea level rise – small private club at their consequence, public access great but sport should accommodate area residents also, hunters and groups like Ducks Unlimited are great conservationists and bring back species. New building is big but in vast field with trees, levee and other buildings so not a concern.

Mr. Martin: Traffic is an issue – more attention must be given due to 500 members, employees, service trucks to and from. Additional traffic study should be requested by County or an EIR.

Ms. Spaulding: County has no budget to monitor that what we or the Planning Department recommend will happen. We hope that there is compliance when permits are issued. The public has to have trust in owners developing properties. Piecemealing with significant changes from the first application raises questions as to what to trust and the ultimate result of product. Scale of clubhouse looks as if a greater number of events are waiting to happen. Traffic will increase and not diminish – eventual retrofitting of 37 due to sea level rise - EIR needed.

Chair White: Fragility of area a concern. 4 yrs since project began – conditions changed, saltwater intrusion. EIR and traffic study needed.

Mr. Bellach: Can this body recommend that County request EIR from applicant?

Mr. Carr: Planners will declare if study necessary - traffic, biology, archaeology – EIR based on preliminary study and if there are significant impacts. EIR compares current project proposal with existing baseline environment. What you do tonight informs Planner and County about impacts of concern.

Mr. Bellach: Brings back to trust and that applicant will do what is specified.

Bill Hooper: Planner has asked for follow up information and biological/archaeological assessment and study. More information will be funneled in as County requests.

Chair White. Move to approve but pay special attention to environmental impact to area and require traffic study.

Ms. Spaulding: Our concerns are outside EIR.

Mr. Lely: Approve with condition of initial study to determine if EIR and traffic study necessary.

Ms. Johann: County will do initial study regardless.

Mr. Carr: You offer sensitivity to which impacts are most important, which to address. If you feel strongly EIR necessary, include in motion.

Ms. Johann, Mr. Stevens: EIR not necessary.

Chair White's motion failed for lack of second.

Motion: Mr. Bellach. Move to approve project as submitted with serious concerns in 3 areas: traffic mitigation, sea level rise impacts, and sensitive environmental issues in area. Ms. Johann seconded. Ms. Vella, Mr. Martin, Ms. Dunlap, and Ms. Spaulding opposed. Motion passed 7 to 4.

Blake Hillegas

From: tom [tvmsnomma@att.net]
Sent: Thursday, February 25, 2016 11:06 AM
To: Blake Hillegas
Subject: SVCAC Meeting 2/24/16

Hi, Blake. I thought you might like to know a bit about last night's SVCAC meeting, re., PLP15-0060. -- Tom Martin

I know you will receive the minutes, but here are a few notes. The final motion was to approve with recommendations for an EIR to be conducted, esp., on traffic, water, flood levels. Passed 7-4.

Subjects with comments/notes:

Special Events? Not planned. Kitchen demonstrations for members only.

The Pond: For trout, depth to 10', two wells to service it, grey water might be used (?),

BPSC. Reclamation District, Williamson Act: Unclear on responses. Apparently the Williamson Act as it applies to hunting lodge requires a certain portion of time where facility (not Clubhouse) must be open to the public.

Sludge and biosolids: used for fertilizer and ag supplies

Flooding: County or FEMA responsibility? BPSC owns canals and levees.

Traffic: The traffic study submitted is inadequate. Unrealistic since it's based on current traffic and not 500 members, plus employees, deliveries to and from the restaurant, bar, bathing and other facilities.

Hours of Operation: 7 a.m. – 9 p.m., impact of lighting.

Shooting: Lead to be reclaimed.

Eir: Likely an initial study will be required before a decision on an EIR.

Ecology Center Questions: Water demands, Traffic, Lighting in a rural setting, Overall impact on Valley when coupled with other growth activities, levee maintenance.

VOM Alliance: Large structure will change nature of valley, traffic

Another Environment Rep. Teri Shore: Do EIR, Over scale for area, Impact on wildlife? Need public access, lighting,



822 Fifth Street
Santa Rosa, California 95404
(707) 526-6930
www.sonomalandtrust.org

March 14, 2016

Blake Hillegas
Permit and Resource Management Dept. (PRMD)
2550 Ventura Ave
Santa Rosa, CA 95403

Subject: PLP15-0060 Kenwood-BPSC Hunt Club LLC

Dear Mr. Hillegas:

Thank you for the opportunity to comment on the Kenwood-BPSC Hunt Club Lot Line Adjustment and Use Permit application that would allow expansion of the existing club facilities including a new 17,300 sf clubhouse with food and beverage service, a bar, demonstration kitchen and other features, and a casting pond. BPSC is a recreational resource valued by several generations of local hunters in the North Bay and we are happy to see it has a new location.

SLT has a long history in the Sonoma Baylands. We have restored wetlands, created new public trails, and supported continuing agricultural uses. This area is unique to Sonoma County in two crucial ways: it is comprised of land that was reclaimed (diked and drained) from San Francisco Bay and it is currently several feet below sea level. This makes these lands extremely vulnerable to flooding – from the Sonoma Creek watershed and the Bay – and the regular winter flooding at Schellville is one very tangible example of this unique geography. Only diligent maintenance of the levees initially constructed in the late 1800s and pumping of accumulated flood water keeps these properties and our regional infrastructure, such as the SMART railroad and Highway 37, dry. The County has appropriately zoned lands located within the 100 year floodplain as “flood hazard areas” and restricted development that can occur there.

In light of these constraints, SLT provides the following comments and questions for your review:

1. This is a large-scale project proposed within the 100-year floodplain on land that is several feet below sea level. There are potentially significant impacts that may result from: the failure of the surrounding levees and infrastructure protecting the diked baylands; sea level rise as a result of climate change; displacement of water within a flood-prone area that may impact surrounding property; and conflicts with Department of Water Resources’ ability to implement California’s Flood Safe Initiative, as well as other local, state, and federal agencies’ best practices for flood and flood-plain management.

The project conflicts with the recommendations in the 2015 “The Baylands and Climate Change: What We Can Do. Baylands Ecosystem Habitat Goals Science Update.”¹ This consensus report includes the Bay-wide recommendation to “Discourage the development of new assets and infrastructure in present and future flood-hazard zones, as they may constrain restoration and other adaptation options that may help protect adjacent communities” and for the North Bay Subregion

¹ Goals Project. 2015. The Baylands and Climate Change: What We Can Do. Baylands Ecosystem Habitat Goals Science Update 2015 prepared by the San Francisco Bay Area Wetlands Ecosystem Goals Project. California State Coastal Conservancy, Oakland, CA.

... to protect the land forever

EXHIBIT O



(which includes the project location), "Avoid placing new infrastructure on the Baylands and discourage new vineyards on diked baylands, where groundwater is likely to become saltier."

In the Bay Area and beyond, Sonoma County is considered a leader in advancing planning and policies that increase our County's resilience to climate change. The Public Review Draft of RCPA's Climate Action 2020 (March 2016) depicts the proposed project location within the area identified as "at Risk of Flooding with 39 inches of Sea-Level in Southern Sonoma County" and recommends climate change adaptation goals and opportunities to: "Protect coastal, bayside, and inland buffer zones" and, "expand, and enhance wetlands, water source areas . . . and flood zones. Review/revise land management plans, development codes, parks plans, prevention and response plans for floods and fires." How are these recommendations and our current knowledge about climate change and hazards in this area being incorporated into decision making for development projects in this vulnerable part of the County, especially in light of the upcoming update of the County's 2016 hazard mitigation plan?

A thorough environmental analysis should be undertaken that includes the application of policy advancements that Sonoma County and the international scientific community have made with respect to tidally-influenced floodplains as a buffer to climate change, sea level rise, and the growing evidence of related tidal surges.

2. There are potentially significant impacts from the project on the area's water supply. It is questionable whether there is an adequate supply of fresh water to support the proposed facilities. This point was made by PRMD when SLT constructed its modest building on the nearby uplands at Sears Point several years ago. It is likely that saltwater intrusion will worsen in the coming years as sea level rises.
3. As proposed, the project is precedent-setting and will generate cumulative impacts in the Baylands region. Since the 1980s, Sonoma Land Trust has purchased properties from willing sellers in the Sonoma Baylands to restore them to wetlands and/or continue farming and ranching. The purchase price for these properties was established by appraisers who consulted with PRMD to identify the permitted uses on these low-lying lands. In every case, the appraiser concluded that new development—construction of new facilities and septic—would not be permitted due to the County's zoning regulations. We are left to wonder what has changed that would permit the level of development proposed by the applicant and whether this might set a precedent in the region.
4. The environmental analysis of the project should include an assessment of its impacts to the Region's investment in flood risk reduction. Significant funding from California's 2006 flood bonds, Sonoma County, and from other public agencies has been used to reduce flood risk in the Baylands, and the proposed project will put those investments at risk. Given the likelihood that that this site will be subject to severe flooding, will the public bear some responsibility for keeping the club dry? How does the applicant plan to deal with the predicted rise in the water level of San Francisco Bay? Will it depend on publicly financed protection?
5. Stakeholder meetings over the past several years between Caltrans, landowners, municipalities and others have highlighted the vulnerability of Highway 37 to flooding and suggested transforming the low lying road into a causeway. How will this proposed development affect these or other plans to protect the highway?

We believe this proposal to expand the existing use warrants a thorough environmental analysis and a closer look at implementing sound policy in the Baylands. Thank you for the opportunity to comment on this proposal.

Sincerely yours,


Dave Koehler
Executive Director


Wendy Eliot
Conservation Director

Cc: Susan Gorin, 1st District Supervisor

David Rabbitt, 2nd District Supervisor

Dick Fogg, Sonoma County Planning Commission, Permit and Resource Management Department

Greg Carr, Sonoma County Planning Commission, Permit and Resource Management Department

Richard Dale, Executive Director, Sonoma Ecology Center

Marc Holmes, Bay Restoration Program Director, The Bay Institute

Beth Huning, SFBJV Coordinator, San Francisco Bay Joint Venture

David Lewis, Executive Director, Save The Bay

bay.org

bay.org
415.923.5300 | info@bay.org
The Embarcadero at Beach Street
San Francisco, CA 94133

February 15, 2017

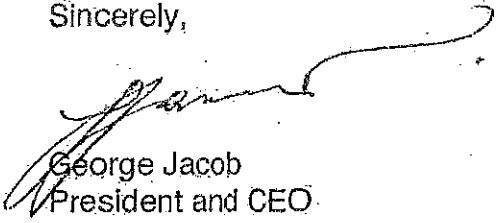
Blake Hillegas
Supervising Planner
Sonoma County Permit & Resource Management Department
Santa Rosa, CA 95403-2829

Re: PLP15-0060 Black Point Sportsman's Club

Dear Mr. Hillegas:

We are aware of your recent permit approval for the Black Point Sportsman's Club in Sonoma County and the pending appeal of that approval. It has been brought to our attention that there is some question regarding our organization's position on the project. By way of this letter, we would like to be on record that we are not opposed to the proposed development and have not taken any official position for or against the applicant's plans.

Sincerely,


George Jacob
President and CEO

cc: Ben Bleiman, Chairman of the Board, bay.org

bay.org



The Bay Institute



eco center

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EXHIBIT P



SONOMA ECOLOGY CENTER

Protecting the beauty and biodiversity of Sonoma Valley

February 16, 2017

Blake Hillegas
Supervising Planner
Sonoma County PRMD
Santa Rosa, CA 95403-2829

Re: PLP 15-0060 Black Point Sportsman's Club

Dean Mr. Hillegas,

We are aware of your recent permit approval of the Black Point Sportsman's Club in Sonoma County and the pending appeal of that approval. It has been brought to our attention that there is some question regarding our organization's position on the project. We would like to be on record that we have not taken any official position for or against the project.

Sincerely,

Richard Dale
Executive Director

Blake Hillegas

From: sedna101@aol.com
Sent: Thursday, October 05, 2017 2:18 PM
To: Blake Hillegas
Subject: hunt club on Rt. 37

I hope to attend the 11/2 meeting, but my health is questionable, so it remains to be seen. Meanwhile I submit my comments and DEEP concern:

This will be the first public hearing on this proposed project which would hugely expand the existing hunt club on Rt. 37, including a membership of 600 people, plus families, business members and winery events, a club house of over 20,000 sq ft, and a restaurant serving up to 45 people.

The impact on the already choked Rte 37 would be tremendous.

The property is 4-ft below sea level, and water problems have to be addressed.

There has yet to be an Environmental Impact Report despite the fact that the Club is in the midst of the sensitive Sonoma Baylands where in recent years almost \$40 million have been spent on preservation and restoration with public and private support.

Early this year some voters discovered that PRMD had already approved it (!), but at the last minute, two people appealed it. There is now a committee to work on it.

We are awaiting access to PRMD's report to the BZA and are being given little time to study it before the hearing. This is extremely alarming, since it appears to be an effort to get around informed public involvement.

Thank you/

Jane Eagle

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DESIGN REVIEW COMMITTEE RECORD OF ACTION

August 3, 2016

Item No.1 Time: 1:30 p.m. File: PLP15-0060
 Applicant: Kenwood BPSC Hunt Club LLC Staff: Blake Hillegas
 Cont'd from: _____
 Env. Doc: Neg Dec
 Proposal: Request to adjust Lot Lines, modify existing Land Conservation Contract, and a Use Permit and Design Review for a new 17,300 square foot hunting clubhouse with food/beverage service, bar, demonstration kitchen, proshop, training room, and a casting pond on 848.23 acres
 Location: 5400 Sears Point Road and 6600 Nobel Road, Sonoma
 APN: 068-190-005, -007, -008, -009, -013, -015, and -017 Supervisorial District: 1
 Zoning: LEA (Land Extensive Agriculture), B6 100 acres per unit, Z (Second Dwelling Unit Exclusion), F2 (Secondary Flood Plain), RC 50/25 (Riparian Corridor 50/25 feet) and SR (Scenic Resource).

Public Hearing: No

Design Review Committee: Peter Wurtz, Jim Henderson, Misti Harris
 Staff: Blake Hillegas
 Applicant: Bill Hooper
 Others: Michael Guthrie and Don McNair

PROJECT DESIGN: Final Review Referral Preliminary Review

ACTION:	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to: _____	Bring Back to Staff Prior to Issuance of Building Permit
Site Plan	X				
Architecture	X				
Parking	X				
Landscaping	X				
Signs					
Grading	X				
Exterior Lighting					
Fence Design					

VOTE: Peter Wurtz: Seconded Jim Henderson: Motioned Misti Harris: Aye
 Ayes: 3 Noes: 0 Absent: 0 Abstain: 0

GRADING

1. Build the pond berm in a more natural way, less like a levee, to better blend with the background.

Response: _____

GENERAL

1. Include plans for the previously approved project for reference.

Response: _____

2. Ensure plan sheets are consistent with each other and have accurate information.

Response: _____

3. Submit complete details for Final Design Review, including Dark-Sky compliant lighting fixtures and plan, grading and drainage plans, landscape and irrigation plans, clay tower elevations, accessory structures elevations, fencing and sign details, etc.

Response: _____

PARKING

1. Consider paving the existing parking lot.

Response: _____

Ground Floor Plan

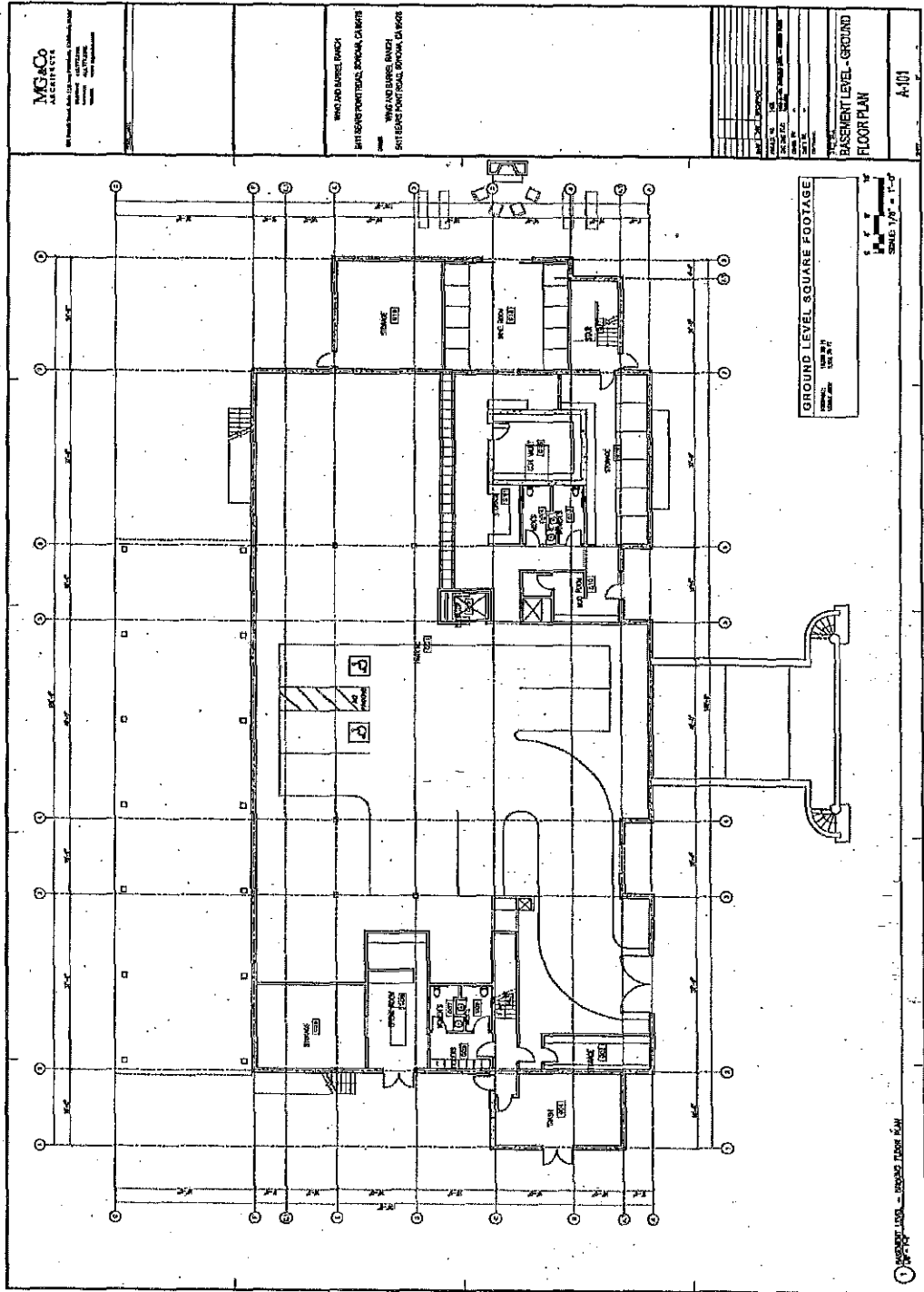
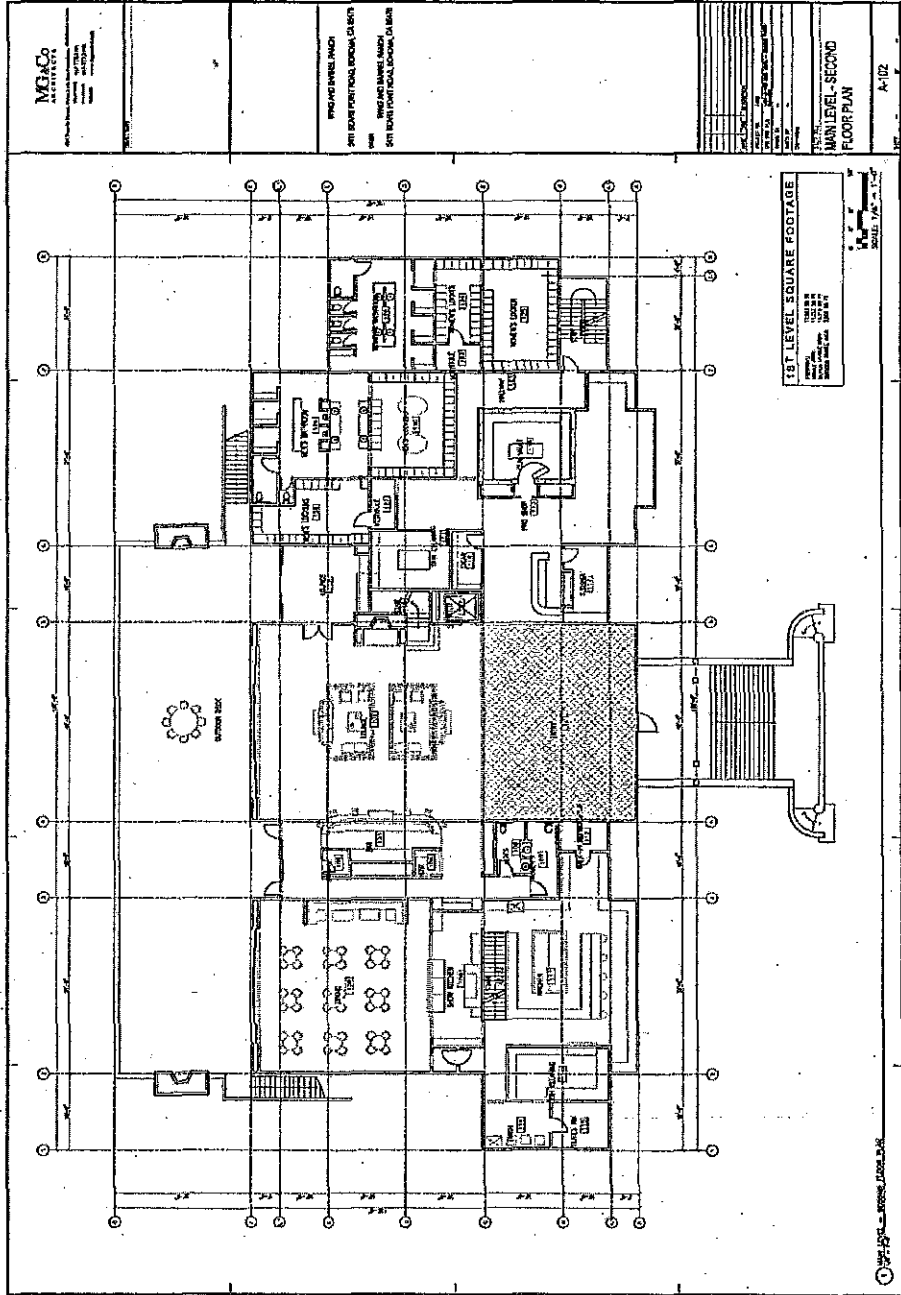


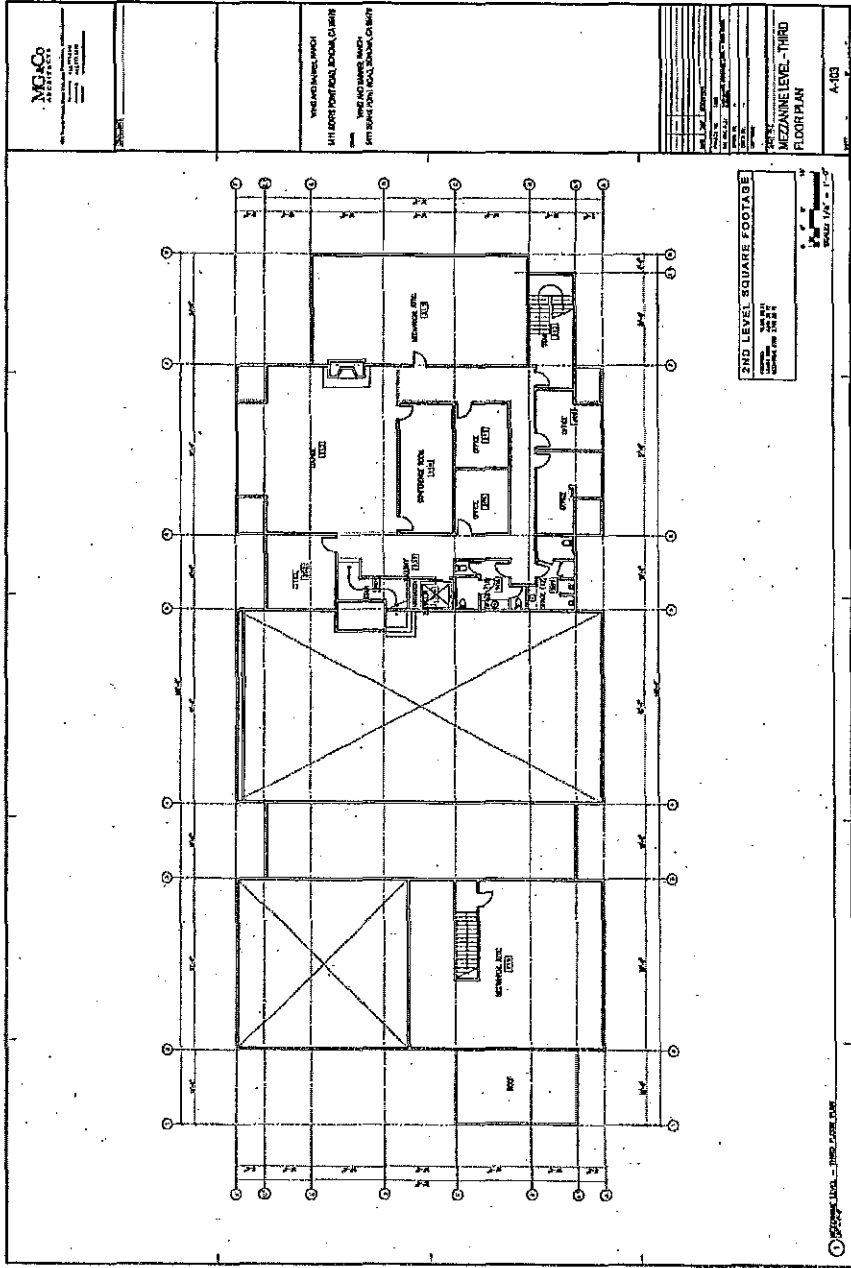
EXHIBIT Y

Main Level Floor Plan



Mezzanine Level – Third Floor

Includes:



Resolution Number

County of Sonoma
Santa Rosa, California

November 16, 2017
PLP15-0060
Blake Hillegas

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND GRANTING A USE
PERMIT MODIFICATION TO KENWOOD-BPSC HUNT CLUB
LLC, FOR PROPERTY LOCATED AT 6600 NOBLE ROAD;
APN'S 068-190-005, -007, -008, -009, -013, -015, -017 and 068-
180-008.

WHEREAS, the applicant, Kenwood-BPSC Hunt Club LLC, filed a Use Permit application with the Sonoma County Permit and Resource Management Department to add a new clubhouse, fly casting pond, a sporting clay shooting tower, and related facilities to the Black Point Sportsman's Hunting Club, subject to Board of Supervisors approval of an associated Lot Line Adjustment at 6600 Noble Road; APN'S 068-190-005, -007, -008, -009, -013, -015, -017 and 068-180-008; Zoned LEA (Land Extensive Agriculture) B6 100, Z (Accessory Dwelling Exclusion) F2 (Flood Plain) RC 50/25 (Riparian Corridor) SR (Scenic Resource); Supervisorial District No 1; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Zoning Adjustments held a public hearing on November 16, 2017, at which time the Board of Zoning Adjustments heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Board of Zoning Adjustments has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The project is consistent with the General Plan in that a hunting club and accessory uses, as proposed, are allowed in the LEA General Plan land use designation and the project is consistent with other applicable policies of the Plan. The primary use of both parcels will continue in agricultural use.
2. The project is consistent with the LEA B6 100, F2, RC 50/25, SR zoning because it allows hunting clubs and ancillary uses by Conditional Use Permit. The project is designed and conditioned to comply with zoning requirements, including the Flood Plain, Riparian Corridor, and Scenic Resource combining zones. The kitchen, demonstration kitchen, dining area, bar, lounge, pro shop and related facilities in the clubhouse are only

permitted as accessory uses to support the hunting club and will not be open to the public. The Conditions of Approval limit the total number of members to 500 members, and no more than 40 members at a time may attend scheduled group activities. Group activities shall not start or end during weekday afternoon peak traffic periods from 4-6 pm, or be held during peak weekend morning hunting and shooting periods from 7 am to 12 pm or during the weekend midday peak traffic period from 12pm to 1pm.

3. Based upon the information contained in the re-circulated Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are that the design is compatible with the scenic corridor and scenic landscape unit requirements; the design meets requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the county code; drainage improvements are required to ensure there will be no net increase in runoff, natural drainage patterns will be maintained and there will be no increased impact from stormwater or floodwater dispersal over the site and adjacent lands; agricultural and open space use will remain the primary use of the land on both parcels; traffic impacts are limited because the number of members using hunting and shooting facilities is limited by the capacity of the fields, scheduled group activities are limited to a maximum of 40 persons, and scheduled group activities will not start or end during the weekday afternoon 4-6 p.m. peak hour traffic period, or overlap weekend peak morning hunting and shooting periods (7am-12pm) or during the peak weekend traffic period from 12-1 pm. After modification of the parcels by lot line adjustment, there will be no net loss of agricultural or open space land on the parcel under a land conservation contract. The project hydrogeologic report and supplemental information show that there is adequate water for the project, the potential for harmful salt water intrusion is minimal and horizontal and vertical separations between project wells and the nearest streams and neighboring wells are large, such that the project has minimal potential to cause significant well interference or stream impacts.
5. The project is subject to approval of a lot line adjustment of land under a land conservation contract and meets the criteria of Government Code section 51257 in that the contracted parcel would be under contract for at least 10 years, there will be no net decrease in land under contract, at least 90% of the land currently under contract will remain under contract, the contracted parcel will be large enough to sustain its agricultural use, long term agricultural viability will be maintained, the lot line adjustment is not likely to result in adjacent land being removed from contract, and the project will not result in a greater number of developable parcels than existed prior to the adjustment. The hunting and sporting clay shooting areas subject to the land conservation contract will remain open to the public on Mondays and Tuesdays. The public use cost will be set at \$35 dollars per bird with a minimum of five bird card purchase in order to provide reasonable public access to these recreational facilities.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



Mitigated Negative Declaration

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Publication Date: 9-28-17
Adoption Date:
State Clearinghouse: 10-2-17

Pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15071, this summary of findings and the attached Initial Study and mitigation measures constitute the Mitigated Negative Declaration as proposed for County of Sonoma adoption for the project described below:

Project Title: Kenwood BPSC Hunt Club

PRMD file #: PLP15-0060

Project Location Address: 6600 Noble Road, Sonoma

(Proposed Lot A) **Assessor's Parcel Numbers:** 068-190-005, -007, -008, -009, -013, and -015, -017

(Proposed Lot B) **Assessor's Parcel Numbers:** 068-180-008

Zoning: LEA (Land Extensive Agriculture) B6 (100 acres) Z (Second Dwelling Exclusion) F2 (Secondary Flood Plain) RC 50/25 (Riparian Corridor 50/25) and SR (Scenic Resource)

General Plan: LEA (Land Extensive Agriculture) 100 acres

Lead Agency: Sonoma County Permit and Resource Management Department (PRMD)

Decision Making Body: Sonoma County Permit and Resource Management

Project Applicant: Kenwood BPSC Hunt Club, LLC/Bill Hooper

Project Description: The Conditional Use Permit Modification would permit construction of new private membership hunt club facilities subject to the Board of Supervisors approval to rescind and replace a Land Conservation Contract on 825.6 acres of the 978.5 acre project site.

The Use Permit modification includes construction of a new 26,802 square foot member clubhouse, a new 36 space surface parking lot, one 85-foot high clay shooting tower within the existing clay shooting range, and a 1.5 acre casting pond. The proposal also includes a new septic system, gray water storage tank and a 10,000 gallon rainwater storage tank. The project includes the demolition of three underutilized barns in the area of the new pond and parking lots. The primary hay storage barn would remain.

The new three-story, 35 feet tall club house building includes a ground floor parking area of approximately 4,640 square feet (eight spaces) and 5,538 square feet of storage, restrooms, gun vault, and a break room. The main (mid-level) of the building includes 17,223 square feet housing a kitchen, demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, gun vault, cigar room, and restrooms. The upper level would contain 4,041 square feet of administrative office, a conference room for training, additional lounge area, and

restrooms.

The project will be predominantly constructed within existing developed portions of the site as originally approved by the Board, though one-acre of hay land would be removed to accommodate the proposed fishing pond. Several acres of fruiting olive trees are proposed to be planted around the pond and within unplanted areas of the site. Approximately 30 acres of hay land within the clay shooting course is proposed to be removed and replanted with fruiting olive trees.

The club would provide breakfast, lunches and dinners for club members and guests as an ancillary use to fly casting, hunting and shooting activities. The club would also host small group activities and parties associated with hunting and shooting activities, including food and wine pairings featuring local food, game, and wine, for 20-40 persons.. Cooking demonstrations and gun safety courses are also proposed for small groups. A typical wine and food pairing sponsored by vintner members would generally be held on a weekend day starting at 3:00 pm and end by 9:00 pm. No group activities would start during the weekday evening peak traffic period from 4-6 p.m. The new club house is only open to annual club members, including family and guests.

Hours of operation are 7 a.m. to 9 p.m. There would be a total of five full-time and five part-time employees.

To meet the Land Conservation Act requirements that recreational use on contracted land be available to the public for a reasonable fee, the existing 8,500 square foot clubhouse is proposed to remain open on Monday and Tuesdays, and other days on an as available basis, to accommodate public access to hunting and shooting. The club proposes to offer public day use bird cards priced at \$35-\$45 dollars per bird with a minimum 5 bird purchase.

The proposed lot line adjustment would transfer an 81.9 acre portion of the 825.6 acre contracted parcel Lot A, containing all existing club and farm structures, the shooting clay course, and the proposed club house and casting pond to Lot B (152.9 acres), and transfer 81.9 acres of Lot B, consisting of wetland slough and hay to the reconfigured 825.6 acre Lot A, subject to rescission and replacement of a Land Conservation contract. The purpose of the Lot Line Adjustment is to accommodate the proposed expansion of the private membership hunting club house on the proposed reconfigured non-contracted 152.9 acre Lot B, while maintaining 825.6 acres of Lot A under a non-prime land conservation contract. The primary use of both parcels would remain in agricultural use and Lot A would continue to exceed the minimum income requirements for a non-prime contract.

Environmental Finding: Based on the attached Initial Study, the above project will not have a substantial adverse impact on the environment provided the mitigation measures identified in the Initial Study are incorporated in the project.

Initial Study: Attached.

Mitigation Measures: Included in attached Initial Study. The project applicant has agreed to implement all mitigation measures.

This report constitutes the Initial Study as required under the California Environmental Quality Act (CEQA). Blake Hillegas with the Permit Sonoma Project Review Division, prepared this Initial Study. The report includes information the applicant submitted to describe the project and references additional information sources. Technical studies referred to in this document are available for review at the Permit and Resource Management Department.

Project Background:

The Kenwood BPSC Hunting Club obtained a Use Permit (PLP11-0047) in 2012 for seven assessors parcels (1 legal parcel) totaling 825.6 acres and one 152.9 acre parcel located at 6600 Noble Road, Sonoma (formerly known as 5400 and 5411 Sears Point Road); APNs 068-180-008

and 068-190-005, -007, -008, -009, -013, and -017. The project allowed the relocation of the Black Point Sports Club from 7711 Lakeville Highway to 5400 Sears Point Road (four miles east of the club's prior location on Highway 37.).

The 2012 Use Permit allows a licensed game bird hunting club for quail, pheasant, and chukar; a bird aviary; a 8,500 square foot clubhouse/dog boarding kennel; a sporting clay shooting range; and a caretakers dwelling. The clubhouse/kennel building includes a service counter, a manager's office, employee kitchen, bathroom, gun room, and 50 dog kennels. The aviary consists of a 280 square foot birdhouse with a 5,000 square foot netted bird pen.

The 2012 use permit identifies the sports club as having a regular annual membership of approximately 300 members per year. The applicant indicates the club has also historically served 300 additional seasonal and/or day use customers per year for a total of 600 customers. Peak daily activity on the opening of hunting season and other peak days is approximately (50-60 people) 40-45 vehicles a day, with a peak hourly rate of 10 vehicles an hour. Current hours of operation are 8 a.m. to 4 p.m., six days a week (Tuesday through Sunday) year round. Hunting occurs nine months a year (September through May). The club currently has three full time and three part time/seasonal employees during the hunting and sporting clay season.

Because the hunting club is currently located on land under a land conservation contract, the use is required to be open to the public for a reasonable fee. The Board of Supervisors previously determined the hunt club to be a compatible agricultural use in accordance with the County's Uniform Rules for lands under a Land Conservation Contract.

Project Description:

The Conditional Use Permit Modification would permit construction of new private membership hunt club facilities subject to the Board of Supervisors approval rescinding and replacing a Land Conservation Contract on 825.6 acres of the 978.5 acre project site. While no membership cap was previously imposed, the applicant is proposing to cap membership at 500 as they believe this number will promote activity consistent with historical use and capacity of the club. Additional public day use is expected to remain consistent with historical levels.

The Use Permit modification includes construction of a new 26,802 square foot member clubhouse, a new 36 space surface parking lot, one 85-foot high clay shooting tower within the existing clay shooting range, and a 1.5 acre casting pond. The proposal also includes a new septic system, gray water storage tank and a 10,000 gallon rainwater storage tank. The project includes the demolition of three underutilized barns in the area of the new pond and parking lots. The primary hay storage barn would remain.

The new three-story, 35 feet tall club house building includes a ground floor parking area of approximately 4,640 square feet (eight spaces) and 5,538 square feet of storage, restrooms, gun vault, and a break room. The main (mid-level) of the building includes 17,223 square feet housing a kitchen, demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, gun vault, cigar room, and restrooms. The mid-level also includes a 3,108 square foot deck. The mid-level finished floor would be elevated approximately 12 feet above existing grade to meet 100-year flood zone levels. The upper level would contain 4,041 square feet of administrative office, a conference room for training, additional lounge area, and restrooms. Earth and wood tone colors would be utilized for the new club house and substantial new landscaping is proposed to partially screen the structure as viewed from Highway 37.

The project will be predominantly constructed within existing developed portions the site as originally approved by the Board, though one-acre of hay land would be removed to accommodate the proposed fishing pond. Several acres of fruiting olive trees are proposed to be planted around the pond and within unplanted areas of the site. Approximately 30 acres of hay land within the clay shooting course is proposed to be removed and replanted with fruiting olive trees.

The club would provide breakfast, lunches and dinners for club members and guests as an ancillary use to fly casting, hunting and shooting activities. The club would also host small group activities and parties associated with hunting and shooting activities, including food and wine pairings featuring local food, game, and wine, for 20-40 persons. Cooking demonstrations and gun safety courses are also proposed for small groups. Group activities would be scheduled when the club is slower and groups would have more exclusive use of the club. A typical wine and food pairing sponsored by vintner members would generally be held on a weekend day starting at 3:00 pm and end by 9:00 pm. No group activities would start during the weekday evening peak traffic period from 4-6 p.m. The new club house is only open to annual club members, including family and guests. Group activities would also be limited to club members, family, and guests totaling no more than 40 people per event. The new clubhouse and group activities would not be open or advertised to the public.

Hours of operation are 7 a.m. to 9 p.m. There would be a total of five full-time and five part-time employees.

To meet the Land Conservation Act requirements that recreational use on contracted land be available to the public for a reasonable fee, the existing 8,500 square foot clubhouse is proposed to remain open on Monday and Tuesdays, and other days on an as available basis, to accommodate public access to hunting and shooting. The club proposes to offer public day use bird cards priced at \$35-\$45 dollars per bird with a minimum 5 bird purchase.

The project includes a Lot Line Adjustment among two legal parcels of 825.6 acres Lot A, containing all hunting club and farm facilities and the majority of hay land and 152.9 acre Lot B, containing primarily wetland sloughs and hay. The proposed lot line adjustment would transfer an 81.9 acre portion of the 825.6 acre contracted parcel Lot A, containing all existing club and farm structures, the shooting clay course, and the proposed club house and casting pond to Lot B (152.9 acres), and transfer 81.9 acres of Lot B, consisting of wetland slough and hay to the reconfigured 825.6 acre Lot A, subject to rescinding and replacing a Land Conservation contract. The purpose of the Lot Line Adjustment is to accommodate the proposed expansion of the private membership hunting club house on the proposed reconfigured non-contracted 152.9 acre Lot B, while maintaining 825.6 acres of Lot A under a non-prime land conservation contract.

The primary use of both parcels would remain in agricultural use and Lot A would continue to exceed the minimum income requirements for a non-prime contract. As required by the Land Conservation Act, there would be no net loss of contracted land and at least 90 % of the original contracted land would remain under the new contract. The existing clubhouse would be retained to accommodate public use of the hunting fields on Mondays and Tuesdays, and other days on an as available basis.

SITE CHARACTERISTICS

The project site is located at 6600 Noble Road on the north side of Highway 37, approximately 1.5 miles east of Sonoma Raceway. The hunting club operates on two legal parcels, consisting of eight Assessor Parcel numbers making up the 825.6 acre hay farm/hunting club and a 152.9 acre parcel consisting of wetland sloughs and adjoining hay land. The 825.6 acre parcel is under a non-prime Land Conservation Contract.

The site is located within a flood plain approximately 1-2 feet above sea level. There are levees surrounding the exterior of the property to protect it from flooding. Wetland sloughs meander throughout the 825.6 acre hay farm/hunting fields. The site is mapped as farmlands of local importance on the Important Farmlands Map.

No trees exist within the proposed development area. However, substantial rows and groups of trees exist to the south, southwest, and east of the development area. The site has been used for hay production for decades and will continue in commercial hay production.

SETTING

The project site is located within the Highway 37 scenic corridor and is within a scenic landscape unit. The site is surrounded by marshland to the west, and east. Diked agricultural lands exist to the north and South. The San Pablo Bay National Wildlife Refuge is located to the south east of the site.

The project will be predominantly conducted within developed portions the site currently occupied by the hunting club and farmstead.

RESPONSIBLE AND TRUSTEE AGENCIES

California Department of Fish and Wildlife

State Regional Water Quality Control Board

INITIAL STUDY CHECKLIST

This checklist is taken from Appendix G of the State CEQA Guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The checklist includes a discussion of the impacts and mitigation measures that have been identified. Sources used in this Initial Study are referenced for each checklist item as appropriate and provided following the checklist.

The applicant has agreed to accept all mitigation measures listed in this checklist as conditions of approval of the proposed project and to obtain all necessary permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural & Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emission	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	
<input type="checkbox"/> Mandatory Findings of Significance		

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department (PRMD.)

- Project Application and Description
- County Planning Department's Sources and Criteria Manual
- Sonoma County General Plan
- Sonoma County Zoning Ordinance
- Project Referrals from Responsible Agencies
- State and Local Environmental Quality Acts (CEQA)
- Correspondence received on project.
- Perspective Views and Visual simulations submitted by Michael Guthrie Architects
- Noise Analysis, Rosen Goldberg Der & Lewitz Inc. dated December 16, 2011 and July 2, 2012
- CA Department of Fish and Wildlife letter dated October 1, 2012
- Hunter Use Chart supplied by applicant
- Updated Focused Traffic Study, W-Trans, March 16, 2016
- Erickson Clark, LLC June 19, 2017 Peer Review of March 16, 2016 Traffic Study
- Revised Updated Traffic Study, W-Trans July 11, 2017
- Amendment to Focused Traffic Study, W-Trans September, 2017
- Water Use Estimate, Huffman Engineering, January 16, 2017
- Memo from O'Connor Environmental, July 27, 2017
- Ground Water Report, O'Connor Environmental, June 8, 2017
- Biological Resource Assessment Kenwood-BPSC Hunt Club (APN: 68-190-007) Ted Winfield and Associates, March 24, 2016

1. AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The Sonoma County General Plan 2020 Open Space and Resource Conservation Element Figure OSRC-1 identifies the area of State Route 37 as a Scenic Resource (Scenic Corridor) and as a Scenic Landscape Unit in the Open Space and Resource Conservation Element of the General Plan. These areas are identified under General Plan Objective OSRC-3.1, for scenic corridors along "...roadways that cross highly scenic areas, provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to cities." The compatibility of new development is important to the overall scenic character of the area.

The 978.5 acre project site is zoned LEA (Land Extensive Agriculture) B6 (100 acres) Z (Second Dwelling Exclusion) F2 (Secondary Flood Plain) RC 50/25 (Riparian Corridor 50/25) and SR (Scenic Resource.) The Scenic Resources Combining District is intended to preserve the visual character and scenic resources of lands in the county and to implement the provisions of Sections 2.1, 2.2 and 2.3 of the general plan open space element.

The SR Scenic Resources Combining District requires that all new structures located within scenic corridors established outside of the urban service area boundaries shall be subject to the setbacks of thirty (30%) of the depth of the lot to a maximum of two hundred feet (200') from the centerline of the road. No new structures are proposed within the scenic corridor.

The applicants are requesting a Conditional Use Permit to allow construction of an approximately 26,802 square foot hunting clubhouse with a 36 space parking lot, 1.5 acre foot fly casting pond, an 85-foot high clay shooting tower, water storage tanks, septic system a new entry gate. Three existing barns structures totaling 11,100 square feet, would be removed. The primary hay barn would remain.

The proposed 26,802 square foot clubhouse building would be sited approximately 1,600 feet north of Highway 37 and outside of the scenic corridor. The new club house building includes a ground floor parking area of approximately 4,640 square feet and 5,538 square feet of storage, restrooms, gun vault, and a break room. The main (mid-level) of the building contains 17,223 square feet including a lounge, bar, kitchen, locker rooms, gun vault, and restrooms. The mid-level finished floor would be elevated approximately 12 feet above existing grade to meet 100-year flood zone levels.

The hunting clubhouse will have wood framing with Sonoma Fieldstone used for the base and wood siding for the upper sections. The exterior finishes will be non-reflective natural earth tones designed to blend into its surroundings. The roofing will be non-reflective, dark gray composition shingles.

A 36-space parking area will be located south of the clubhouse building, approximately 1,200 feet north of Highway 37. The parking lot will be accessed by an existing private road, Noble Road. The new entry gate will be sited approximately 1,000 feet back from Highway 37 and will be screened by existing on-site trees and would not be prominent, if at all visible, from Highway 37. Additional guest parking will continue to be available in an existing parking lot established near the kennel as part of the 2012 use permit approval.

A 1 acre casting pond is proposed in an area that currently serves as a farm equipment storage area and hay production. The casting pond will be approximately 1,000 feet north of Highway 37.

An 85 foot high clay shooting tower is proposed within the existing clay shooting area. The tower is proposed to be made of galvanized steel similar to the existing 250-foot high PG&E utility towers that are located in the hay field. The shooting tower will be approximately 1,000 feet north of Highway 37. The existing PG&E utility towers are approximately 150 to 300 feet from the highway.

The proposed development of the pond, clubhouse, roads and parking areas will be located predominantly within currently developed areas, except for approximately one-acre of hay land

that would be displaced by the pond. A concept landscape plan has been submitted proposing a mix of trees, shrubs, groundcover, perennials and grasses at the fly casting pond, the entry driveway, the parking lot and the clubhouse. No physical changes are proposed for the 825.6 acre hunting field/hay farm lot.

The Sonoma County Design Review Committee reviewed this proposal on August 3, 2016. The committee required that revisions be made to the site plan, parking, landscaping and grading and that final design plans address the following items: 1) consider moving the entry gate further down the road and including landscaping details; 2) consider accessibility and convenience for visitors from a circulation perspective; 3) consider modifying entry gate design to be in keeping with clubhouse architecture; 4) redesign the clay tower to better blend with the agricultural environment and include landscaping to screen it; 5) add trees to the existing parking lot to meet County requirements; 6) use substantial trees (24" or 36" box) in front of the clubhouse; 7) consider adding trees to shade the pond; 8) build the pond berm in a more natural way to better blend it with the background; 9) submit complete details for Final Design Review, including Dark-Sky compliant lighting fixtures and plan, grading and drainage plans, landscape and irrigation plans, clay tower elevations, accessory structure elevations, fencing and sign details, etc.

The applicants have submitted a visual simulation showing the proposed clubhouse from two vantage points and the proposed clay tower from one vantage point. The views of the clubhouse are well-screened by existing vegetation and the clubhouse colors and distance from the roadway allow it to blend into the site.

The proposed clay tower is elevated above the distant hills and daylights against the horizon. It is sited approximately 1,000 feet from Highway 37 as previously mentioned. The visual simulation shows the PG&E tower as being much more visible in the foreground.

Project impacts to scenic vistas will be less than significant based on the distance of the proposed buildings and site improvements from State Route 37, existing screening provided by on-site vegetation, proposed additional site landscaping, and the use of earth tone colors and natural materials. Design Review Committee review and approval is required to ensure the project meets County design standards

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

This project will not result in significant impacts to scenic resources, including but not limited to trees, rock outcroppings and historic buildings within a state scenic highway. The requested use permit would allow the construction of a 26,802 square foot hunting club house with a maximum height of 35 feet, an 85-foot high clay shooting tower, a 1.5 acre fly casting pond, the removal of three barns totaling 11,100 square feet, construction of a parking area and new entry gate, a new septic system, and water storage tanks.

No historic buildings are located on the site. No tree removal is proposed as part of this application.

c) Substantially degrade the existing visual character or quality of the site	Potentially Significant	Less than Significant	Less than Significant	No impact
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and its surroundings?	Impact	with Mitigation Incorporation	Impact	
<p>This project will not substantially degrade the existing visual character or quality of the site and its surroundings. The SR Scenic Resources Combining District requires that "all new structures located within scenic corridors established outside of the urban service area boundaries "shall be subject to the setbacks of thirty (30%) of the depth of the lot to a maximum of two hundred feet (200') from the centerline of the road." The development is completely located well beyond the scenic corridor setback. As discussed in Item 2a, visual impacts will be limited and site character will be retained based on the distance of the proposed buildings and site improvements from State Route 37, existing screening provided by on-site vegetation, proposed additional site landscaping, and use of earth tone colors and natural materials proposed for the clubhouse.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
<p>This project involves a conditional use permit to allow the construction of a 26,802 square foot clubhouse for a hunting club, an 85-foot tall clay shooting tower, the removal of 11,100 square feet of agricultural buildings and the construction of a 1 acre casting pond.</p> <p>The Sonoma County General Plan Open Space and Resource Conservation Element contains goals and policies to preserve and maintain views of the night time skies and visual character of urban, rural and natural areas, while allowing for nighttime lighting levels appropriate to the use and location. Policies include:</p> <p>Policy OSRC-4a: Require that all new development projects, County projects, and signage utilize light fixtures that shield the light source so that light is cast downward and that are no more than the minimum height and power necessary to adequately light the proposed use.</p> <p>Policy OSRC-4b: Prohibit continuous all night exterior lighting in rural areas, unless it is demonstrated to the decision making body that such lighting is necessary for security or operational purposes or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, minimize glare onto adjacent properties and into the night sky.</p> <p>This 825.6 acre parcel under contract is primarily utilized for hay production. The parcel is partially developed with farm structures and buildings and site improvements allowed under the 2012 hunt club use permit, including a clubhouse and kennel building. The requested conditional use permit will allow for additional building and site improvements, including the construction of a 26,802 square foot clubhouse with a maximum height of 35 feet to the roof ridgeline and a parking lot with 36 parking spaces. The clubhouse materials will use natural materials and earth tone colors in order to minimize visibility and glare. Hours of operation for the clubhouse are proposed to include evening hours to 9 pm, which will result in some nighttime lighting on the property. The Design Review Committee has required that final design plans include submitting Dark-Sky compliant lighting fixtures and plans for committee approval. Standard conditions of approval will ensure that site lighting meets County standards and minimizes visual impacts. The clay shooting tower will not require lighting</p>				

2. AGRICULTURE AND FOREST RESOURCES – Would the project:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>Sonoma County Important Farmland Map 2008 (California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program) indicates that the 978.5 acre project site (Lot A and Lot B) is not Prime Farmland, Unique Farmland or Farmlands of Statewide Importance (Farmland). The Farmland map identifies the site as Farmland of Local Importance. Therefore, there would be not impact to Prime, Unique and Farmland of Statewide Importance.</p> <p>The hay farm is predominantly utilized for hay production and will continue to be utilized in the same manner. With the exception of 1 acre of hay land, the new development is proposed within the unplanted farmstead portion of the site. Approximately one acre of hay field would be displaced by construction of the new casting pond. The applicant is proposing to convert 30 acres of hay land within the clay shooting range to fruiting olive trees.</p> <p>The projects impact to farmland of local importance is not considered significant because the primary use of the properties will remain in agricultural and open space uses and the reduction of land used in agriculture is limited to one acre.</p> <p>The Agricultural Commissioner's office has not expressed any concerns.</p>				
<p>b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The 978.5 acre project site includes 825.6 acre (Lot A) hunt club/hay ranch parcel and 152.9 acres (Lot B) of wetland sloughs with adjoining hay. Lots A and B are zoned Land Extensive Agriculture (LEA). Lot A is under a Type II Land Conservation contract. The purpose of the LEA zoning district is "to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land and to implement General Plan policies of the Land Extensive Agriculture land use category and the Agricultural Resources Element. The Land Extensive Agriculture District allows for hunting clubs with a conditional use.</p>				

<p>The project site is zoned Land Extensive Agriculture (LEA.) The purpose of the LEA zoning district is "to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land; and to implement the provisions of the Land Extensive Agriculture land use category of the General Plan and the policies of the Agricultural Resources Element." The LEA zoning designation allows for hunting clubs as conditionally permitted uses (Zoning Ordinance Section 26-06-020).</p>				
<p>The parcel is not zoned for timberland or forest land, therefore this project would not cause the rezoning of this or any other property currently in forest land protection or timberland production zoning and will therefore result in no impact to this item.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>The project will not result in the loss of forest land or conversion of existing forest land to a non-forest use.</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The project would not involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. The site does not contain any forest areas, which would be affected by this project. The proposed hunting club improvements and operation allow continued hay crop production on both the 825.6acre Lot A and 152.9 acre Lot B. As discussed in Item 2a and 2b, this project will have less than significant impacts to farmland.</p>				

3. AIR QUALITY – Would the project

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) (check map at http://sonomacounty.ca.gov/Air-Quality/Air-Quality-District-Boundaries/), which is currently designated as a nonattainment area for state and federal</p>				

ozone standards, the state PM 10 standard, and the state and federal PM 2.5 standard. The District has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides (NOx) and volatile organic compounds, also referred to as Reactive Organic Gases (ROG)). The project will not conflict with the District's air quality plans because the proposed use is well below the emission thresholds for ozone precursors and does not involve construction of transportation facilities that are not addressed in an adopted transportation plan (see discussion in 1 (b) below).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

State and Federal standards have been established for the "criteria pollutants": ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and particulates (PM₁₀ and PM_{2.5}). The pollutants NOx (nitrogen oxides) and reactive organic gases (ROG) form ozone in the atmosphere in the presence of sunlight. The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines are also considered a source. Using the screening criteria for ROG and NOx, found in the BAAQMD Air Quality Guidelines (Table 3-1), a detailed air quality study is not required, and emissions of criteria pollutants from the project would be less than significant due to the limited intensity in use (40-45) vehicles per day during peak periods.

Project construction would generate temporary dust (which includes PM₁₀) during project construction. PM₁₀ is a criteria pollutant that is closely monitored under the BAAQMD air quality plan. The BAAQMD requires projects to prevent construction-related emissions of dust through the implementation of best management practices (BMPs), which will be required by Sonoma County as part of its standard plan review and permitting procedures.

Emissions of construction-related dust would be less than significant by including the construction dust control measures listed below.

Mitigation Measure 3b: The following dust control measures shall be included in the project:

- A. Water or dust palliative shall be sprayed on unpaved construction and staging areas during any construction activity as directed by the County.
- B. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- C. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.
- D. Water or other dust palliative will be applied to stockpiles of soil as needed to control dust.
- E. Vehicle speeds on unpaved roads shall be limited to 15 mph.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all grading, building and improvement plans, prior to issuance of permits.

<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
		<p>X</p>		
<p>The project will not have a cumulative effect on ozone because it will not generate substantial traffic which would result in substantial emissions of ozone precursors (ROG and NO_x). See discussion above in 3 (b). The project will have no long-term effect on PM_{2.5} and PM₁₀, because all surfaces will be paved gravel, landscaped or otherwise treated to stabilize bare soils, and dust generation will be insignificant. However, there could be a significant short-term emission of dust (which would include PM_{2.5} and PM₁₀) during construction. These emissions could be significant at the project level, and could also contribute to a cumulative impact.</p> <p>Although the project will generate some ozone precursors from new vehicle trips (discuss project trip generation if applicable), the project will not have a cumulative effect on ozone because it will not generate substantial traffic resulting in significant new emissions of ozone precursors (ROG and NO_x). The project trip generation would be limited to approximately (40-45) vehicles per day including 17 peak hour trips. See discussion in 3 (b) above.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
				<p>X</p>
<p>Sensitive receptors include hospitals, schools, convalescent facilities, and residential areas. State the type and location of the nearest sensitive receptor. The project would not result in the concentration of pollutants in proximity to sensitive receptors.</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
			<p>X</p>	
<p>The proposed use permit for a hunting club to allow construction of a 26,802 square foot hunting clubhouse with a maximum height of 35 feet, one 85-foot high clay shooting tower, the removal of two agricultural barn structures, and construction of a 1.5 acre casting pond will result in less than significant objectionable odors affecting a substantial number of people. The use is not situated in proximity to a substantial number of people. Any potential odors from the existing dog kennels are controlled through regular maintenance. Additionally, the nearest residence is more than 1,350 feet to the hunting fields. No objectionable odors have been identified related to the current project.</p>				

4. BIOLOGICAL RESOURCES - Would the project:

<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
		<p>X</p>		

Use of the hunting fields and the reconfigured Lot A will not change from the existing club operation. Hunters are only allowed to shoot birds raised or purchased by the club for that purpose, and no other native or migratory birds will be hunted on the project site. All proposed development will take place on the reconfigured Lot B.

Ted Winfield and Associates conducted "A Biological Resource Assessment Kenwood-BPSC Hunt Club, 6600 Noble Road Sonoma (APN: 68-190-007)" dated March 24, 2016. The report concluded that, "the project does not provide suitable habitat for any of the special status plants reported to occur in the project region."

The biological resource assessment concludes that, "construction of the proposed project could have a substantial direct and/or indirect effect on special status or otherwise protected birds. The project site provides marginally suitable habitat for ground-nesting bird species, and also provides marginally suitable foraging habitat for raptors. If birds were to nest in or near the project site during construction activities, the impact could be significant and mitigation would be required to reduce the impact to less than significant."

The biological resource assessment also concluded that, "construction of the proposed project could have a substantial direct and/or indirect effect on special status bat as "the project may result in the loss of potential roosting habitat for special status bat species. The special status bat species that could occur in the area and possibly the project site include the Townsend's big eared bat and pallid bat."

The biological assessment determined that potential impacts to any species identified as a candidate, sensitive or special status species can be reduced to less than significant with the inclusion of the following mitigation measures.

Mitigation Measure 4a (Birds): A pre-construction survey for ground-nesting birds shall be performed 14 days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or other construction activity at the project site to locate any active nests that could be affected by the project. If land-clearing activities are performed between August 16 and January 31, outside of the nesting season, no preconstruction surveys for nesting birds are warranted. Active nests will be identified, located and described and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The active nests sites within exclusion zones will be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. If signs of nest disturbance or abandonment are observed, work may be halted or other protection measures implemented at the discretion of the biologist. The barriers marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active."

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

Mitigation 4b (Bats): Prior to demolition of existing structures at the project site, a qualified bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats, shall conduct bat surveys to determine presence of bats. Depending on the proposed timing of demolition and the bat biologists initial survey of the site, necessary protocols, including possible delay of demolition should bats be present, shall be implemented under the supervision of the bat biologist. Prior to building permit issuance a letter from the project biologist shall be provided demonstrating the status of the bat survey and the protocols that are to be followed to ensure protection.

Mitigation Monitoring: PRMD Project review will not sign off on grading, demolition, or building permits prior to implementation of the above mitigation measure.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The biological resource assessment cited above concluded that, "the project does not provide suitable habitat for any of the special status plants reported to occur in the project region."

The biological resource assessment further concluded that, "construction of the proposed project could have a substantial direct and/or indirect effect on special status or otherwise protected birds. This impact would be less than significant with mitigation. Construction of the proposed project could have a substantial direct and/or indirect effect on special status bat as "the project may result in the loss of potential roosting habitat for special status bat species. The special status bat species that could occur in the area and possibly the project site include the Townsend's big eared bat and pallid bat."

Mitigation measures and mitigation monitoring are included in Item 4a to reduce potential impacts to special status or otherwise protected birds and special status bats to less than significant.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The biological resource assessment concludes that, "there are no seasonal wetlands within the proposed construction area., so the project will not affect any wetland or aquatic habitat subject to the jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 or the Clean Water Act, or waters of the State subject to the jurisdiction of the Regional Water Quality Control Board, San Francisco Region, pursuant to the Porter-Cologne Act." There will be no physical changes to the hunting fields or Lot A which would affect seasonal wetlands or aquatic habitat. There will therefore be no significant impacts to wetlands or marshland.

d) Interfere substantially with the movement of any native resident or	Potentially Significant	Less than Significant	Less than Significant	No impact
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migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Impact	with Mitigation Incorporation	Impact	
		X		
The biological resource assessment prepared for the project did not identify any potentially significant impacts related to project impacts on movement of any native resident or migratory fish or wildlife species. Item 4a above notes the potential for the project to affect special status birds and bats, therefore, mitigation measures and mitigation monitoring are included in Item 4a to reduce potential impacts to special status or otherwise protected birds and special status bats to less than significant.				
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		
No tree removal is proposed as part of this project. Mitigation measures and mitigation monitoring were included in Items 4a and 4b. to reduce potential impacts to special status or otherwise protected birds and special status bats to less than significant and ensure that the project will not conflict with any local policies or ordinances protecting biological resources.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		
There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state Habitat Conservation Plans applicable to the project site.				

5. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
The expansion involves construction of a new 26,802 square foot clubhouse with 4,640 square feet of lower level parking, and a 3,108 square foot mid-level deck. The height of the building is 35 feet. The project includes construction of a new parking lot, one 85-foot high clay shooting tower within the existing clay shooting range, a 1.5 acre casting pond, new septic system, water storage tanks, and a new entry gate. The project includes the removal of 11,100				

square feet of underutilized agricultural barn structures.

The agricultural buildings proposed for demolition are not historically significant. The project will not have any adverse impacts on any significant historical resource as defined in Section 15064.5 of the California Code of Regulations.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

The project was referred to the Northwest Information System, and native tribes in accordance with Assembly Bill 52. The Lytton Rancheria initially requested a Phase 1 archaeological survey and archaeological or tribal monitoring of the project.

Archaeologist Bill Rupp reviewed the site and determined the entire island is artificial fill and construction would not result in disturbance of native soils.

Following Mr. Rupp's review the Lytton Rancheria determined further study was not necessary and agreed there is no need for a survey. Still, foundation, parking lot, and pond construction would have limited potential to result in the discovery of archaeological resources. Standard mitigation requiring archaeological monitoring during construction is required as noted below.

Mitigation Measure 5b: The following notes shall be included on building or grading plans for ground disturbing activities:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

Mitigation Monitoring 5b: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans. The applicant shall be responsible for notifying

<p>construction contractors about the requirement to cease construction if archaeological materials are found during ground disturbing activities. The project planner shall work with the applicant in reviewing and revising construction plans if archaeological materials are found (ongoing during construction.)</p>				
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		
<p>No paleontological resources or unique geologic features have been identified on the site. As such, site grading, foundation construction and pond construction should not directly or indirectly destroy a unique paleontological resource. However, there is always a potential to uncover previously undiscovered paleontological resources during project construction. See 5.b. for mitigation associated with potential discovery. See 5b. above for mitigation and monitoring for paleontological resources.</p>				
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>No burial sites are known to be present in the project vicinity. Much of the project site has been disturbed by farming and agricultural activities. In the event human remains are unearthed during any portion of project construction, state law requires that the County Coroner be contacted in accordance with Section 7050.5 of the State Health and Safety Code to investigate the nature and circumstances of the discovery. If the remains are determined to be Native American interment, the Coroner shall follow the procedure outlined in CEQA Guidelines Section 15065.5(e.)</p>				

6. GEOLOGY AND SOILS - Would the project:

<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The project site is not mapped by the California Geological Survey (CGS) to be underlain by a "Holocene-active" earthquake fault capable of resulting in surface fault rupture. The nearest "Holocene-active" earthquake fault mapped in accordance with the Alquist-Priolo Earthquake</p>				

<p>Fault Zoning Map, issued by the State Geologist, is the Rodgers Creek Fault, which runs through eastern portions of Sonoma County just north of the project site. This project will not expose people or structures to potential substantial adverse effects related to the rupture of a known earthquake fault, including the risk of loss, injury or death related to this impact.</p>				
<p>ii. Strong seismic ground shaking?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
		<p>X</p>		
<p>All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg, Rodgers Creek, and other faults. The Sonoma County Hazard Mitigation Plan Figure 8.1 shows the Rodgers Creek Fault, which runs in a north-south direction, as being located due north of the site.</p> <p>Figure 8.3 identifies the project site as being in an area of moderate to high vulnerability. The area is subject to seismic ground shaking due to earthquake. The buildings and foundations are subject to permit approval and are required to utilize code complying construction techniques based on seismic risk.</p> <p>Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event. However, using accepted geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake.</p> <p>Project construction will require Sonoma County issuance of a building permit and compliance with load and strength standards of the California Building Code (CBC), which takes seismic shaking into account. Appropriate seismic design criteria for the site based on the CBC guidelines will be required. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. Additionally, the following mitigation measures will ensure the project would not expose people to substantial risk of injury from seismic shaking.</p>				
<p>Mitigation Measure 6a ii: All construction activities shall meet the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.). Construction plans shall be subject to review and approval of PRMD prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.</p> <p>Any earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code) and erosion control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code and Building Ordinance (Chapter 7, Sonoma County Code.)</p>				
<p>Mitigation Monitoring 6a ii: PRMD staff shall ensure plans are in compliance with all State and local code requirements prior to the issuance of a building permit. PRMD inspectors will ensure construction is compliant with all state and local code requirements.</p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>

			X	
<p>The Sonoma County Relative Hazard Mitigation Plan Figure 8.1 indicates that the project area is located in an area of high risk of liquefaction. The requested use permit would allow for construction of a new clubhouse, clay shooting tower and a fly casting pond. However, prior to the issuance of a building permit for any new construction, Sonoma County will require submittal of a soils report and engineered foundation plans meeting building code requirements, including seismic safety standards based on soil constraints. The review and approval of building permit plans will reduce the risk of seismic-related ground failure to less than significant.</p>				
iv. Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The Sonoma County Hazard Mitigation Plan Figure 8.11, Landslide Hazard Areas, indicates that the project site is not located in a landslide prone area. The map identifies the landslide susceptibility rock strength for the site and area as being in the lowest landslide susceptibility. The impact related to landslides will therefore be less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The proposed project will not result in substantial soil erosion or the loss of topsoil due to reutilization of soils and implementation of grading and erosion control measures. The proposed use permit for the expanded hunting club will permit new site improvements, including a new clubhouse, parking lot, clay shooting tower, 1.5 acre casting pond, and water tanks and septic systems. Construction will not result in the substantial loss of topsoil due to soil reclamation and implementation of standard grading and erosion control techniques. Soils used for pond excavation will be reutilized and stabilized as a berm with landscaping around the pond. There will be a less than significant impact site soils from this project.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The risk of impact to the project from the effects of being located on a geologic unit or soil that is unstable, or could become unstable as a result of the project is less than significant. The project site contains Clear Lake-Reyes Association Soils with slopes of 0 to 2 percent. This soil type is poorly drained, nearly level to gently sloping clays to clay loams, and found in basins and on tidal flats. The clay soil type is prone to moisture absorption. Prior to the issuance of a building permit for site construction, standard PRMD requirements for preparation and submittal of a soils report to address soil constraints and determine appropriate foundation design, will ensure that the risks related to landslide, lateral spreading, subsidence, liquefaction or collapse are less than significant.</p>				

<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The project site contains Clear Lake-Reyes Association Soils with slopes of 0 to 2 percent. This soil type is poorly drained, nearly level to gently sloping clays to clay loams, and found in basins and on tidal flats. The clay soil type is prone to moisture absorption. Prior to the issuance of a building permit for site construction, a standard PRMD requirement will be the preparation and submittal of a soils report will be required to address soil constraints and determine appropriate foundation design, which will ensure that the risks to property and life from site construction are less than significant.</p>				
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>This project site is not located in an area where sewers are available for the disposal of waste water. A new septic system was approved and installed as part of the 2012 use permit to accommodate new employees, hunters and clay shooters, which will serve the new clubhouse. A new septic system is proposed to handle food waste associated with the new club house which includes a kitchen and dining area. Permit Sonoma Health conditions require that prior to the issuance of a building permit and vesting of the use permit, the applicant must obtain a permit for the new clubhouse septic disposal system, and Permit Sonoma will ensure that the septic is designed to accommodate the proposed use. Septic and land use regulations will ensure that impacts from septic use on the site to accommodate the project are less than significant.</p>				

7. GREENHOUSE GAS EMISSIONS - Would the project:

<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p style="text-align: center;">X</p>				

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG in California. GHG as defined under AB 32 include: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires CARB to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020. CARB approved the Climate Change Scoping Plan (Scoping Plan) in December 2008. CARB has also developed and approved a 1990 State GHG emissions inventory of 427 million metric tons of carbon dioxide equivalent (MMTCO_{2e}) in December 2007. Therefore, in 2020, GHG emissions in California are required to be at or below 427 MMTCO_{2e}.

The CEQA guidelines do not set a greenhouse gas emissions significance threshold. Instead, the Guidelines state that a significance determination may be undertaken either through modeling or through reliance "on a qualitative analysis or performance based standards." Section 15064.4(a) of the Guidelines requires that an agency "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4(b) does not prescribe what threshold a lead agency must use. However, for projects in Sonoma County, the County has relied on thresholds established by the BAAQMD. BAAQMD adopted a numeric greenhouse gas emissions threshold of 1,100 MT CO_{2e}/year on June 2, 2010.

The County uses the threshold based on its concurrence in BAAQMD's staff's underlying analysis supporting its threshold, not on BAAQMD's official endorsement of a particular quantitative threshold. BAAQMD's staff, like several other districts, looked to AB 32 for guidance in deriving a threshold for "cumulatively considerable" GHG impacts, and BAAQMD's staff's approach takes the broad approach that a project's emissions should be deemed significant if they hinder compliance with the emissions reductions mandates found in AB 32 (2006).

The limited amount of traffic, size of the development area, soil disturbance, and duration of construction associated with the project is well below the Bay Area Air Quality Control Boards Screening criteria for Criteria Air Pollutants and Precursors and GHG emissions. Nonetheless, it is important to minimize the project's contribution to cumulative greenhouse gas emissions to comply with General Plan policy. The project is subject to the County's building ordinance and energy efficiency ordinance, which requires new construction, comply with the California Green Building Standards (CalGreen). In addition, the County implements General Plan Open Space and Resource Conservation Element Objective OSRC-14.4, which states "reduce GHG emissions by 25 percent below 1990 levels by 2015."

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

While the project does not reach the CEQA screening thresholds for potential significance, it still must meet General Plan policy to reduce Greenhouse Gas Emissions. Therefore, the project was previously required to exceed adopted Green Building Tier 1 standards, and will be required to do so for this use permit.

8. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
				<p>X</p>
<p>This project does not involve the transport or use of hazardous materials and will therefore not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The expansion involves construction of a new 26,802 square foot clubhouse with 4,640 square feet of lower level parking, and a 3,108 square foot mid-level deck. The project includes construction of a new parking lot, one 85-foot high clay shooting tower within the existing clay shooting range, a 1 acre casting pond, new septic system, water storage tanks, and a new entry gate. The project includes the removal of 11,100 square feet of underutilized agricultural barn structures.</p> <p>Lead shot is currently allowed and used within the hunting fields, but will be phased out by July 1, 2019 in accordance with adopted state law. The use of lead shot in the hunting area is dispersed such that lead does not concentrate to a point of adversely impacting the environment.</p> <p>After July 1, 2019, lead shot will only be used within the clay shooting course, in accordance with state and federal regulations. Due to the potential concentration and value of lead, it will be reclaimed from the clay course by the project proponent. Clay targets are non-toxic. State wildlife officials in charge of licensing the club have not expressed any concerns with the project.</p>				
<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
			<p>X</p>	
<p>The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Lead shot would not be used in the hunting fields and would be isolated to the sporting clay shooting range. Lead would be reclaimed by the project proponent. The applicant would also use biodegradable sporting clay targets.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
				<p>X</p>
<p>This project will not emit or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school since the project is not located within one-quarter mile of an existing or proposed school. See a. and b. above for a discussion of lead shot utilized in the clay course.</p>				

<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The project site is not identified as being on site which is included on a list of hazardous materials sites inventory prepared in accordance with Government Code Section 65962.5 and will therefore not create a significant hazard to the public or the environment.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The site is located more than three miles from a public use airport in Schellville and would not result in a safety hazard for people working or residing in the project area.</p>				
<p>f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>There are no private airstrips within the vicinity of the proposed project and the site is located more than three miles from the public use airport in Schellville. Therefore, the project will have no impact related to safety hazards for projects located within the vicinity of a private airstrip.</p>				
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Sonoma County does not have a separate emergency evacuation plan.</p>				
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>X</p>				

The Sonoma County Hazard Mitigation Plan Figure 8.8, Wildland Fire Threat, identifies the project site as being located in an area with a moderate or lower fire hazard severity. The proposed hunting club facilities and improvements will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands, these conditions do not exist at the proposed project.

The project is additionally subject to the Sonoma County Fire Safety Ordinance requirements. Fire service features for buildings, structures and premises are required to comply with the Sonoma County Fire Safe Standards and the California Fire Code as adopted and amended by Sonoma County Code, including but not limited to emergency access and defensible space. County Fire has reviewed and provided comments on this proposal that will be incorporated into the conditional use permit related to roadway access, fire protection, water supplies, and automatic sprinklers.

9. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

New impervious surfaces would be created in the footprint of the new club house, the water pump house, and water storage tanks. New driveways and parking areas would be gravel and remain semi-pervious. Removal of three underutilized barns would off-set some of the newly created impervious surface.

Construction would involve disturbance of more than 1 acre of land, and therefore would be subject to coverage under the National Pollution Discharge Elimination System (NPDES), including preparation of storm water pollution prevention plan. A standard condition of approval requires proof of coverage be provided prior to grading or building permit issuance and documenting coverage. Under the County's grading ordinance Chapters 11 & 11A, the project is subject to Low Impact Development standards requiring that post construction drainage mimic pre-construction drainage patterns and that there be no net increase in storm water levels leaving the site and no degradation of storm water quality. A drainage report and grading and erosion control plans are required to be prepared by a registered civil engineer and be reviewed and approved by the Permit Sonoma Grading and Storm Water section prior to grading permit issuance. Drainage improvements area also required to be designed in accordance with Sonoma County Water Agency Flood Control Design criteria. No net fill is allowed within because the site is within a Special Flood Hazard area.

Any increases in storm water flow would sheet flow into vegetated and or bio-infiltration swales, and retained as necessary to comply with drainage, storm water pollutant discharge, and flood control requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
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<p>local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>			<p>X</p>	
<p>The project area is located within a Groundwater Availability Area 1. As part of the 2012 hunting club project, a well was drilled to provide a reliable potable water source for the primary dwelling and the hunting club. This well PW2 is located near the western boundary of the west project parcel APN 068-190-017. This well is completed to a depth of 360 ft. and seals in the well extend from surface to 50 feet and from 180 to 235 ft. The static water level at the time of completion was 60 feet and estimated water yield is 25 gpm.</p> <p>In 2015, a second well was drilled PW1. This well is located near the northern boundary of the north project parcel APN 0680190-013. The well is completed to a depth of 1,165-ft. and is sealed from surface to 500 feet. The static water level at the time of completion was 155 feet and the estimated water yield was 3 gpm.</p> <p>The total annual water use estimate indicates the project would use up to 1.65 acre feet of water a year or (538,816) gallons. The estimated domestic water use associated with the project is approximately .89 acre feet (290,816 gallons) landscape irrigation is .76 acre feet (248,000 gallons) will be substantially less than the maximum water allowance and in compliance with the County's Water Efficient Landscape Ordinance. The two wells on the site have capacity to produce up to 5.2 million gallons of water a year.</p> <p>Water conservation will include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system in order to reduce site water use. The hayfields are not irrigated and do not require the use of well water.</p> <p>Due to new state regulations, which have identified the site to be within a medium priority groundwater basin, a hydrogeologic report (O'Connor Environmental, Inc. June 8, 2017) has been prepared to address potential cumulative ground water impacts, well interference, and potential increase in salt water intrusion. In response to initial responses from Permit Sonoma's licensed Geologist, Robert Pennington, a supplemental memo dated July 27, 2017 was also prepared which sufficiently addressed technical issues.</p> <p>The study and supplemental memo adequately address concerns regarding potential impacts to groundwater supply and quality on adjoining parcels and impacts to the aquifers. For long term average conditions, annual recharge was found to average .75 ft in the Sonoma Valley watershed; hence, 2.2 acres of recharge area would be necessary to address annual project water use of 1.65 ac-ft. per year.</p> <p>The hydrogeologic report concludes that the quantity of groundwater used for the project is small compared to the quantity of water (or thickness of the aquifer) at the project site and pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The water in the PW1 has relatively high salinity, however, the isolation of the project well from other significant water users and the relatively low rates of proposed pumping indicate that the potential for the project to result in harmful salt water intrusion is minimal. The report further notes that the horizontal and vertical separations between the project wells and the nearest streams and neighboring wells are large and the potential for the project to result in significant well interference or impacts to the stream are minimal.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area,</p>	<p>Potentially Significant</p>	<p>Less than Significant</p>	<p>Less than Significant</p>	<p>No impact</p>

including through the alteration of the course of a stream or river; in a manner which would result in substantial erosion or siltation on- or off-site?	Impact	with Mitigation Incorporation	Impact	
			X	
<p>No on-site construction or grading is proposed that would alter the course of a stream or river or encroach into in to a streamside conservation area. Existing sheet flow drainage conditions will continue by utilizing additional surface drainage features to treat and retain runoff. A standard condition of approval is to submit a drainage and erosion control plan for review and approval prior to issuance of a grading permit. Standard erosion control requirements will be implemented in accordance with Chapters 11 and 11A of the county code, including utilization of straw wattles and silt fencing if grading occurs during the raining season and moistening dry soils to minimize dust during the dry season.</p>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The hunting club consists of two parcels with a combined area of 978.5 acres. All of the site is within a Special Flood Hazard Area and Zoned F2, Flood Plain. The site is protected from flooding by a levee system and will continue to be utilized for hay production, hunting, and shooting. The flood elevation is approximately 11 feet above existing grade.</p> <p>The F-2 district does not prohibit development or construction otherwise allowed by the base zoning, but it does require that any development meet the standards set forth in Chapter 7B of the County Code. These standards typically require the first floor elevation to be at least one foot above the 100-year flood elevation and includes other flood resistant design criteria.</p> <p>The site could also be subject to future flooding associated with anticipated sea level rise. Sea level rise is anticipated to rise several feet during this century. The project would not exacerbate potential sea level rise, as it is subject to 0 net fill and no net increase runoff.</p> <p>The proposed ground floor of the new clubhouse includes parking, storage, and restrooms and will be required to utilize flood resistant construction. The mid-level finished floor, including the proposed kitchen, dining area, lounge, and bar will be a constructed a minimum 1 foot above the flood elevation (12 feet above grade) as required by the building code. Construction of the project will not increase flood risk as building and grading ordinances prohibit any net increase in fill, any net increase in runoff, and the drainage design is required to comply with Sonoma County Water Agency Flood Control Criteria.</p> <p>PRMD Grading & Storm Water Section will require drainage improvements to maintain natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's NPDES permit, and abide by the standards and provisions of Chapters 11 & 11A of the Sonoma County Code and all other relevant laws and regulations.</p>				
e) Create or contribute runoff water,	Potentially	Less than	Less than	No

<p>which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?</p>	<p>Significant Impact</p>	<p>Significant with Mitigation Incorporation</p>	<p>Significant Impact</p>	<p>impact</p>
			<p>X</p>	
<p>See 9a above. PRMD will require drainage improvements to maintain natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's NPDES permit, and abide by the standards and provisions of Chapters 11 & 11A of the Sonoma County Code and all other relevant laws and regulations.</p> <p>The proposed drainage improvements will be required to ensure no net increase in runoff or flood potential, that drainage systems are size appropriately, and that water quality is protected.</p>				
<p>f) Otherwise substantially degrade water quality?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
			<p>X</p>	
<p>With implementation of the grading and storm water regulations, including protection of water quality as noted above, the project will not otherwise substantially degrade water quality.</p>				
<p>g) Place housing within a 100-year hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
				<p>X</p>
<p>As noted above, the hunting club consists of two parcels with a combined area of 978.5 acres. All of the site is within a Special Flood Hazard Area and Zoned F2, Flood Plain. The site is protected from flooding and will continue to be utilized for hay production, hunting, and shooting and ancillary uses. The proposed ground floor of the new clubhouse includes parking, storage, and restrooms and will be required to utilize flood resistant construction. The mid-level finished floor, including the proposed kitchen, dining area, lounge, and bar will be a constructed a minimum 1 foot above the flood elevation as required by the building code. Construction of the project will not increase flood risk as building and grading ordinances prohibit any net increase in fill, any net increase in runoff, and the drainage design is required to comply with Sonoma County Water Agency Flood Control Criteria.</p> <p>PRMD Grading & Storm Water Section will require drainage improvements to maintain natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's NPDES permit, and abide by the standards and provisions of Chapters 11 & 11A of the Sonoma County Code and all other relevant laws and regulations.</p>				
<p>h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with</p>	<p>Less than Significant Impact</p>	<p>No impact</p>

		Mitigation Incorporation		
			X	
<p>Currently, the only drainage courses within the proposed construction areas are sheet flow conditions. Sheet flow drainage would continue in a similar manner after the project is built, but would have enhanced water quality protection through the use of vegetated swales and/or bioretention areas. There would be no substantial redirection of flood waters as the site is protected by a levee system.</p> <p>This project would allow the construction of a 26,802 square foot clubhouse, a clay shooting tower, a 1.5-acre fly fishing pond, water storage tanks and the removal of 11,100 square feet of agricultural buildings. The clubhouse would have an approximately 19,000 square foot footprint and a rear deck on the main level. The clubhouse structure would be built with a main level 12 feet above grade to elevate it above the 100-year flood plain elevation. In accordance with the building code and flood control criteria, building construction cannot result in the net displacement of drainage area. Therefore there would be no substantial increase in flows or flood potential, even if the levees were to fail. Also, in the event of levee failure, dispersal of flood water would not substantially change based on the relatively small foot print of development and size of the site (978.5 acres.)</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The project site is located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Sonoma Creek and San Pablo Bay. The property is protected from floods by an existing levy and pump system. However, due to potential levee failure, new construction is required to comply with the building code, including utilization of flood resistant materials within the flood plain and elevation of habitable space above the 100 year flood elevation. The flood elevation is 11 feet above mean sea level. The building code requires construction of habitable space to be 1 foot above the flood elevation. Therefore, the finished floor of habitable space (mid-level) within the new club house will be 12 feet above existing grade.</p>				
j) Inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The project site is not subject to inundation by seiche, or mudflow. No impact will result.</p> <p>The hunting club's proposed new clubhouse could be subject to a risk of inundation from a tsunami, however, the series of levees surrounding the site would provide protection from a potential tsunami event. Additionally, the project will be required to comply with adopted building code requirements, including seismic standards. The clubhouse structure is designed to comply with 100-year floodplain requirements and will therefore be elevated 12 feet above grade. Placement of main level building finished floor elevations above the flood elevation</p>				

would provide damage protection if a tsunami occurred.

10. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

The project site is located within an agricultural area north of Highway 37 and east of Highway 121. The property has a long history of agricultural use for hay growing and has been used as a hunting club under a conditional use permit since 2012. This project involves the construction of additional improvements, including a clubhouse, clay shooting tower, and casting pond which will not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The property has both zoning district and general plan designations of Land Extensive Agriculture (LEA.) The purpose of the LEA zoning district is "to enhance and protect lands best suited for permanent agricultural use and capable of relatively low production per acre of land; and to implement the provisions of the Land Extensive Agriculture land use category of the General Plan and the policies of the Agricultural Resources Element." The Land Extensive Agriculture District allows hunting clubs with a conditional use permit, "provided that the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the agricultural resources element," which read as follows:

Agricultural Resources Element AR-4.1:

Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material, or the raising and maintaining of farm animals including horses, donkeys, mules and similar livestock. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply primarily to lands designated within agricultural land use categories. The following policies, in addition to those in the Land Use Element, shall be used to achieve this objective:

Policy AR-4a:

The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors and spraying of chemicals.

The 825.6 acre parcel (Lot A) will continue to be used for agricultural purposes as hayfields as

has been the historic use of the project site for decades. As has been the case since 2012, the land will additionally provide for the operation of a hunting club under a conditional use permit. The proposed application modification to allow a new clubhouse, clay shooting tower and fly fishing pond on a separate non-contracted parcel will not conflict with Agricultural land use policies in that over 50% of the parcel will remain in agriculture or open space use. A sports hunting club and sporting clay target range is a compatible use with the Land Extensive Agriculture (LEA) zoning designation for the site and the agricultural contract applying to the land.

The LEA district further requires that "any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et. Seq. (the Williamson Act) and local rules and regulations." The proposed conditional use permit for a hunting club is consistent with Government Code Section 51200 et. Seq. (the Williamson Act) and local rules and regulations as noted in Item 2b above.

Work force housing fees will be required in accordance with County ordinance. This project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. No natural community or habitat conservation plan exists on the project site. Additional hay fields exist to the north and south of the site. The California Fish and Game property and the San Pablo Bay National Wildlife Refuge to the west and southeast of the site respectively are both managed for both conservation and hunting. The Skaggs Island Naval Reservation marshland, owned by the U.S. Navy, is located to the east. The continued hunting and clay pigeon shooting range and proposed new site improvements are compatible with and would not disrupt conservation efforts on the surrounding properties.

11. MINERAL RESOURCES *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

There are no known mineral resources on the project site that would be of value to the region and the residents of the state. The proposed use permit to construct a 26,820 square foot hunting club house with a maximum height of 35 feet, one 85-foot high clay shooting tower, the removal of 11,100 square feet of agricultural barn structures, and construction of a 1.5-acre casting pond on this site would not lead to the loss of availability of any known mineral resources of value to the region and the residents of the state.

b) Result in the loss of availability of a	Potentially	Less than	Less than	No
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locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	impact
				X
<p>The project site is not a mineral resource recovery site. Sonoma County does not identify the property as containing any mineral resources. The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.</p>				

12. NOISE - Would the project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.</p> <p>The 2012 Initial Study for the existing hunt club use permit relied on a noise study prepared by (Rosen Goldberg Der and Lewitz, Acoustical Consultants Inc. (revised April 4, 2012). Noise sources from the operation include noise associated with dogs barking and shotgun blasts. The study notes that worst case noise sources include shotgun blasts associated with the shooting range and hunting. The noise report analyzed impacts to nearby receptors, including Ramsgate Winery located approximately 3,500 feet from the closest hunting field and a residence situated across Highway 37, approximately 1,300 feet from the hunting area. The sporting clay shooting range is located over 1.5 miles away from the nearest residence. The report concludes that noise impacts to the winery and closest residence would comply with General Plan standards and would be less than significant. This is primarily due to distance between the noise sources and receptors and the periodic and short duration of noise from the hunting fields.</p> <p>The proposed use would not substantially change the noise levels that currently exist at the club due to potential noise sources and distance to receptors. The applicant has indicated in their project description that various shooting activities and small parties for members and their guests will be scheduled for groups of between 20 to 40 people. They have also indicated that there will be no public events or group activities open to non-club members and their guests. Existing and proposed conditions include the following: "If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the operations meet noise standards and identify any additional noise measures necessary to attenuate noise. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional measures needed to meet noise standards."</p>				
b) Exposure of persons to or generation of excessive ground	Potentially Significant	Less than Significant	Less than Significant	No impact

borne vibration or ground borne noise levels?	Impact	with Mitigation Incorporation	Impact	
			X	
<p>This project includes one-time construction activities for proposed hunting club site improvements, including construction of a 26,802 square foot clubhouse, construction of a clay shooting tower, addition of a 1.5 acre casting pond and the removal of three barns totaling 11,100 square. Vibration associated with this activity would not be significant due to distance from receptors and because they would be short-term and temporary. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.</p> <p>The hunting club use itself would result in less than significant ground borne vibrations.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Existing noise sources in the area include periodic car and truck noise from Highway 37 running the entire length of the property from east to west and Highway 121 running north to south.</p> <p>While the number of shooting activities may be increased under the new club format, overall ambient noise levels are not expected to increase substantially due to the periodic nature of hunting and shooting activities, ongoing truck noise on the highway and the distant proximity to sensitive receptors.</p>				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Existing noise sources in the area include car and truck noise from Highway 37 running the entire length of the property from east to west and Highway 121 running north to south. The operation of the hunting club, dog boarding, and the sporting clay shooting range since 2012 would have resulted in periodically increase noise levels in the immediate vicinity of the project throughout the year and more so during the hunting season, which was found to be less than significant in the 2012 Initial Study.</p> <p>The 2012 acoustical study found the clay shooting range and dog kennel to be located over 1.5 miles from the nearest residence. Hunting in the fields would be 1,300 feet away from the nearest residence and across Highway 37. The project noise study in 2012 concluded that periodic increases in noise associated with hunters would be noticeable, but would not be substantial or significant in respect to existing ambient noise levels and General Plan standards.</p>				

While the number of shooting activities may be increased under the new club format, overall ambient noise levels are not expected to increase substantially due to the periodic nature of hunting and shooting activities, ongoing truck noise on the highway and the distant proximity to sensitive receptors.

The 2012 Initial Study indicated that the U.S. Fish and Wildlife Service and the California Dept. of Fish and Wildlife have not identified noise as an issue in regard to wildlife conservation efforts in the area. In fact wildlife conservation and hunting in approved areas are compatible uses regulated by these agencies. Fish and Game manages the adjacent westerly property, which is open to hunting.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

The site is not located within two miles of an airport or a facility with an airport land use plan. The project site is located more than three miles from a public use airport in Schellville. The proposed use permit to allow construction of new facilities for the hunting club would therefore not expose people residing or working in the project area to excessive noise levels related to airport proximity.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

This project is not located within the vicinity of a private airstrip. The proposed use permit for an existing hunting club will not expose people residing or working in the project area to excessive noise levels from private airport noises. No impact will result from this project related to this potential issue.

13. POPULATION AND HOUSING- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

This project to construct a 26,802 square foot hunting clubhouse, a clay shooting tower, a casting pond, and remove 11,100 square feet of agricultural barn structures, does not include any component that would induce substantial population growth either directly through residential or business development or indirectly through roads or infrastructure.

b) Displace substantial numbers of	Potentially	Less than	Less than	No
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existing housing necessitating the construction of replacement housing elsewhere?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	impact
				X
This project will not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. The project involves the construction of a clubhouse for a hunting club, a clay shooting tower and a casting pond. It includes the removal of 11,100 square feet of agricultural barn structures, however, no existing housing will be removed, nor will the construction of any replacement housing be required.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
The project involves the construction of hunting clubhouse, a clay shooting tower and a casting pond. It includes the removal of three agricultural barn structures, but will not result in the displacement of any people and will not require the construction of replacement housing elsewhere.				

14. PUBLIC SERVICES - Would the project:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact

Fire protection?	_____	_____	<u> X </u>	_____
Comment: The project would result in a less than significant increased demand for fire services. The area is in District. Project buildings will be required to meet applicable County building standards for fire-safe construction.				
Police protection?	_____	_____	<u> X </u>	_____
Comment: The project would result in a less than significant increase in County Sheriff services for the area.				
Schools?	_____	_____	_____	<u> X </u>
Comment: The project will not impact schools as the project does not propose any housing.				
Parks?	_____	_____	_____	<u> X </u>
Comment: The project will not affect the demand for park services as the project does not include any housing modification of an existing private recreational facility (hunting club) associated with the agricultural use of the				
Other public facilities?	_____	_____	_____	<u> X </u>
Comment: The project would not affect the delivery of other public services.				

15. RECREATION - Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
This project to provide a Use Permit for an existing hunting club and a lot line adjustment will not result in the increase in demand for public park facilities. It will not increase the use of existing neighborhood and regional parks or other recreational facilities resulting in substantial physical deterioration to occur or to be accelerated				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
The project requests a Conditional Use Permit for the operation of a private recreational hunting and shooting facility on the 978.5 acre project site. The existing public recreational use of portions of the site will continue, similar to historic use. The project does not include recreational facilities nor require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment. The physical impacts of the hunting club have been determined to be less than significant based on analysis and mitigation measures identified in this Initial Study.				

16. TRANSPORTATION / TRAFFIC *Would the project:*

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

W-Trans, transportation engineers, prepared an Updated Focused Traffic Study (March 16, 2016), a Revised Updated Focused Traffic Study (July 11, 2017), and an Amendment to the focused traffic study (September 22, 2017). The September 22, 2017 study more squarely addresses potential impacts associated with planned group activities for 20-40 participants.

Current use of the hunting club is consistent with its historic use as noted in the club's Hunter Usage Report covering hunting activity from 2009 through 2016. Anticipated peak use by both members and public day users is also anticipated to be consistent with historic use due to the limited capacity of the hunting fields and shooting stations. Hunting field capacity is 64 and shooting capacity is 45.

Statistics provided by the applicant indicate that the peak hunting period over the last 8 years included a peak weekend day average of 62 hunters and a peak weekday average of 31 in March 2010. Group activities would be scheduled at off peak times from the peak hunting and shooting facilities; generally during weekend afternoons/evenings.

The current operation services around 300 full time members and 300 seasonal members. While membership was not regulated in either of the Use Permits issued for the club, the applicant proposes to cap membership at 500. They indicates this membership will result in similar use statistics and peak usage will not increase due to the capacity of the hunting fields and shooting range. Public day use is expected to remain consistent with historic levels. Peak use would continue on weekends during the hunting season running from October through February.

The traffic studies evaluated LOS at the State Routes (SR) 37 and SR 121 intersection. The studies also evaluated collision history at the site access, the potential need for a right-turn taper or turn lane, and queuing at the existing Highway 37 two-way left-turn at the project access driveway. Trip generation is estimated based on information regarding current peak hour trips and added trips associated with the proposed facilities. The study also included an analysis of the delays and collision history on east bound SR 37 at SR 121 and stacking on Highway 37 near the project entrance.

Based on this analysis, the traffic engineer concludes there is not a safety problem associated with the project access and no improvements were recommended or required. Caltrans reviewed the revised updated analysis and did not have any requirements. The updated revised analysis was also peer reviewed and found to be sufficient.

In response to occasional queues that could block left turn ingress/egress at Noble Road/SR 37, the traffic consultant indicates that motorists would be traveling at slow speeds or even stopped and in such conditions motorists are generally willing to allow a vehicle to make turning movements.

The conclusions of the focused traffic studies are:

- There is no history of safety issues associated with the existing access to Noble Road.
- A right turn/taper is not warranted at the intersection of SR 37/Noble Road.
- The storage length of the existing TWLTL is adequate for the increase in trips on SR 37 with the proposed project under the worst case.
- The intersection of SR 37/SR 121 is currently operating unacceptably at LOS F during the weekday p.m. peak hour and acceptably at LOS D during the weekend midday peak hour. The intersection would operate at the same levels of service with activity-related traffic added.
- The project would be expected to increase average delay by 2.8 seconds or less during the weekday p.m. peak hour, which is considered a less-than significant impact under the County's standards.
- Because of the existing collision pattern and potential to increase delay, even by an acceptable amount, it is recommended that no activities be scheduled to start during the weekday p.m. peak period.

Therefore, mitigation is required to prohibit the scheduling of group activities during the weekday evening peak period from 4-6 p.m.

Mitigation Measure 16a: The applicant shall not schedule group activities to start during the weekday evening peak period from 4-6 p.m. Prior to issuance of a building permit, the applicant shall provide a list of planned group activities for the upcoming year demonstrating that no group activities will be scheduled to start during the weekday evening peak period from 4-6 p.m.. Prior to issuance of a building permit a declaration of restriction prohibiting the scheduling of group activities from starting during the weekday evening peak period from 4-6 p.m. shall be recorded.

Mitigation Monitoring: Prior to building permit issuance Permit Sonoma will verify that the above required schedule is provided and the declaration is recorded.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The County does not have a congestion management plan, but the Sonoma County Transportation Agency is responsible for prioritizing regional transportation improvements. Due to existing congestion and seasonal flooding on Highway 37 this past winter, improvements to Highway 37 are becoming a greater priority at the local, regional, and state level. Traffic impacts associated with the project are less than significant and in compliance with the County of Sonoma General Plan LOS thresholds because the increase in delay at SR 37/SR121 is less than 5 seconds. However, due to congestion and an above average collision history on eastbound SR37 at SR121, mitigation is required (see 16a).

	Potentially	Less than	Less than	No impact
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c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	
				X
<p>This project involves a use permit request to allow for an existing hunting club to construct a 26,802 square foot hunting, one 85-foot high clay shooting tower, removal of approximately 11,000 square feet of agricultural barn structures, and construction of a 1.5 acre casting pond.</p> <p>The project does not include any air traffic and therefore will not result in changes in air traffic patterns, including either an increase in traffic levels or a change in location that would result in substantial safety risks.</p>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		
<p>As noted above, the project traffic studies evaluated adequacy of the existing left two-way left turn pocket, right turn movements, and potential safety hazards at the project driveway access on Highway 37. The center median break along SR 37 at Noble Road is 485 feet long, with the driveway located at approximately mid-point. This section of road is straight and site lines are clear. Collision history at the access driveway is below the statewide average. As such, no safety issues or necessary improvements were identified by the traffic engineer, Caltrans, or County Transportation and Public Works. The peer review did not identify any deficiencies in the analysis.</p> <p>However, upon further analysis, the traffic engineer identified there is a collision history on westbound SR 37/SR121 (1.94 collisions per million vehicle miles), which is substantially higher than the statewide average of .5 collisions per million vehicle miles due to lane configuration. Therefore, the traffic engineer recommended the applicant not host group activities that start during the weekday pm peak period from 4-6 p.m. Mitigation Measure 16a addresses this issue by preventing added trips from group activities during the weekday afternoon peak hour.</p> <p>Therefore, the project would not substantially increase road safety hazards or result in significant impacts.</p>				
e) Result in inadequate emergency access?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>The left turn lane accessing the site from the west and site access is sufficient to allow safe emergency vehicle access.</p>				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The proposed new club house and associated uses will not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities. The traffic studies prepared for the project did not identify any project conflicts or impacts on public transit, bicycle facilities or pedestrian facilities. Caltrans has not identified any issues with the project.

g) Result in inadequate parking capacity? _____ X _____

The Zoning Ordinance does not list a parking standard for a hunting club, though it does list various recreational use parking standards such as a golf course at 1 space per tee. Other recreational uses are listed on a per seat basis. The code also lists a standard for a private club at 1 parking space per 100 square feet of floor area. Neither of these standards appear appropriate. Using the private club standard listed in the code would require 268 parking spaces based on 26,800 square feet of floor area.

Section 26-86-010 (g) indicates that "vehicular and bicycle parking requirements for all uses not specifically enumerated herein shall be determined by the Board of Zoning Adjustments or the Planning Commission."

There are a number of ways to evaluate potential parking demand for the use, including looking at historical trends. Historically, with approximately 40 cars a day, there would be a demand for 40 parking spaces. Even if historical trends were increased by 50 percent, there would be a demand for 60 parking spaces.

Another way to measure parking would be to look at most intense ancillary use, such as the dining area, and add that parking demand to the historic demand of 40 parking spaces. Based on 1,225 square feet of dining area, 20 spaces would be required for a total demand of 60 parking spaces.

The applicant's proposal includes 36 new gravel surface parking spaces and eight paved parking spaces within the new club house. Combined with the existing parking lot of 26 spaces, there would be a total of 70 designated parking spaces. Additional over flow parking, though not likely necessary, could be accommodated adjacent to existing and proposed driveways within the developed portion of the property.

Staff has determined that 70 parking spaces is sufficient for the use and the immediate availability of overflow parking would preclude off-site parking impacts.

17. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

This project involves the construction of a 26,800 square foot clubhouse, a clay shooting tower and a casting pond.

As part of the 2012 use permit approval, the applicant applied to improve the existing septic system under the County's re-utilization policy. The re-utilization policy requires a critical evaluation of the proposed land use, septic demand, existing septic conditions, soils, and percolation rates, and proposed improvements. One of the major requirements to permit re-

<p>utilization of the septic systems was to protect the quality of groundwater. All criteria of the Re-utilization Policy, including compliance with water quality requirements were required to be met.</p> <p>The new club house would require additional septic capacity and the plans show a new 600 gallon per day system. Permit Sonoma requires Septic Permit approval and an application for wastewater discharge requirements to be filed with the San Francisco Regional Water Quality Control Board and accepted prior to issuance of a building permits for this project.</p>				
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>This project involves the construction of a 26,802 square foot clubhouse, a clay shooting tower, a casting pond, water tanks and a new septic system.</p> <p>As noted above, the proposed new septic system is subject to approval of state and local septic permit and waste discharge requirements. As part of the 2012 hunting club project, a new well was drilled to provide a more reliable potable water source for the primary dwelling and the hunting club. PRMD Health has indicated that the recharge occurring on the site is substantially more than the water use from the club and residence.</p>				
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>This project will allow for the construction of a 26,802 square foot clubhouse, parking areas, roads and paths, an 85-foot high clay shooting tower, the removal of 11,100 square feet of barn structures and construction of a 1.5 acre casting pond. The hunting club consists of two parcels with a combined area of almost 978.5 acres.</p> <p>PRMD will require drainage improvements to maintain natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD's NPDES permit, and abide by the standards and provisions of Chapters 11 & 11A of the Sonoma County Code and all other relevant laws and regulations. See Section 9. Hydrology above.</p>				
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

This project involves the construction of a new clubhouse, clay shooting tower, casting pond and the removal of approximately 11,000 square feet of barn structures. The hunting club installed a new well as part of its 2012 use permit to provide potable water for the use and obtained a state drinking water permit. Prior to the use of the well for domestic purposes, the well water was required to be treated with a reverse osmosis system permitted by the state due to relatively low levels of salt found in the water. The PRMD Health Specialist has indicated that the property has adequate water for the proposed use. Water conservation will include a 10,000 gallon rainwater recapture system and a 10,000 gallon gray water system.

The State Water Resources Control Board – Division of Drinking Water has indicated that, "this facility is on Division inventory as an active transient-noncommunity public water system #4901399. The planned additions to the property will not alter their category of public water system.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

A new septic system is proposed to serve the expanded club house and associated ancillary uses. Building permits will not be issued until the septic system design is reviewed and approved.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

The hunting club will continue to use an outside service to handle removal of all the solid waste it produces. The club will follow all county solid waste guidelines, including recycling all recyclable items through its waste disposal company. Sonoma County would have adequate permitted landfill capacity to serve the proposed project.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

This project will generate solid waste during the construction of new site buildings and improvements and for hunting club operation. The hunting club will continue to use an outside service to handle removal of all the solid waste it produces and the club will follow all county solid waste guidelines, including recycling all recyclable items through its waste disposal company. Moreover, Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County, which could accommodate the collection and disposal of any waste that would result from the proposed project.

18. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>This project to allow modification of a use permit for a new hunting club house, a lot line adjustment and replacement of an existing Land Conservation Contract, will not have direct or indirect adverse effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The initial study incorporates mitigation measures to reduce potential impacts related to these items to less than significant levels.</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The permission to allow the construction of a new clubhouse, a clay shooting tower and casting pond does not have impacts that are individually limited but cumulatively considerable. As noted in this Initial Study, this project will not result in significant adverse impacts related to traffic congestion, public services, safety noise, or flooding. The project will not make a considerable contribution to any other significant cumulative impacts. Based on the discussion in Item 10, Land Use, the proposal will not result in any cumulative land use impacts. Therefore, project impacts will be less than significant.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact</p>
<p>The project would allow construction of a 26,802 square foot hunting club house with a maximum height of 35 feet, an 85-foot high clay shooting tower, the removal of 11,100 square</p>				

feet of agricultural barn structures, and the construction of a 1.5 acre casting pond. It includes a lot line adjustment application and a rescission and replacement of the existing Land Conservation Act contract. The project will not result in any significant environmental effects, which would cause significant adverse effect to human beings, either directly or indirectly. The initial study incorporates mitigation measures to reduce potential impacts to less than significant levels.

Sources

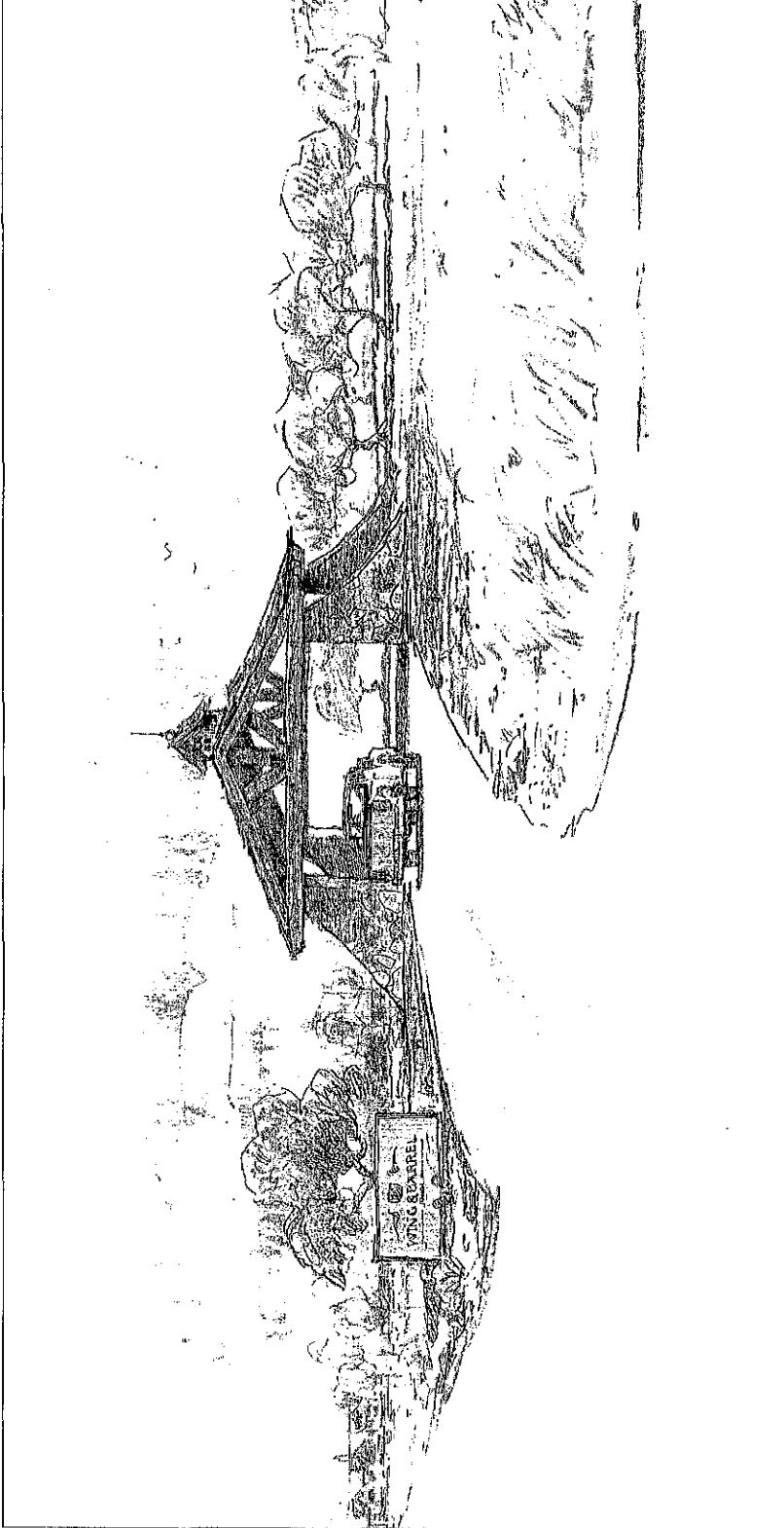
1. PRMD staff evaluation based on review of the project site and project description.
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3. Applicant's Application Submittal/Project Description, June 15, 2016
4. Sonoma County Important Farmland Map 2008. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
5. Sonoma County Assessor's Parcel Maps.
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7. Sonoma County General Plan 2020 (as amended), Sonoma County Board of Supervisors, September 23, 2008.
8. Sonoma County Zoning Ordinance.
9. California Environmental Protection Agency - <http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm>; California Regional Water Quality Control Board - <http://geotracker.swrcb.ca.gov/>; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - <http://www.ciwmb.ca.gov/SWIS/Search.asp>.
10. Alquist-Priolo Special Studies Zones; State of California; 1983.
11. Flood Insurance Rate Maps, Federal Emergency Management Agency.
12. Special Report 120, California Division of Mines and Geology; 1980.
13. Fault Rupture Hazard Zones in California, Special Publication 42, California Geological Survey, Interim Revision 2007
14. Updated Focused Traffic Study for the Black Point Sports Club, W-Trans, March 16, 2016
15. Biological Resource Assessment Kenwood-BPSC Hunt Club (APN: 68-190-007) Ted Winfield and Associates, March 24, 2016
16. William Roop, Archaeologist, email dated July 1, 2016 to Blake Hillegas, PRMD
17. Sonoma County General Plan 2020 Open Space and Resource Conservation Element Figure OSRC-1
18. Sonoma County Hazard Mitigation Plan Figure 8.1, Major Earthquake Faults and Areas of Liquefaction
19. Sonoma County Hazard Mitigation Plan Figure 8.3,
20. Sonoma County Hazard Mitigation Plan Figure 8.11, Landslide Hazard Areas,



WING & BARREL

— RANCH —

SONOMA, CALIFORNIA



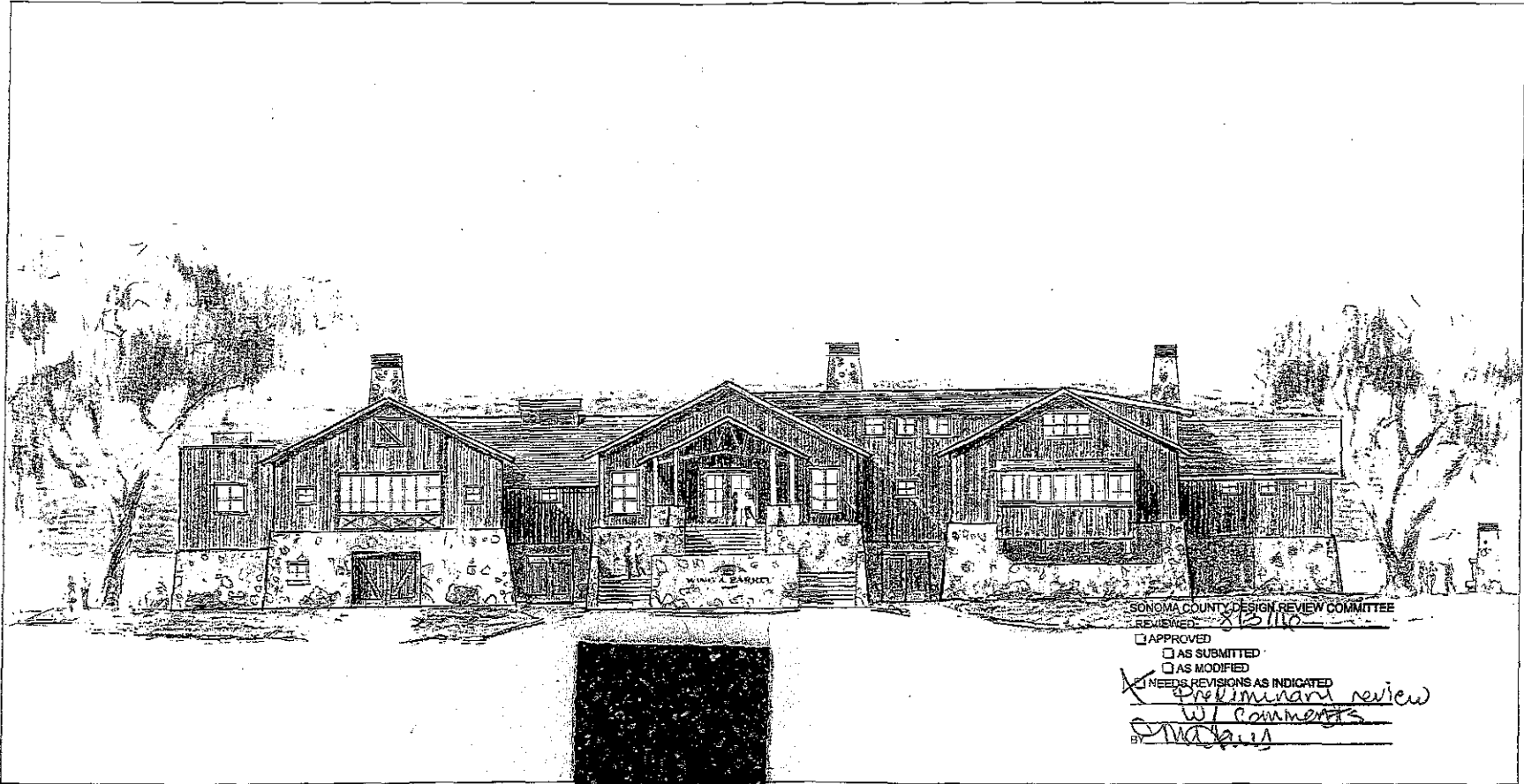
WING & BARREL RANCH ENTRY

KEITH WICKS / ARTIST



WING & BARREL RANCH

SONOMA, CALIFORNIA



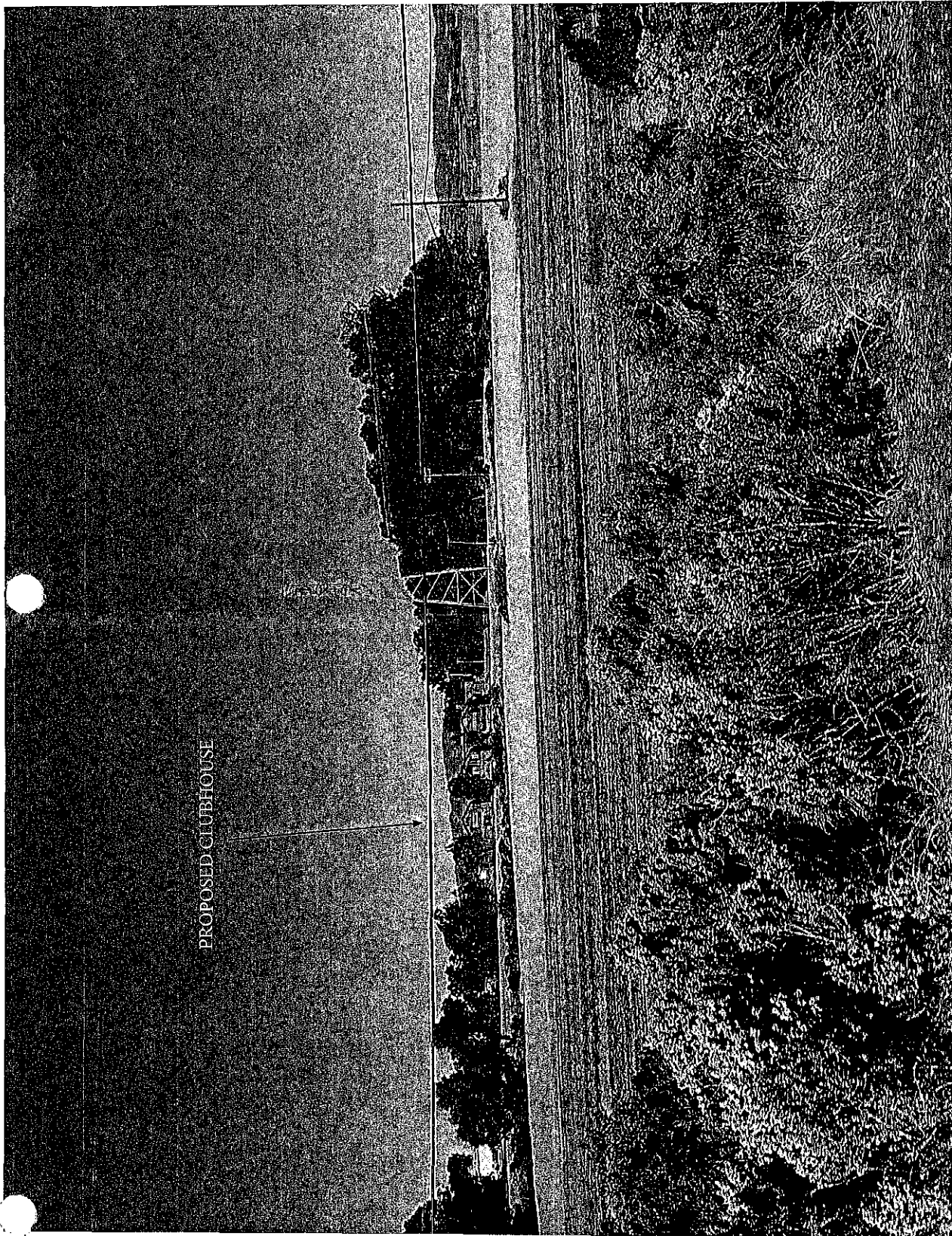
SONOMA COUNTY DESIGN REVIEW COMMITTEE
REVIEWED: 8/23/10

APPROVED
 AS SUBMITTED
 AS MODIFIED
 NEEDS REVISIONS AS INDICATED
Preliminary review
W/ comments
SMA/PLS

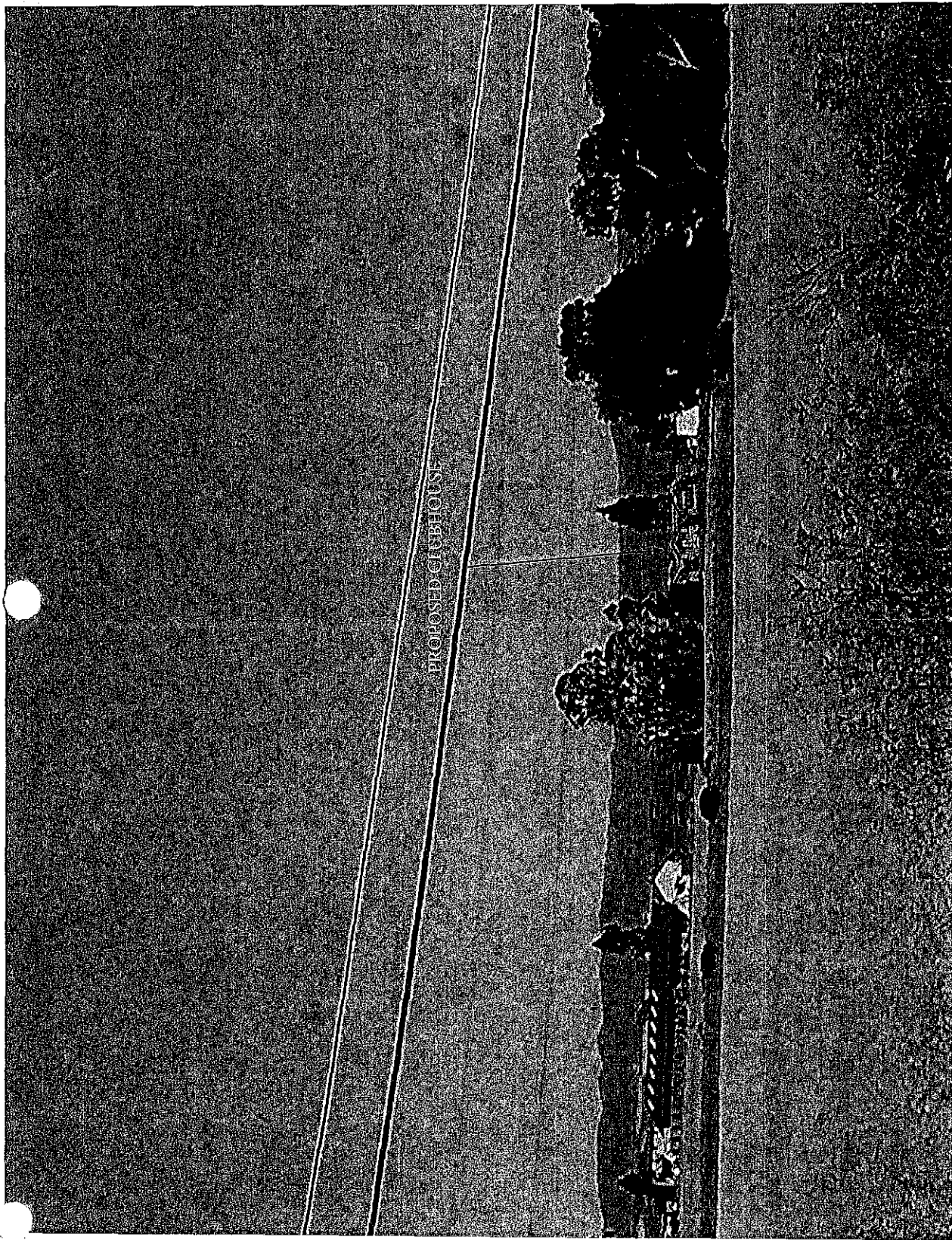
MICHAEL GUTHRIE / ARCHITECT

CLUBHOUSE

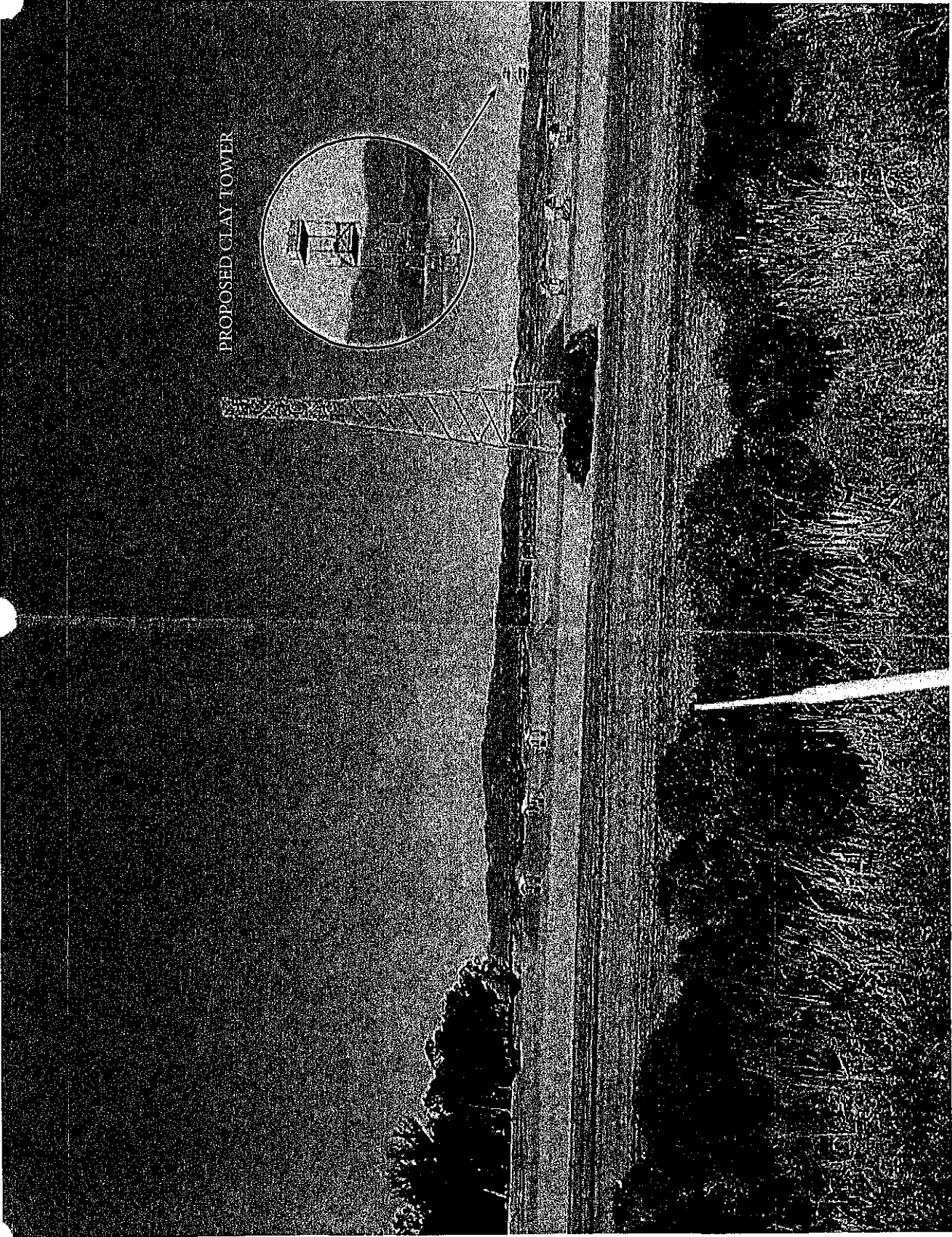
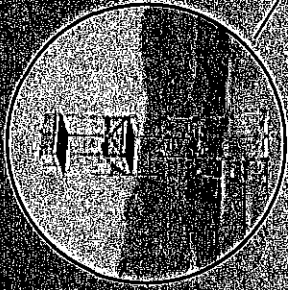
KEITH WICKS / ARTIST



PROPOSED CLUBHOUSE



PROPOSED CLAY TOWER



**ROSEN
GOLDBERG
DER &
LEWITZ, INC.**
Acoustical and Audiovisual Consultants

2 July 2012

Bill Hooper
Kenwood Investments
billhooperca@comcast.net

Subject: Memorandum - Clay Course and Nesting Area
Project: Black Point Sports Club Relocation
RGDL #: 11-097

Dear Bill:

We have completed our analysis of the gunshot noise levels from the clay course with respect to the adjacent nesting area on the river side of the levee. This letter summarizes our findings.

The current plan for the clay course would allow persons using the clay course to be shooting as close as 20 feet from the toe of the levee. It is our understanding that the Cal. Dept. of Fish and Game (DFG) is requesting a 700 foot setback to protect birds that are nesting in the wetlands on the opposite side of the levee.

Our analysis compares the noise level at the nesting location under the existing plan with the noise level that would occur if there were a 700 setback and no levee (the "no levee" condition is used since it is presumed the 700 foot setback from nesting is done whether or not there is an intervening levee to block sound). In particular we used the following assumptions:

- Top of levee is 10 feet above project site and 5 feet above the mud on the river side of the levee.
- Nesting location is directly adjacent to the levee (at toe of levee) on the river side of the levee.
- Clay shooting in the proposed plan would allow shooting as close as 20 feet from the toe of the levee and shooters closest to the levee would be either facing south or east (generally away from the levee in the vicinity of the clay course).
- Clay shooting with the DFG setback requirement would allow shooting no closer than 700 feet from the toe of levee and the shooters could be facing north, toward the levee and nesting birds.

Noise levels were calculated using SoundPLAN, a computer model that incorporates standard methodologies for sound propagation over distance and terrain. The source sound levels were based on previous acoustical measurements of shotguns at the existing Sports Club location.

Bill Hooper
2 July 2012
Page 2

The calculations indicate that maximum sound levels would be 79 to 86 dBA at the nesting area when the shooters are close to the levee under the proposed plan. This result includes 15 dB of noise reduction from the levee since it is essentially acting as a noise barrier. It also includes an attenuation factor for the direction of the shooting based on the previous measurements at the existing Sports Club location.

With a 700 setback, the sound level would be up to 86 dBA at the nesting location presuming there was no levee to provide noise buffering. In other words, the sound level at the nesting area under the proposed plan, including the attenuation provided by the levee, would be comparable to the sound level provided by a 700 foot setback if there were no levee.

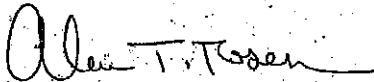
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*

*

This concludes our memorandum.

Sincerely,



Alan Rosen
Principal
Rosen Goldberg Der & Lewitz, Inc.

ROSEN
GOLDBERG
DER &

LEWITZ, Inc.
Acoustical and Audiovisual Consultants

16 December 2011
Revised 4 April 2012
Received April 5

Bill Hooper
Kenwood Investments
billhooperca@comcast.net

Subject: Memorandum - Noise Analysis Findings
Project: Black Point Sports Club Relocation
RGDL #: 11-097

Dear Bill:

We have completed our analysis of gunshot noise for the relocation of the Black Point Sports Club hunting and sporting clays activities. The purpose of our analysis is to determine if the gunshot noise at the new location would exceed the Sonoma County's noise limits at the nearest noise sensitive land uses which are the Ram's Gate Winery to the northwest and residences to the southwest (Figure 1). Our analysis included ambient noise measurements at the Ram's Gate Winery (Table 1) and gun shot noise measurements at the club's existing hunting fields (Table 2).

Assumptions:

- The hunting and sporting clays shooting would be occur in the fields north of Highway 37 and east of Highway 121 in Sonoma County.
- The nearest noise sensitive land use is the Ram's Gate Winery northwest of the fields.
- Hunting would be concentrated in the geographic center of the fields which is 5,800 feet from the Winery and residences, but could occur on fields as close as 3,400 feet from the winery and 1,300 feet from the residences.
- Hunting generates up to 25 shots per hour.
- The sporting clay course would be 11,000 feet from the winery and 8,000 feet from the residences.
- Sporting clays use generates up to 100 shots per hour.
- The most common firearm used is a 12 gage shotgun.

Acoustical Criteria:

The Sonoma County General Plan Noise Element has "Maximum Allowable Exterior Noise Exposure for Non-transportation Noise Sources." The relevant criterion for gun shot noise is a daytime hourly L_{02} of 65 dBA (Noise Element Table NE-2). The L_{02} is the sound level exceeded for 1 minute in any hour. The standards include adjustments for impulsive noises and noises that exceed the ambient level by 10 dBA or more. With these adjustments, the criterion for the project is an hourly L_{02} of 55 dBA (Table 3). Although the ambient noise level at the residences is higher due to the proximity of the highway, for the purposes of our analysis we used a conservative approach and did not adjust the noise standard to account for these higher ambient noise levels.

Analysis and Findings:

The noise from a gunshot has a very brief duration. It is characterized by a rapid onset and decay. In fact, the measured decay of the gun shot noise is generally controlled by the time weighting setting of the sound level meter. For the purposes of quantifying gun shot noise in this analysis, we have used the "Fast" setting which is a standardized time weighting normally used for impulsive noises such as gunshots.

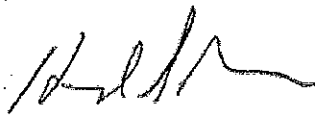
Gunshot noise levels were measured at the existing fields from both 12 and 20 gage shotguns at distances of 200 and 400 feet and at barrel orientations of 0, 90 and 180 degrees to the measurement direction. The attenuation due to distance to the winery and residences was calculated using factors for geometrical spreading and sound absorption in air.

Based on our calculations the gunshot noise from the hunting and sporting clay shooting would not exceed 55 dBA for more than 1 minute in an hour (the calculated cumulative hourly duration is 2.1 seconds at the winery and 3.6 seconds at the residences; see Table 4A and 4B). The L_{02} from gunshot noise would not exceed 55 dBA at either the winery or the residences and, therefore, would comply with the County's Standards.

* * *

This concludes our memorandum. Please call or email with questions or comments.

Sincerely,



Harold S. Goldberg, P.E.
Principal
Rosen Goldberg Der & Lewitz, Inc.

Figure 1: Project Site and Vicinity



Table 1: Ambient Noise Measurement Results, 16 November 2011

Location	Time	A-weighted Sound Level, dBA						
		L _{eq}	L _{max}	L _{min}	L ₂	L ₈	L ₂₅	L ₅₀
1. Ram's Gate Winery - patio on south side of winery building	1:24 - 2:00 PM	49	72	41	55	49	47	46
	2:00 - 3:00 PM	50	60	38	56	53	51	49
	3:00 - 3:17 PM	52	69	44	58	55	52	51
	3:25 - 3:50 PM	51	55	45	54	53	52	50
2. Ram's Gate Winery - lawn near pond east of winery building	3:25 - 3:50 PM	45	53	38	50	48	46	44

Table 2: Shotgun Noise Measurement Results

Distance from Shotgun (feet)	Direction from Muzzle (degrees)	Maximum Noise Level (L _{max-fast}), dBA	
		12 Ga Shotgun	20 Ga Shotgun
200	0	104	101
	90	93	90
	180	86	86
400	0	95	--
	90	85	--
	180	80	--

Table 3: Maximum Allowable Exterior Noise Exposures for Non-transportation Noise Sources (based on GP NE-2)

Hourly Noise Metric	Daytime (7 AM - 10 PM)	Nighttime (10 PM - 7 AM)	Daytime (7 AM - 10 PM)	Nighttime (10 PM - 7 AM)
	Unadjusted		With adjustments*	
L ₅₀ (30 minutes in any hour)	50	45	40	35
L ₂₅ (15 minutes in any hour)	55	50	45	40
L ₀₈ (5 minutes in any hour)	60	55	50	45
L ₀₂ (1 minute in any hour)	65	60	55	50

*Adjustments are -5 dBA for impulsive noises and -5 dBA for noises that exceed the ambient by more than 10 dBA

Table 4A: Calculated Noise Levels from Hunting and Clays Shooting at Ram's Gate Winery Nearest Outdoor Activity Area

	Hunting 25 gunshots per hour						Sporting Clays 100 gunshots per hour		
	Middle of Hunting Area 5,800 feet from Winery 90% of the gunshots			Edge of Hunting Area 3,100 feet from Winery 10% of the gunshots			11,000 feet from Winery		
Angle (degrees)	0	90	180	0	90	180	0	90	180
Percent of gunshots	25%	50%	25%	25%	50%	25%	25%	50%	25%
number of shots per hour	6	12	6	1	2	1	25	50	25
L _{max-fast} , dBA	61	55	51	70	64	59	51	47	43
Duration above 55 dBA for each gunshot (seconds)	0.2	0.0	0.0	0.5	0.2	0.1	0.0	0.0	0.0
Duration above 55 dBA for 1 hour (seconds)	1.1	0.1	0.0	0.4	0.5	0.1	0.0	0.0	0.0
L ₀₂ , dBA	Less than 55 dBA								

Table 4B: Calculated Noise Levels from Hunting and Clays Shooting at Nearest Residential Land Use South of SR 37

	Hunting 25 gunshots per hour						Sporting Clays 100 gunshots per hour		
	Middle of Hunting Area 5,800 feet from Residence 90% of the gunshots			Edge of Hunting Area 1,300 feet from Residence 10% of the gunshots			8,000 feet from Residence		
Angle (degrees)	0	90	180	0	90	180	0	90	180
Percent of gunshots	25%	50%	25%	25%	50%	25%	25%	50%	25%
number of shots per hour	6	12	6	1	2	1	25	50	25
L _{max-fast} , dBA	61	55	51	83	73	68	55	51	46
Duration above 55 dBA for each gunshot (seconds)	0.2	0.0	0.0	0.8	0.5	0.4	0.0	0.0	0.0
Duration above 55 dBA for 1 hour (seconds)	1.1	0.1	0.0	0.8	1.1	0.4	0.1	0.0	0.0
L ₀₂ , dBA	Less than 55 dBA								



DEPARTMENT OF FISH AND GAME
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.dfg.ca.gov

WILDLIFE RESTORATION PROGRAM



October 1, 2012

Mr. Blake Hillegas
Sonoma County Permit and
Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Mr. Hillegas:

Subject: Black Point Sports Club PLP11-0047; Mitigated Negative Declaration,
SCH #2012042030, City and County of Sonoma

The Department of Fish and Game (DFG) is writing this letter in order to inform Sonoma County (County) that, in accordance with mitigation measures in Attachment "A" of the Mitigated Negative Declaration (MND) for the subject project, the Black Point Sports Club has provided satisfactory evidence to DFG that the sporting clay range, as proposed in the MND, is sufficiently setback from potential California clapper-rail habitat to allow for it's operation without an additional setback.

In a letter to the County dated May 10, 2012, DFG recommended the following mitigation measure be included in the MND:

"Regardless of type of clay shooting to be used by the project applicant, the 200-yard (656-feet) setback identified in the MND should be increased to a minimum 700-foot setback from potential California clapper rail habitat (e.g. marsh areas containing pickleweed and/or cordgrass). This number is consistent with past guidance recommended by DFG and the U.S. Fish and Wildlife Service for projects with the potential to impact California clapper rail. It should be clarified in the MND that this setback distance will be measured from the immediate area where firearms will be discharge to the California clapper rail habitat, and it should be clearly stated that no firearms shall be discharged within the setback. Areas where firearm discharge may occur shall be clearly delineated on the Black Point Sports Club property as to minimize the risk of firearm discharge within the setback."

Since the date of that letter, Black Point Sports Club staff have provided additional information and facilitated site visits that have proven to the satisfaction of DFG, that the additional setback recommended in the letter is not necessary and that the project, as

Conserving California's Wildlife Since 1870

Mr. Blake Hillegas
October 1, 2012
Page 2

proposed, satisfies the setback requirements necessary to protect California clapper rail. The additional project information provided by the Black Point Sports Club and DFG site investigations revealed that the primary California clapper rail foraging habitat was located 650 to 700 feet from the proposed sporting clay range.

DFG appreciates the opportunity to comment on the Black Point Sporting Club Project. DFG staff is available to meet with you to further clarify our comments and provide technical assistance on any changes necessary to protect resources. If you have any questions, please contact Mr. Adam McKannay, Environmental Scientist, at (707) 944-5534 or amckannay@dfg.ca.gov; or Ms. Karen Weiss, Senior Environmental Scientist, at (707) 944-5525.

Sincerely,



Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: State Clearinghouse

Mike Sustos
Black Point Sports Club
7711 Lakeville Highway
Petaluma, CA 94954

**Black Point Sports Club
Hunter Usage Report**

Month	Hunter Count	Accumulated Total	Hunting Days	Avg Hunters per day	Weekend Average	Weekday Average	
October 2009	538	538	27	20	30	15	
November 2009	696	1,234	26	27	40	20	
December 2009	640	1,873	26	25	37	18	
January 2010	694	2,567	27	26	39	19	
February 2010	985	3,552	24	41	62	31	
October 2010	443	445	27	16	25	12	
November 2010	606	1,051	26	23	35	17	
December 2010	620	1,671	26	24	36	18	
January 2011	859	2,531	27	32	48	24	
February 2011	967	3,498	24	40	60	30	
October 2011	540	452	26	21	31	16	
November 2011	654	1,106	26	25	38	19	
December 2011	838	1,944	26	32	48	24	
January 2012	815	2,758	26	31	47	24	
February 2012	935	3,693	25	37	56	28	Traffic Count Taken
October 2012	227	227	26	9	13	7	
November 2012	445	672	26	17	26	13	
December 2012	436	1108	26	17	25	13	
January 2013	654	1762	26	25	38	19	
February 2013	763	2525	24	32	48	24	
October 2013	378	403	27	14	21	11	
November 2013	528	898	26	20	30	15	
December 2013	586	1,496	26	23	34	17	
January 2014	649	2,086	27	24	36	18	
February 2014	631	2,691	24	26	39	20	
October 2014	385	427	27	14	21	11	
November 2014	534	961	26	21	31	15	
December 2014	462	1,423	26	18	27	13	
January 2015	720	2,143	27	27	40	20	
February 2015	820	2,963	24	34	51	26	
October 2015	355	413	26	14	20	10	
November 2015	585	995	25	23	35	18	
December 2015	550	1,545	27	20	31	15	
January 2016	621	2,166	27	23	35	17	
February 2016	779	2,965	24	32	49	24	
March 2016	180	3,145	27	7	10	5	



September 22, 2017

Mr. Bill Hooper
Kenwood Investments
144 West Napa Street
Sonoma, CA 95476

Amendment to the Focused Traffic Study for the Black Point Sport Club

Dear Mr. Hooper;

As requested, W-Trans has prepared additional analysis to clarify the potential traffic impacts of the proposed addition of a club house at the Black Point Sport Club. Further, the safety analysis previously prepared, which reflected data through February 28, 2015, was updated to include more current data.

It is understood that the current proposal would allow construction of a club house that could be used to host member activities. While the Project Proposal Statement references activities having between 20 and 40 participants, conditions with 50 participants were evaluated to provide a more conservative analysis. Such activities would occur during the afternoon or evening when there is typically little activity otherwise. Most of the hunters schedule time in the morning, with peak hunting activity occurring between 8:00 and 10:00 a.m. on weekend days. Therefore, while the activities would result in an increase in daily trips to and from the site, the operational analysis reflects conditions for one hour, so even if these trips were added each hour the site was open, from an operational perspective that would not change the analysis; it would only affect the daily volume, which is not used in an operational analysis.

Operational Analysis

The focused analysis previously provided was based on an assumed trip generation of 13 trips during the weekday p.m. peak hour and 17 during the weekend peak hour, though it is noted that the peak hour for the generator does not coincide with the peak hour for traffic on SR 37, resulting in a conservative analysis of typical daily conditions. To clarify the potential impacts of activities that could coincide with the peak period of the surrounding roadway network, further analysis was performed assuming 50 participants arriving at an occupancy of 2.5 persons per vehicle, or 20 trips inbound at the start of the activity and 20 trips outbound at its conclusion. It is understood that such activities would typically not result in all participants arriving at the same time due to the need to spread the activity out over various hunting facilities, so 50 participants would likely be scheduled over a 90-minute period. Further, about half of the participants would be expected to arrive from the east, so would not travel through the study intersection of SR 37/SR 121. However, to provide a conservative assessment it was assumed that all participants arrived or departed during a single hour and all traveled to/from the west. These assumptions essentially over-state the expected impacts of the project by at least double.

As noted in the focused study, the intersection of SR 37/SR 121 is currently operating unacceptably at LOS F during the weekday p.m. peak hour, with long queues of traffic waiting at the start of each cycle, and acceptably at LOS D during the weekend midday peak hour. With traffic associated with both the start and end of the activity added separately, the intersection is expected to operate at the same levels of service as without the project. These results are summarized in Table 1 and copies of the calculations are enclosed.

Table 1 – Existing and Existing plus Activity Peak Hour Intersection Levels of Service

Study Scenario	Existing Conditions				Existing plus Activity			
	Weekday PM		Weekend Midday		Weekday PM		Weekend Midday	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Start of Activity					147.0	F	38.3	D
End of Activity	144.2	F	38.3	D	143.9	F	40.9	D

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; **Bold** text = deficient operation

Average delay at SR 37/SR 121 would be expected to increase by a maximum of 2.8 seconds during the weekday p.m. peak hour if the activity started between 4:00 and 6:00 p.m., which is considered a less-than-significant impact under the County's standards. An activity that ended during the same weekday peak hour would be expected to result in a slight reduction in delay as the trips would be added to the westbound approach, which has a lower delay than the eastbound approach, resulting in a lower average delay, though still unacceptable operation. During the weekend midday peak hour LOS D operation is expected to be maintained with activity traffic added, which is also a less-than-significant impact.

Turn Lane Adequacy

Consideration was given to the adequacy of the existing left-turn pocket to accommodate the volume of traffic that would be associated with a 50-participant event under the same assumptions as applied in the operational analysis. As shown on the enclosed output sheet, under current volumes and assuming all 20 vehicles arrived from the west, the maximum queue is still projected to be only one vehicle. The existing turn lane is therefore adequate to accommodate the anticipated level of stacking.

Collision Analysis

The collision history for SR 37/Noble Road was reviewed and updated. Based on data for January 2, 2012 through December 31, 2016 this location had two crashes in the 5-year review period, translating to a collision rate of 0.03 collisions per million vehicle miles. This is substantially lower than the Statewide average rate of 0.23 collisions per million vehicle miles.

The long delays on the eastbound SR 37 approach to SR 121 are generally due to the conversion of the left lane to left turns only toward SR 121, forcing all through traffic into a single lane about 850 feet west of the intersection with SR 121. While a second eastbound through lane opens up about 350 feet west of the intersection, it ends again about 250 feet east of the intersection, so provides limited additional capacity. As a result of the congestion and lane assignment changes, some drivers use the left eastbound lane to pass the queue of stopped traffic and force their way into the through lane near the intersection, a behavior that can lead to sideswipe crashes. The congestion and stop-and-go nature of traffic approaching this intersection during peak times result in many rear-end crashes.

Because of the congestion and the lane-change behaviors, a substantial number of crashes were reported for more than half a mile west of this intersection. While the influence area of the intersection extends some distance, the lane reduction, which is not specifically associated with the signal, is also a contributing factor. Considering only those crashes that occurred within 250 feet of the intersection, the collision rate for the 5-year study period was 1.94 collisions per million vehicle miles; this is substantially higher than the Statewide average rate of 0.50 collisions per million vehicle miles. There are currently no plans to provide the capacity that is needed at this location to reduce the congestion and associated crashes.

Conclusions and Recommendations

- The intersection of SR 37/SR 121 is currently operating unacceptably at LOS F during the weekday p.m. peak hour and acceptably at LOS D during the weekend midday peak hour. The intersection would operate at the same levels of service with activity-related traffic added. The project would be expected to increase average delay by 2.8 seconds or less during the weekday p.m. peak hour, which is considered a less-than-significant impact under the County's standards.
- The existing turn lane is of sufficient length to accommodate stacking that would occur under the worst-case conditions assumed for the operational analysis.
- Because of the existing collision pattern and potential to increase delay, even by an acceptable amount, it is recommended that no activities be scheduled to start during the weekday p.m. peak period.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

Dalene J. Whitlock, PE, PTOE
Principal

DJW/kr/SOX430.L1

Enclosures: Level of Service Calculations
Queuing Calculation
Collision Rate Calculation

HCM 2010 Signalized Intersection Summary

1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

09/12/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖↗	↖↗		↖	↖↗	↖		↕		↖	↖	
Traffic Volume (veh/h)	488	885	0	0	1012	94	0	0	0	345	0	0
Future Volume (veh/h)	488	885	0	0	1012	94	0	0	0	345	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	20	400	0	0	20	2	0	0	0	30	0	0
Ped. Bike Adj(A_pBT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	493	894	0	0	1022	95	0	0	0	348	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	0
Cap, veh/h	664	2359	0	2	1783	1079	0	2	0	551	326	0
Arrive On Green	0.18	0.77	0.00	0.00	0.56	0.56	0.00	0.00	0.00	0.13	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	1863	0	3548	1863	0
Grp Volume(v), veh/h	493	894	0	0	1022	95	0	0	0	348	0	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	1863	0	1774	1863	0
Q Serve(g_s), s	13.5	7.6	0.0	0.0	17.7	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Cycle Q Clear(g_c), s	13.5	7.6	0.0	0.0	17.7	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	664	2359	0	2	1783	1079	0	2	0	551	326	0
V/C Ratio(X)	0.74	0.38	0.00	0.00	0.57	0.09	0.00	0.00	0.00	0.63	0.00	0.00
Avail Cap(c_a), veh/h	1541	3260	0	253	2162	1168	0	360	0	1589	834	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	42.6	27.0	0.0	0.0	24.0	5.4	0.0	0.0	0.0	44.9	0.0	0.0
Incr Delay (d2), s/veh	1.7	0.4	0.0	0.0	1.1	0.1	0.0	0.0	0.0	1.2	0.0	0.0
Initial Q Delay(d3), s/veh	25.5	330.8	0.0	0.0	2.1	0.0	0.0	0.0	0.0	58.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	11.6	161.0	0.0	0.0	15.2	1.6	0.0	0.0	0.0	12.4	0.0	0.0
LnGrp Delay(d), s/veh	69.7	358.2	0.0	0.0	27.2	5.6	0.0	0.0	0.0	104.1	0.0	0.0
LnGrp LOS	E	F			C	A				F		
Approach Vol, veh/h		1387			1117			0			348	
Approach Delay, s/veh		255.7			25.4			0.0			104.1	
Approach LOS		F			C						F	
Time	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		0.0	0.0	81.8		16.5	21.2	60.5				
Change Period (Y+Rc), s		3.0	3.5	6.0		4.0	4.0	6.0				
Max Green Setting (Gmax), s		19.0	14.0	90.5		44.0	44.0	60.0				
Max Q Clear Time (g_c+1), s		0.0	0.0	9.6		11.3	15.5	19.7				
Green Ext Time (p_c), s		0.0	0.0	61.8		1.2	1.7	34.8				
Intersection Summary												
HCM 2010 Ctrl Delay	147.0											
HCM 2010 LOS	F											
Notes												






















Black Point Sport Club
PM Weekday Existing Plus 20 EB Trips

W-Trans

HCM 2010 Signalized Intersection Summary

1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

09/12/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	488	865	0	0	1032	94	0	0	0	345	0	0
Future Volume (veh/h)	488	865	0	0	1032	94	0	0	0	345	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	20	400	0	0	20	2	0	0	0	30	0	0
Red-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	493	874	0	0	1042	95	0	0	0	348	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	0
Cap, veh/h	663	2359	0	2	1771	1080	0	2	0	551	327	0
Arrive On Green	0.18	0.77	0.00	0.00	0.56	0.56	0.00	0.00	0.00	0.13	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	1863	0	3548	1863	0
Grp Volume(v), veh/h	493	874	0	0	1042	95	0	0	0	348	0	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	1863	0	1774	1863	0
Q Serve(g_s), s	13.6	7.4	0.0	0.0	18.3	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Cycle Q Clear(g_c), s	13.6	7.4	0.0	0.0	18.3	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	663	2359	0	2	1771	1080	0	2	0	551	327	0
V/C Ratio(X)	0.74	0.37	0.00	0.00	0.59	0.09	0.00	0.00	0.00	0.63	0.00	0.00
Avail Cap(c_a), veh/h	1539	3255	0	252	2158	1166	0	360	0	1586	833	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay(d1), s/veh	42.7	27.0	0.0	0.0	24.9	5.4	0.0	0.0	0.0	45.0	0.0	0.0
Incr Delay(d2), s/veh	1.7	0.4	0.0	0.0	1.1	0.1	0.0	0.0	0.0	1.2	0.0	0.0
Initial Q Delay(d3), s/veh	25.5	327.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	58.1	0.0	0.0
%ile BackOfQ(50%), veh/ln	11.6	159.7	0.0	0.0	15.8	1.6	0.0	0.0	0.0	12.4	0.0	0.0
LnGrp Delay(d), s/veh	69.8	354.3	0.0	0.0	28.2	5.6	0.0	0.0	0.0	104.3	0.0	0.0
LnGrp LOS	E	F			C	A				F		
Approach Vol, veh/h		1367			1137			0				348
Approach Delay, s/veh		251.7			26.3			0.0				104.3
Approach LOS		F			C							F
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		0.0	0.0	81.9		16.5	21.3	60.7				
Change Period (Y+Rc), s		3.0	3.5	6.0		4.0	4.0	6.0				
Max Green Setting (Gmax), s		19.0	14.0	90.5		44.0	44.0	60.0				
Max Q Clear Time (g_c+I), s		0.0	0.0	9.4		11.3	15.6	20.3				
Green Ext Time (p_c), s		0.0	0.0	61.9		1.2	1.7	34.4				
Intersection Summary												
HCM 2010 Ctrl Delay	143.9											
HCM 2010 LOS	F											
Notes:												

Black Point Sport Club
PM Weekday Existing Plus 20 WB Trips

W-Trans

HCM 2010 Signalized Intersection Summary
 1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

09/12/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖↗	↖↗		↖	↖↗	↖		↕	↖↗	↖	↖	
Traffic Volume (veh/h)	585	1178	0	0	1163	66	0	0	3	188	0	0
Future Volume (veh/h)	585	1178	0	0	1163	66	0	0	3	188	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	15	75	0	0	15	0	0	0	0	10	0	0
Ped/Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow (veh/h/ln)	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	591	1190	0	0	1175	67	0	0	3	190	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	0
Cap, veh/h	741	2683	0	2	1585	998	0	0	5	308	237	0
Arrive On Green	0.20	0.80	0.00	0.00	0.55	0.55	0.00	0.00	0.00	0.08	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	0	1583	3548	1863	0
Grp Volume(V), veh/h	591	1190	0	0	1175	67	0	0	3	190	0	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	0	1583	1774	1863	0
Q Serve(g_s), s	17.4	10.9	0.0	0.0	23.3	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Cycle Q Clear(g_c), s	17.4	10.9	0.0	0.0	23.3	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	741	2683	0	2	1585	998	0	0	5	308	237	0
V/C Ratio(X)	0.80	0.44	0.00	0.00	0.74	0.07	0.00	0.00	0.60	0.62	0.00	0.00
Avail Cap(c_a), veh/h	1438	3041	0	236	2016	1024	0	0	286	1482	778	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.1	10.1	0.0	0.0	36.3	8.7	0.0	0.0	60.4	48.1	0.0	0.0
Incr Delay (d2), s/veh	2.0	0.4	0.0	0.0	2.6	0.1	0.0	0.0	79.8	2.0	0.0	0.0
Initial Q Delay(d3), s/veh	14.5	10.1	0.0	0.0	2.5	0.0	0.0	0.0	0.0	19.7	0.0	0.0
%ile BackOfQ(50%), veh/ln	12.3	21.7	0.0	0.0	22.4	1.2	0.0	0.0	0.2	4.6	0.0	0.0
LnGrp Delay(d), s/veh	60.6	20.6	0.0	0.0	41.4	8.8	0.0	0.0	140.2	69.9	0.0	0.0
LnGrp LOS	E	C			D	A			F	E		
Approach Vol, veh/h		1781			1242			3				190
Approach Delay, s/veh		33.9			39.6			140.2				69.9
Approach LOS		C			D			F				E

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2	3	4		6	7	8
Phs Duration (G+Y+Rc), s		3.3	0.0	89.9		12.1	25.5	64.4
Change Period (Y+Rc), s		3.0	3.5	6.0		4.0	4.0	6.0
Max Green Setting (Gmax), s		19.0	14.0	90.5		44.0	44.0	60.0
Max Q Clear Time (g_c+H), s		2.2	0.0	12.9		7.5	19.4	25.3
Green Ext Time (p_c), s		0.0	0.0	70.5		0.6	2.1	33.1

Intersection Summary	
HCM 2010 Ctrl Delay	38.3
HCM 2010 LOS	D

Notes:

HCM 2010 Signalized Intersection Summary

1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

09/12/2017

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖↗	↑↓		↖	↑↑	↗		↕		↖	↗	
Traffic Volume (veh/h)	585	1158	0	0	1183	66	0	0	3	188	0	0
Future Volume (veh/h)	585	1158	0	0	1183	66	0	0	3	188	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	15	75	0	0	15	0	0	0	0	10	0	0
Red Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	591	1170	0	0	1195	67	0	0	3	190	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	0
Cap, veh/h	741	2685	0	2	1499	998	0	0	5	308	247	0
Arrive On Green	0.20	0.80	0.00	0.00	0.55	0.55	0.00	0.00	0.00	0.08	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	0	1583	3548	1863	0
Grp Volume(v), veh/h	591	1170	0	0	1195	67	0	0	3	190	0	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	0	1583	1774	1863	0
Q Serve(g_s), s	17.4	10.6	0.0	0.0	23.9	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Cycle Q Clear(g_c), s	17.4	10.6	0.0	0.0	23.9	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	741	2685	0	2	1499	998	0	0	5	308	247	0
V/C Ratio(X)	0.80	0.44	0.00	0.00	0.80	0.07	0.00	0.00	0.60	0.62	0.00	0.00
Avail Cap(c_a), veh/h	1437	3039	0	236	2015	1023	0	0	285	1481	778	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.1	10.0	0.0	0.0	41.0	8.8	0.0	0.0	61.3	48.2	0.0	0.0
Incr Delay (d2), s/veh	2.0	0.4	0.0	0.0	3.7	0.1	0.0	0.0	80.0	2.0	0.0	0.0
Initial Q Delay(d3), s/veh	14.5	10.0	0.0	0.0	3.6	0.0	0.0	0.0	0.0	19.8	0.0	0.0
%ile BackOfQ(50%), veh/ln	12.3	21.3	0.0	0.0	25.1	1.3	0.0	0.0	0.2	4.6	0.0	0.0
LnGrp Delay(d), s/veh	60.7	20.3	0.0	0.0	48.3	8.9	0.0	0.0	141.3	69.9	0.0	0.0
LnGrp LOS	E	C			D	A			F	E		
Approach Vol, veh/h		1761			1262			3				190
Approach Delay, s/veh		33.9			46.2			141.3				69.9
Approach LOS		C			D			F				E
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		3.3	0.0	90.0		12.1	25.5	64.5				
Change Period (Y+Rc), s		3.0	3.5	6.0		4.0	4.0	6.0				
Max Green Setting (Gmax), s		19.0	14.0	90.5		44.0	44.0	60.0				
Max Q Clear Time (g_c+I1), s		2.2	0.0	12.6		7.5	19.4	25.9				
Green Ext Time (p_c), s		0.0	0.0	70.7		0.6	2.1	32.5				
Intersection Summary												
HCM 2010 Ctrl Delay					40.9							
HCM 2010 LOS					D							
Notes												

Black Point Sport Club
PM Wknd Existing plus 20 WB Trips

W-Trans

Intersection Collision Rate Calculations

Black Point Sport Club

Intersection # 1: SR 37 & Noble Road
Date of Count: 2014

Number of Collisions: 2
Number of Injuries: 0
Number of Fatalities: 0
ADT: 35000
Start Date: January 1, 2012
End Date: December 31, 2016
Number of Years: 5

Intersection Type: Four-Legged
Control Type: Stop & Yield Controls
Area: Rural

$$\text{collision rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times 365 \text{ Days per Year} \times \text{Number of Years}}$$

$$\text{collision rate} = \frac{2}{35,000} \times \frac{1,000,000}{365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	0.03 c/mve	0.0%	0.0%
Statewide Average*	0.23 c/mve	2.0%	40.4%

ADT = average daily total vehicles entering intersection
 c/mve = collisions per million vehicles entering intersection
 * 2013 Collision Data on California State Highways, Caltrans

Intersection # 2: SR 37 & SR 121
Date of Count: Tuesday, June 09, 2015

Number of Collisions: 123
Number of Injuries: 53
Number of Fatalities: 0
ADT: 34800
Start Date: January 1, 2012
End Date: December 31, 2016
Number of Years: 5

Intersection Type: Four-Legged
Control Type: Signals
Area: Rural

$$\text{collision rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times 365 \text{ Days per Year} \times \text{Number of Years}}$$

$$\text{collision rate} = \frac{123}{34,800} \times \frac{1,000,000}{365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	1.94 c/mve	0.0%	43.1%
Statewide Average*	0.50 c/mve	0.8%	36.4%

ADT = average daily total vehicles entering intersection
 c/mve = collisions per million vehicles entering intersection
 * 2013 Collision Data on California State Highways, Caltrans

From: Jeff Clark
To: Blake Hillegas
Subject: RE: BPSC Hunt Club LLC; 6600 Noble Road File PLP15-0060
Date: Friday, August 04, 2017 11:40:15 AM
Attachments: [94E35A3227AA40AE8D09F4948AE58876.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Blake,

I have reviewed the revised traffic study and other information on the project that you sent to me. The traffic study responded to my comments and is now acceptable. I have no additional comments.

Jeff Clark
Erickson Clark LLC
(916) 203-8824

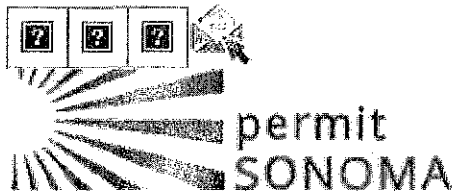
Sent from [Mail](#) for Windows 10

From: Blake Hillegas
Sent: Friday, August 4, 2017 7:17 AM
To: Jeff Clark (runjeff56@gmail.com); Maurice, Patricia@DOT; 'Conteh, Stephen@DOT'
Subject: BPSC Hunt Club LLC; 6600 Noble Road File PLP15-0060

This is to verify whether you have any additional comments regarding the applicants most recent letter and over view of club operations. Attached are applicants communications, the traffic studies, and initial peer review.

Thanks for your assistance.

Blake Hillegas
Supervising Planner
www.PermitSonoma.org
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1392 | Office: 707-565-1900
Fax: 707-565-1103



OFFICE HOURS: Permit Sonoma's public lobby is open Monday through Friday from 8:00 AM to 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.



July 11, 2017

Mr. Bill Hooper
Kenwood Investments
144 West Napa Street
Sonoma, CA 95476

Revised Updated Focused Traffic Study for the Black Point Sport Club

Dear Mr. Hooper;

As requested, W-Trans has prepared a focused traffic study for the Black Point Sports Club located at 5411 Sears Point Road in the County of Sonoma. This letter evaluates volumes on State Routes (SR) 37 and 121, the operation of SR 37/SR 121 and queuing at the intersection, the need for a right-turn taper or lane, and queuing in the existing two-way left-turn lane. The work completed in this letter is in response to the issues identified in a memorandum from Mr. Jeff Clark to Mr. Blake Hillegas of the County of Sonoma dated June 19, 2017.

Existing Conditions

The study area consists of the intersection of SR 37 (Sears Point Road)/SR 121 (Arnold Drive), SR 37 in the vicinity of Noble Road, and SR 121 near SR 37.

SR 37/SR 121 (Arnold Drive) is a four-legged signalized intersection with protected left turns on the eastbound and westbound SR 37 approaches and split phasing on the northbound and southbound approaches. The southbound right turn has a separated lane that does not enter the intersection.

SR 37 generally runs east-west, has a posted speed limit of 55 miles per hour (mph) and one travel lane in each direction in the study area, and has a two-way left-turn lane (TWLTL) at Noble Road.

SR 121 generally runs north-south, has one travel lane in each direction, and a posted speed limit of 55 mph.

As reported in the March 20, 2012, "Access Analysis for Black Point Sports Club," the project site generates 10 peak hour trips under existing conditions.

Collision History

The existing access opening in the center median barrier along SR 37 at "Noble Road" is about 485 feet long, with the driveway located at approximately mid-point. A review of the existing design indicates that the opening is not sufficient for a driver to decelerate within the turn lane unless they enter at a speed of less than 30 mph. Because the design does not meet applicable Caltrans standards, the safety record for the location was reviewed.

The collision history for the intersection of SR 37 at Noble Road was reviewed to determine any trends or patterns that indicate a safety risk that may be exacerbated by the addition of project traffic. Average annual collision rates were calculated based on records for March 1, 2010 through February 28, 2015 obtained through the California Highway Patrol and published in their Statewide Integrated Traffic Records System (SWITRS) reports. The study location had five reported collisions over the five year study period. Four out of five collisions were rear-ends occurring eastbound or westbound on SR 37 and were not a result of motorists turning into or exiting Noble Road. The one collision that was most likely due to movements at the access point involved one vehicle making a U-turn and another vehicle making a left turn, and resulted in property damage only. Even including all five collisions, as shown on the enclosed worksheet, the intersection experienced 0.08 collisions per million vehicles entering (c/mve), which is lower than the statewide average of 0.15 c/mve.

Project Description

The proposed project would include a member's clubhouse with a dining room, bar, and a retail area at the existing bird hunting facility and dog kennel. While the new clubhouse provides increased amenities, its primary purpose is to provide members with more to do when on-site. Members currently come to shoot on the grounds and that will continue to be their primary reason for coming. When the clubhouse is built, they will be able to stay longer to take advantage of these new amenities. While additional employees will be needed to serve the new facilities, it will be offset by a reduction in the number of members. Access to the project site would continue to be via Noble Road.

Trip Generation

Typically the anticipated traffic generated by a project would be estimated using data published by the Institute of Transportation Engineers (ITE); however, ITE provides no data on bird hunting facilities and dog kennels with club houses. The project proposes to add a clubhouse with a dining room, bar, and retail area, but the additional employees needed for these facilities will be offset by a reduction in hunting club members that visit the project site. These additional amenities to the project site are intended to enhance the current use, but are not intended to draw more people that would generate more trips. While there may be a few additional delivery vehicles associated with the change in use, such trips would likely occur outside peak hours, so are not included in the peak hour analysis. Therefore, the projected trip generation was estimated based on information provided regarding the current peak hour trips together with added trips associated with the proposed facilities, and is shown in Table 1. The project results in 3 additional trips during the weekday p.m. peak hour and 7 during the weekend midday peak hour.

Table 1 - Trip Generation Summary

Land Use	Weekday PM Peak Hour			Weekend Midday Peak Hour		
	Trips	In	Out	Trips	In	Out
Bird Hunting Facility/Dog Kennels/Clubhouse	13	6	7	17	10	7

Trip Distribution

The pattern used to allocate new project trips to the roadway network was determined by calculating the eastbound-westbound split on SR 37 during the peak periods. The project site is located on SR 37, which connects Vallejo to the east with Novato to the west. To the north of the intersection of SR 37/SR 121 is the City of Sonoma. Trip distribution assumptions are shown in Table 2.

Table 2 - Trip Distribution Assumptions

Route	Percent	Weekday PM Trips	Weekend MD Trips
SR 37 (east of Noble Road)	55%	2	4
SR 37 (west of SR 121)	30%	1	2
SR 121 (north of SR 37)	15%	0	1
TOTAL	100%	3	7

Volumes on SR 37 and SR 121

Traffic count data for SR 37 in the vicinity of Noble Road and SR 121 near SR 37 was requested and received from Mr. Ron Kyutoku of Caltrans. The counts were used to determine the average weekday p.m. peak hour (4 to 5 p.m.) and

weekend midday peak hour (1 to 2 p.m.) volumes on the state routes, and what the increase during the peak periods would be with project-added traffic due to the expansion of the hunting club. The percent increase on both of the state routes would be less than 0.16 percent in any direction during any peak hour, as shown in Table 3.

Table 3 – State Route Volumes

State Route Direction	Weekday PM Peak Hour			Weekend Midday Peak Hour		
	No Project	Project Added Trips	% Increase	No Project	Project Added Trips	% Increase
SR 37 (east of Noble Rd)						
Eastbound	1,441	1	0.07%	1,231	2	0.16%
Westbound	1,113	1	0.09%	1,271	2	0.15%
SR 121 (north of SR 37)						
Northbound	601	0	0.00%	905	0	0.00%
Southbound	947	0	0.00%	650	1	0.15%

Operational Analysis

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The study intersection was analyzed using signalized methodology published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 2010. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle. The signalized methodology is based on factors including traffic volumes, green time for each movement, phasing, whether or not the signals are coordinated, truck traffic, initial queue lengths on each approach, lane utilizations, merge distance, and pedestrian activity. Average stopped delay per vehicle in seconds is used as the basis for evaluation in this LOS methodology. Signal timing provided by Caltrans was used for the analysis.

While the intersection is operated by Caltrans, it is located in the County of Sonoma, so County standards are used to determine if the project would have a significant impact on operation of the intersection. Based on the most recent criteria published by the County of Sonoma in May of 2016, the project would have a significant traffic impact if the project's traffic would cause the intersection currently operating at an acceptable level of service (LOS D or better) to operate below the standard (LOS E or F).

If the intersection currently operates or is projected to operate below the County standard (at LOS E or F), the project's impact is significant and cumulatively considerable if it causes the average delay to increase by five seconds or more. The delay will be determined by comparing intersection operation with and without the project's traffic for both the existing baseline and projected future conditions. These criteria apply to all controlled intersections except for driveways and minor side streets that have less than 30 vehicle trips per hour per approach or per exclusive left turn movement.

The intersection of SR 37/SR 121 is currently operating unacceptably at LOS F during the weekday p.m. peak hour, with long queues of traffic waiting at the start of each cycle, and acceptably at LOS D during the weekend midday peak hour. With project traffic added, the intersection is expected to operate at the same levels of service as without the project. These results are summarized in Table 4 and also enclosed.

Table 4 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection	Existing Conditions				Existing plus Project			
	Weekday PM		Weekend Midday		Weekday PM		Weekend Midday	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. SR 37/SR 121	144.2	F	38.3	D	144.4	F	38.6	D

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; **Bold** text = deficient operation

The project is expected to increase the average delay at SR 37/SR 121 by 0.2 seconds during the weekday p.m. peak hour, which is considered a less-than-significant impact under the County's standards. During the weekend midday peak hour LOS D operation is expected to be maintained with project traffic added, which is also a less-than-significant impact.

Right-Turn Warrant Analysis

The need for a westbound right-turn taper or turn lane was explored considering the maximum number of inbound trips during the weekday p.m. peak hour and weekend midday peak hour. If all six inbound weekday p.m. peak hour trips arrived from the east to be right turns at the project driveway, neither a right-turn taper nor turn lane would be warranted. Similarly, if all ten inbound weekend midday peak hour trips were right turns at the project driveway, a right-turn taper nor turn lane would be warranted. However, based on the eastbound-westbound split of vehicles on SR 37 during the peak periods, it is anticipated that approximately half of the vehicles would arrive from the east and half of the vehicles would arrive from the west. As indicated on the warrant spreadsheet, which is enclosed, volumes would need to increase to 20 right turns to warrant a right-turn lane and 40 right turns to warrant a right-turn taper. The turn lane warrant spreadsheets are enclosed.

Queuing Analysis

A queuing analysis was completed at the intersection of the project access point with SR 37 to evaluate any issues with the storage length of the TWLTL. Under the most conservative conditions, if all six inbound weekday p.m. peak hour trips arrived from the west to be left turns at the project driveway, the maximum queue would be three vehicles. If all ten inbound weekend midday peak hour trips were left turns at the project driveway, the maximum queue is also expected to be three vehicles. The existing TWLTL can accommodate approximately eight vehicles. Again, it is anticipated that approximately half of the vehicles would arrive from the east and half of the vehicles would arrive from the west. The queuing spreadsheets are enclosed.

Westbound queues at the intersection of SR 37/SR 121 sometimes extend beyond the intersection of Noble Road with SR 37, though this is an infrequent event. Queues in excess of one and one-half miles are more common in the eastbound direction at the intersection. In the event the westbound approach queue extends as far back as Noble Road, the severe congestion results in motorists traveling at low speeds or are even stopped. In such conditions motorists are generally willing to allow a vehicle trying to enter or exit the site to make a southbound left- or right-turn onto SR 37 or left turn off the highway to the site.

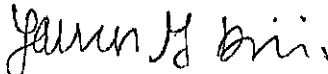
Conclusions and Recommendations

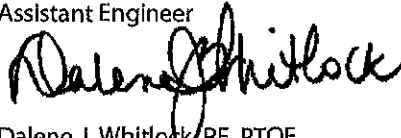
- There are no safety issues associated with the existing access to Noble Road.
- The project would result in a total of 13 trips during the weekday p.m. peak hour and 17 trips during the weekend midday peak hour compared to the 10 trips generated by existing activities.

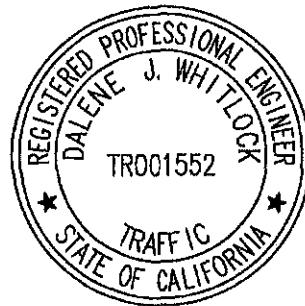
- SRs 37 and 121 would increase in peak hour volumes by no more than 0.16 percent with project added traffic.
- The intersection of SR 37/SR 121 is currently operating unacceptably at LOS F during the weekday p.m. peak hour and acceptably at LOS D during the weekend midday peak hour. The intersection would operate at the same levels of service with project traffic added. The project would be expected to increase average delay by 0.2 seconds during the weekday p.m. peak hour, which is considered a less-than-significant impact under the County's standards.
- A right turn/taper is not warranted at the intersection of SR 37/Noble Road.
- The storage length of the existing two-way left-turn lane is adequate for the increase in trips on SR 37 with the proposed project.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,


Lauren Davini, PE
Assistant Engineer


Dalene J. Whitlock, PE, PTOE
Principal



DJW/lgd/SOX430.L1

Enclosures: Collision Rate Calculations
Level of Service Calculations
Turn Lane Warrant Spreadsheets
Queuing Spreadsheets

Intersection Collision Rate Calculations

Traffic Study for Black Point Sport Club

Intersection # 1: SR 37 & Noble Road

Date of Count: 2014

Number of Collisions: 5

Number of Injuries: 0

Number of Fatalities: 0

ADT: 35000

Start Date: March 1, 2010

End Date: February 28, 2015

Number of Years: 5

Intersection Type: Four-Legged

Control Type: Stop & Yield Controls

Area: Urban

$$\text{collision rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times 365 \text{ Days per Year} \times \text{Number of Years}}$$

$$\text{collision rate} = \frac{5}{35,000} \times \frac{1,000,000}{365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	0.08 c/mve	0.0%	0.0%
Statewide Average*	0.16 c/mve	1.0%	41.9%

ADT = average daily total vehicles entering intersection
 c/mve = collisions per million vehicles entering intersection
 * 2012 Collision Data on California State Highways, Caltrans

HCM 2010 Signalized Intersection Summary
 1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

06/28/2017

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑	↑↑		↑↑	↑↑	↑	↔	↔	↑	↔	↔	
Traffic Volume (veh/h)	488	865	0	1012	94	0	0	0	345	0	0	0
Future Volume (veh/h)	488	865	0	1012	94	0	0	0	345	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	20	400	0	20	2	0	0	0	30	0	0	0
Ped-Bike Adj(A_pb1)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/s	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	493	874	0	1022	95	0	0	0	348	0	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	0	2	1	0	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	664	2359	0	1782	1079	0	2	0	551	326	0	0
Arrive On Green	0.18	0.77	0.00	0.00	0.55	0.55	0.00	0.00	0.13	0.00	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	1863	0	3548	1863	0
Grp Volume(v), veh/h	493	874	0	1022	95	0	0	0	348	0	0	0
Grp Sat Flow(s), veh/h/s	1721	1770	0	1774	1770	1583	0	1863	0	1774	1863	0
Q Serve(g_s), s	13.5	7.4	0.0	0.0	17.7	2.0	0.0	0.0	9.3	0.0	0.0	0.0
Cycle Q Clear(g_c), s	13.5	7.4	0.0	0.0	17.7	2.0	0.0	0.0	9.3	0.0	0.0	0.0
Prop In Lane	1.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap(c), veh/h	664	2359	0	1782	1079	0	2	0	551	326	0	0
W/C Ratio(X)	0.74	0.37	0.00	0.00	0.57	0.09	0.00	0.00	0.63	0.00	0.00	0.00
Avail Cap(c_a), veh/h	1546	3269	0	254	2168	1171	0	361	1594	837	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	42.5	27.0	0.0	0.0	24.0	5.4	0.0	0.0	44.8	0.0	0.0	0.0
Incr Delay (d2), s/veh	1.7	0.4	0.0	0.0	1.1	0.1	0.0	0.0	1.2	0.0	0.0	0.0
Initial Q Delay(d3), s/veh	26.4	327.0	0.0	0.0	2.1	0.0	0.0	0.0	57.9	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	11.6	159.7	0.0	0.0	15.2	1.6	0.0	0.0	12.4	0.0	0.0	0.0
InGrp Delay(d), s/veh	69.8	354.3	0.0	0.0	27.2	5.5	0.0	0.0	104.0	0.0	0.0	0.0
InGrp LOS	E	F		C	A				F			
Approach Vol, veh/h	1387			1117			0			348		
Approach Delay, s/veh	251.7			25.4			0.0			104.0		
Approach LOS	F			C						F		

Intersection Summary	
HCM 2010 Ctrl Delay	144.2
HCM 2010 LOS	F

Notes:
 User approved volume balancing among the lanes for turning movement.

Black Point Sport Club TIS
 PM Weekday Existing

Synchro 8 Report
 W-Trans

HCM 2010 Signalized Intersection Summary
 1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

06/29/2017

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑	↑↑		↑↑	↑↑	↑	↔	↔	↑	↔	↔	
Traffic Volume (veh/h)	585	1158	0	1163	66	0	0	3	188	0	0	0
Future Volume (veh/h)	585	1158	0	1163	66	0	0	3	188	0	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	15	75	0	0	15	0	0	0	10	0	0	0
Ped-Bike Adj(A_pb1)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/s	1863	1863	1900	1863	1863	1863	1900	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	591	1170	0	0	1175	67	0	0	3	190	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	742	2865	0	2	1585	998	0	0	5	308	236	0
Arrive On Green	0.20	0.80	0.00	0.00	0.55	0.55	0.00	0.00	0.00	0.08	0.08	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	0	1583	3548	1863	0
Grp Volume(v), veh/h	591	1170	0	0	1175	67	0	0	3	190	0	0
Grp Sat Flow(s), veh/h/s	1721	1770	0	1774	1770	1583	0	0	1583	1774	1863	0
Q Serve(g_s), s	17.4	10.6	0.0	0.0	23.3	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Cycle Q Clear(g_c), s	17.4	10.6	0.0	0.0	23.3	1.7	0.0	0.0	0.2	5.5	0.0	0.0
Prop In Lane	1.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00
Lane Grp Cap(c), veh/h	742	2865	0	2	1585	998	0	0	5	308	236	0
W/C Ratio(X)	0.90	0.44	0.00	0.00	0.74	0.07	0.00	0.00	0.60	0.62	0.00	0.00
Avail Cap(c_a), veh/h	1439	3043	0	236	2018	1024	0	0	286	1483	779	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	44.1	10.0	0.0	0.0	36.3	8.7	0.0	0.0	60.3	48.1	0.0	0.0
Incr Delay (d2), s/veh	2.0	0.4	0.0	0.0	2.6	0.1	0.0	0.0	79.8	2.0	0.0	0.0
Initial Q Delay(d3), s/veh	14.5	10.0	0.0	0.0	2.5	0.0	0.0	0.0	0.0	19.7	0.0	0.0
%ile BackOfQ(50%), veh/h	12.3	21.3	0.0	0.0	22.4	1.2	0.0	0.0	0.2	4.6	0.0	0.0
InGrp Delay(d), s/veh	60.6	20.3	0.0	0.0	41.4	8.8	0.0	0.0	140.1	69.8	0.0	0.0
InGrp LOS	E	C			D	A			F	E		
Approach Vol, veh/h	1761			1242			3			180		
Approach Delay, s/veh	33.6			39.6			140.1			69.8		
Approach LOS	C			D			F			E		

Intersection Summary	
HCM 2010 Ctrl Delay	38.3
HCM 2010 LOS	D

Notes:
 User approved volume balancing among the lanes for turning movement.

Black Point Sport Club TIS
 MD Weekend Existing

Synchro 8 Report
 W-Trans

HCM 2010 Signalized Intersection Summary
 1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

06/28/2017

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	TT	TT		T	TT	F				T	T	
Traffic Volume (veh/h)	488	867	0	0	1014	95	0	0	0	346	0	0
Future Volume (veh/h)	488	867	0	0	1014	95	0	0	0	346	0	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	20	400	0	0	20	2	0	0	0	30	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1853	1863	1900	1863	1863	1900	1863	1900	1863	1863	1900	1863
Adj Flow Rate, veh/h	493	876	0	0	1024	96	0	0	0	349	0	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	664	2359	0	2	1781	1079	0	2	0	552	327	0
Arrive On Green	0.18	0.77	0.00	0.00	0.55	0.55	0.00	0.00	0.00	0.13	0.00	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1863	0	1863	0	3548	1863	0
Grp Volume(v), veh/h	493	876	0	0	1024	98	0	0	0	349	0	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	1863	0	1774	1863	0
Q Serve(g_s), s	13.5	7.4	0.0	0.0	17.8	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Cycle Q Clear(g_c), s	13.5	7.4	0.0	0.0	17.8	2.0	0.0	0.0	0.0	9.3	0.0	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	664	2359	0	2	1781	1079	0	2	0	552	327	0
V/C Ratio(X)	0.74	0.37	0.00	0.00	0.58	0.09	0.00	0.00	0.00	0.53	0.00	0.00
Avail Cap(c_a), veh/h	1544	3265	0	253	2165	1170	0	361	0	1591	836	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	42.6	27.0	0.0	0.0	24.1	5.4	0.0	0.0	0.0	44.3	0.0	0.0
Incr Delay (d2), s/veh	1.7	0.4	0.0	0.0	1.1	0.1	0.0	0.0	0.0	1.2	0.0	0.0
Initial Q Delay(d3), s/veh	25.4	327.4	0.0	0.0	2.1	0.0	0.0	0.0	0.0	57.9	0.0	0.0
%ile BackOfQ(50%), veh/ln	11.6	159.8	0.0	0.0	15.2	1.7	0.0	0.0	0.0	12.4	0.0	0.0
LnGrp Delay(d), s/veh	69.7	354.7	0.0	0.0	27.3	5.6	0.0	0.0	0.0	103.9	0.0	0.0
LnGrp LOS	E	F			C	A				F		
Approach Vol, veh/h	1369			1120			0			349		
Approach Delay, s/veh	252.1			25.4			0.0			103.9		
Approach LOS	E			C						F		
Assigned Phs	2	3	4	6	7	8						
Phs Duration (G+Y+Rc), s	0.0	0.0	81.6	16.5	21.2	60.4						
Change Period (Y+Rc), s	3.0	3.5	8.0	4.0	4.0	6.0						
Max Green Setting (Gmax), s	19.0	14.0	90.5	44.0	44.0	60.0						
Max Q Clear Time (g_c+H1), s	0.0	0.0	9.4	11.3	15.5	19.8						
Green Ext Time (p_c), s	0.0	0.0	61.4	1.2	1.7	34.6						
Intersection Summary												
HCM 2010 Ctrl Delay	144.4											
HCM 2010 LOS	F											
Notes	User approved volume balancing among the lanes for turning movement.											

Black Point Sport Club TIS
 PM Weekday Existing plus Project

Synchro 8 Report
 W-Trans

HCM 2010 Signalized Intersection Summary
 1: Tolay Creek Rd/Arnold Dr (SR 121) & Sears Point Rd (SR 37)

06/29/2017

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	TT	TT		T	TT	F				T	T	
Traffic Volume (veh/h)	585	1158	0	0	1165	67	0	0	0	3	190	0
Future Volume (veh/h)	585	1158	0	0	1165	67	0	0	0	3	190	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	15	75	0	0	15	0	0	0	0	0	10	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1900	1863	1900	1863	1863
Adj Flow Rate, veh/h	591	1170	0	0	1177	68	0	0	0	3	192	0
Adj No. of Lanes	2	2	0	1	2	1	0	1	0	2	1	0
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	741	2683	0	2	1577	999	0	0	0	5	310	238
Arrive On Green	0.20	0.80	0.00	0.00	0.55	0.55	0.00	0.00	0.00	0.00	0.08	0.00
Sat Flow, veh/h	3442	3632	0	1774	3539	1583	0	0	0	1583	3548	1863
Grp Volume(v), veh/h	591	1170	0	0	1177	68	0	0	0	3	192	0
Grp Sat Flow(s), veh/h/ln	1721	1770	0	1774	1770	1583	0	0	0	1583	1774	1863
Q Serve(g_s), s	17.4	10.6	0.0	0.0	23.4	1.7	0.0	0.0	0.0	0.2	5.6	0.0
Cycle Q Clear(g_c), s	17.4	10.6	0.0	0.0	23.4	1.7	0.0	0.0	0.0	0.2	5.6	0.0
Prop In Lane	1.00		0.00	1.00		1.00	0.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	741	2683	0	2	1577	999	0	0	0	5	310	238
V/C Ratio(X)	0.80	0.44	0.00	0.00	0.75	0.07	0.00	0.00	0.00	0.80	0.82	0.00
Avail Cap(c_a), veh/h	1437	3040	0	236	2016	1024	0	0	0	286	1482	778
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.1	10.0	0.0	0.0	36.7	8.7	0.0	0.0	0.0	60.4	48.1	0.0
Incr Delay (d2), s/veh	2.0	0.4	0.0	0.0	2.7	0.1	0.0	0.0	0.0	79.8	2.0	0.0
Initial Q Delay(d3), s/veh	14.5	10.0	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	19.6	0.0
%ile BackOfQ(50%), veh/ln	12.3	21.3	0.0	0.0	22.6	1.3	0.0	0.0	0.0	0.2	4.6	0.0
LnGrp Delay(d), s/veh	60.6	20.4	0.0	0.0	41.9	8.8	0.0	0.0	0.0	140.3	69.7	0.0
LnGrp LOS	E	C			D	A				F	E	
Approach Vol, veh/h	1781			1245			3			192		
Approach Delay, s/veh	33.9			40.1			140.3			69.7		
Approach LOS	C			D			F			E		
Assigned Phs	2	3	4	6	7	8						
Phs Duration (G+Y+Rc), s	3.3	0.0	89.9	12.2	25.5	64.4						
Change Period (Y+Rc), s	3.0	3.5	6.0	4.0	4.0	6.0						
Max Green Setting (Gmax), s	19.0	14.0	90.5	44.0	44.0	60.0						
Max Q Clear Time (g_c+H1), s	2.2	0.0	12.6	7.6	19.4	25.4						
Green Ext Time (p_c), s	0.0	0.0	70.4	0.6	2.1	33.0						
Intersection Summary												
HCM 2010 Ctrl Delay	38.6											
HCM 2010 LOS	D											
Notes	User approved volume balancing among the lanes for turning movement.											

Black Point Sport Club TIS
 MD Weekend Existing plus Project

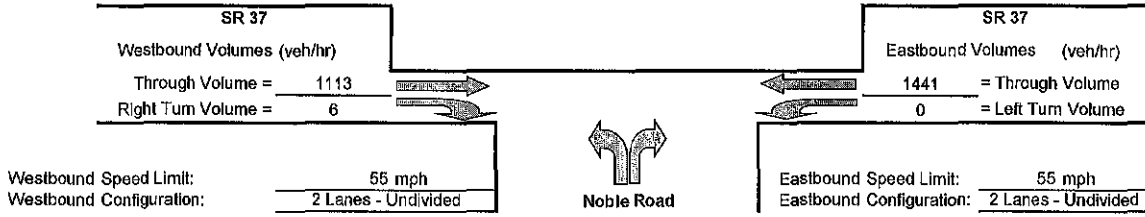
Synchro 8 Report
 W-Trans

Turn Lane Warrant Analysis - Tee Intersections

Study Intersection: SR 37/Noble Road
 Study Scenario: Weekday PM plus Project

Direction of Analysis Street: East/West

Cross Street Intersects: From the North



Westbound Right Turn Lane Warrants

1. Check for right turn volume criteria

NOT WARRANTED - Less than 40 vehicles

2. Check advance volume threshold criteria for turn lane

Advancing Volume Threshold AV = -
 Advancing Volume Va = 1119
 If AV < Va then warrant is met -

Right Turn Lane Warranted: NO

Westbound Right Turn Taper Warrants (evaluate if right turn lane is unwarranted)

1. Check taper volume criteria

NOT WARRANTED - Less than 20 vehicles

2. Check advance volume threshold criteria for taper

Advancing Volume Threshold AV = -
 Advancing Volume Va = 1119
 If AV < Va then warrant is met -

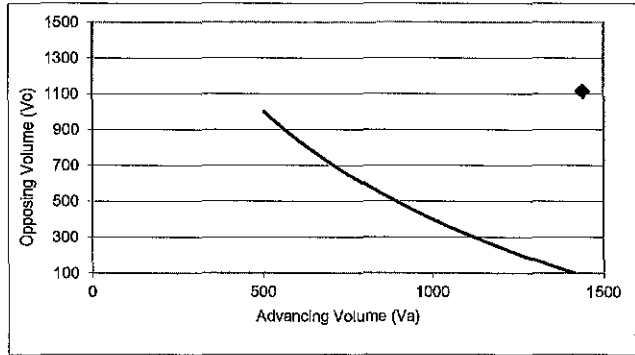
Right Turn Taper Warranted: NO

Eastbound Left Turn Lane Warrants

Percentage Left Turns %lt 0.0 %

Advancing Volume Threshold AV 441 veh/hr

If AV < Va then warrant is met



◆ Study Intersection
 Two lane roadway warrant threshold for: 55 mph
 Turn lane warranted if point falls to right of warrant threshold line

Left Turn Lane Warranted: YES

Methodology based on Washington State Transportation Center Research Report *Method For Prioritizing Intersection Improvements*, January 1997.
 The right turn lane and taper analysis is based on work conducted by Cottrell in 1981.
 The left turn lane analysis is based on work conducted by M.D. Harmelink in 1967, and modified by Kikuchi and Chakroborty in 1991.

Queue Length Estimation at Two-Way STOP Controlled Intersection

Project Information			
Analyst:	W-Trans	Agency/Co.:	Sonoma County
Analysis Time Period:		Project ID:	SOX430
Date Performed:	7/10/2017	Scenario:	PM Existing + Project
Jurisdiction:	Caltans		
Intersection:	SR 37/Black Point Sports Club Dwy		
East/West Street:	SR 37/Black Point Sports Club Dwy		
North/South Street:	Black Point Sports Club Dwy		

Instructions

Step 1 Input Volumes on **Volumes** sheet

Lane Group Code:

MJL	1	Major street separate left turn lane / TWLT
MNLTR	2	Minor street shared left, through and right lane
MNLR	3	Minor street shared left, and right lane
MNL	4	Minor street separate left turn lane
MNR	5	Minor street separate right turn lane

Step 2 Calculate Input Parameters
 Calculate Lane Group Volumes, % Heavy Vehicles, and Conflicting Volumes (2.0% default)
 Identify the presence of an upstream signal within 1/4 mile on major approaches (Signal, 0 default)
 Identify the presence of a separate LT lane / TWLT on major street approaches (LT, 1 default)
 Verify the input ranges to feed into the models (see QueueLengthsModels sheet)

Step 3 Obtain queue lengths in feet from **Results** column

Note: Round off queue lengths to the next highest 25 feet when reporting

Input							Results
Approach	Lane Group Code	Volume, veh/hr	% Heavy Vehicles	Conflicting Volume, veh/hr	Signal (0 or 1)	Left Turn Lane (0 or 1)	Queue Length Feet
NB	MNLTR	0					
NB	MNLR	0					
NB	MNL	0					
NB	MNR	0					
SB	MNLTR	7	2.0%	6245	0	1	50
SB	MNLR	7	2.0%	3679	0	1	50
SB	MNL	4	2.0%	2566	0	1	100
SB	MNR	3	2.0%	1113	0	1	50
EB	MJL	6	2.0%	1113	0	1	75
WB	MJL	0					

Queue Length Estimation at Two-Way STOP Controlled Intersection

Project Information			
Analyst:	W-Trans	Agency/Co.:	Sonoma County
Analysis Time Period:		Project ID:	SOX430
Date Performed:	7/10/2017	Scenario:	Weekend Midday Existing + Project
Jurisdiction:	Caltans		
Intersection:	SR 37/Black Point Sports Club Dwy		
East/West Street:	SR 37/Black Point Sports Club Dwy		
North/South Street:	Black Point Sports Club Dwy		

Instructions

Step 1 Input Volumes on **Volumes** sheet

Lane Group Code:

MJL	1	Major street separate left turn lane / TWLT
MNLTR	2	Minor street shared left, through and right lane
MNLR	3	Minor street shared left, and right lane
MNL	4	Minor street separate left turn lane
MNR	5	Minor street separate right turn lane

Step 2 Calculate Input Parameters
 Calculate Lane Group Volumes, % Heavy Vehicles, and Conflicting Volumes (2.0% default)
 Identify the presence of an upstream signal within 1/4 mile on major approaches (Signal, 0 default)
 Identify the presence of a separate LT lane / TWLT on major street approaches (LT, 1 default)
 Verify the input ranges to feed into the models (see QueueLengthsModels sheet)

Step 3 Obtain queue lengths in feet from **Results** column

Note: Round off queue lengths to the next highest 25 feet when reporting

Input							Results
Approach	Lane Group Code	Volume, veh/hr	% Heavy Vehicles	Conflicting Volume, veh/hr	Signal (0 or 1)	Left Turn Lane (0 or 1)	Queue Length Feet
NB	MNLTR	0					
NB	MNLR	0					
NB	MNL	0					
NB	MNR	0					
SB	MNLTR	7	2.0%	6315	0	1	50
SB	MNLR	7	2.0%	3793	0	1	50
SB	MNL	4	2.0%	2522	0	1	100
SB	MNR	3	2.0%	1271	0	1	50
EB	MJL	10	2.0%	1271	0	1	75
WB	MJL	0					

Erickson Clark LLC

Memorandum

To: Blake Hillegas, PRMD

From: Jeff Clark, Erickson Clark LLC

Date: June 19, 2017

Subject: PLP15-0060, 6600 Noble Road, Black Point Sport Club
Peer review of the Updated Focused Traffic Study Dated March 16, 2016

The review of the Updated Focused Traffic Study for the Black Point Sport Club, March 16, 2016 found that the study met the minimum requirements for a traffic study as defined in the Sonoma County Traffic Impact Guidelines. However, the results of the analysis indicate that the intersection of State Route (SR) 37 and SR 121 is operating at LOS C during pm peak hour weekday and LOS B during midday weekend conditions. This does not match existing operating conditions at the intersection (LOS E/F). The traffic study should be revised using the following recommendations/comments.

Comments:

Table 4 – The weekday midday heading should be changed to weekend midday for both the Existing Conditions and Existing plus Project columns.

Operational Analysis, Page 3 – The analysis of the operating condition at the SR 37/SR 121 intersection should be revised using the following:

1. Use actual traffic signal timing for the intersection. The current analysis does not use the actual traffic signal timing as called for in the Sonoma County Traffic Impact Guidelines.
2. Modifications to the assumed lane utilization for the eastbound SR 37 left-turn and through movements and southbound SR 121 left-turn movement. The short distance for the lane drops on the eastbound SR 37 (about 400 feet) and northbound SR 121 (about 500 feet) intersection departures result in an imbalance in the lane utilization for the southbound SR 121 left-turn movements, and eastbound SR 37 left-turn and through movements. The use of a 50%/50% lane utilization is not appropriate.
3. The capacity for the southbound SR 121 left-turn movement and the eastbound SR 37 through movement should be adjusted to account for the short lane drop distance on the eastbound SR 37 departure. The backup from the merge area does not allow all vehicle wishing to enter the intersection decreasing the capacity of the southbound left-turn and eastbound through movements. The use of default capacity values is inappropriate at this intersection. They should be adjusted to match field conditions.
4. On the westbound SR 37 approach the short length (about 500 feet) of the second through lane does not allow vehicles to utilize the second lane. A 50%/50% lane utilization for this approach is not appropriate.

Queuing Analysis, Page 4 – A paragraph should be added to this section describing the fact that during certain times of the day (weekday and weekend) westbound queues at the SR 37/SR 121 intersection extend beyond the Noble Road/SR 37 intersection, blocking left turn access to/from Noble Road.



March 16, 2016

Mr. Bill Hooper
Kenwood Investments
c/o Platinum Advisors
1215 K Street, Suite 1150
Sacramento, CA 95814

Updated Focused Traffic Study for the Black Point Sport Club

Dear Mr. Hooper;

As requested, W-Trans has prepared a focused traffic study for the Black Point Sports Club located at 5411 Sears Point Road in the County of Sonoma. This letter evaluates volumes on State Routes (SR) 37 and 121, the operation of SR 37/SR 121, the need for a right-turn taper or lane, and queuing in the existing two-way left-turn lane. The work completed in this letter is in response to the issues identified in letters from Mr. Blake Hillegas of the County of Sonoma (October 9, 2015) and Ms. Patricia Maurice of Caltrans (October 20, 2015).

Existing Conditions

The study area consists of the intersection of SR 37 (Sears Point Road)/SR 121 (Arnold Drive), SR 37 in the vicinity of Noble Road, and SR 121 near SR 37.

SR 37/SR 121 (Arnold Drive) is a four-legged signalized intersection with protected left turns on the eastbound and westbound SR 37 approaches and split phasing on the northbound and southbound approaches. The southbound right turn has a separated lane that does not enter the intersection.

SR 37 generally runs east-west, has a posted speed limit of 55 miles per hour (mph) and one travel lane in each direction in the study area, and has a two-way left-turn lane (TWLTL) at Noble Road.

SR 121 generally runs north-south, has one travel lane in each direction, and a posted speed limit of 55 mph.

As reported in the March 20, 2012, "Access Analysis for Black Point Sports Club," the project site generates 10 peak hour trips under existing conditions.

Collision History

The existing access opening in the center median barrier along SR 37 at "Noble Road" is about 485 feet long, with the driveway located at approximately mid-point. A review of the existing design indicates that the opening is not sufficient for a driver to decelerate within the turn lane unless they enter at a speed of less than 30 mph. Because the design does not meet applicable Caltrans standards, the safety record for the location was reviewed.

The collision history for the intersection of SR 37 at Noble Road was reviewed to determine any trends or patterns that indicate a safety risk that may be exacerbated by the addition of project traffic. Average annual collision rates were calculated based on records for March 1, 2010 through February 28, 2015 obtained through the California Highway Patrol and published in their Statewide Integrated Traffic Records System (SWITRS) reports. The study location had five reported collisions over the five year study period. Four out of five collisions were rear-ends occurring eastbound or westbound on SR 37 and were not a result of motorists turning into or exiting Noble Road. The one collision that was most likely due to movements at the access point involved one vehicle making a U-turn and another vehicle making a left turn, and resulted in property damage only. Even including all five collisions, as shown on the enclosed worksheet, the intersection experienced 0.08 collisions per million vehicles entering (c/mve), which is lower than the statewide average of 0.15 c/mve.

Project Description

The proposed project would include a member's clubhouse with a dining room, bar, and a retail area at the existing bird hunting facility and dog kennel. While the new clubhouse provides increased amenities, its primary purpose is to provide members with more to do when on-site. Members currently come to shoot on the grounds and that will continue to be their primary reason for coming. When the clubhouse is built, they will be able to stay longer to take advantage of these new amenities. While additional employees will be needed to serve the new facilities, it will be offset by a reduction in the number of members. Access to the project site would continue to be via Noble Road.

Trip Generation

Typically the anticipated traffic generated by a project would be estimated using data published by the Institute of Transportation Engineers (ITE); however, ITE provides no data on bird hunting facilities and dog kennels with club houses. The project proposes to add a clubhouse with a dining room, bar, and retail area, but the additional employees needed for these facilities will be offset by a reduction in hunting club members that visit the project site. These additional amenities to the project site are intended to enhance the current use, but are not intended to draw more people that would generate more trips. While there may be a few additional delivery vehicles associated with the change in use, such trips would likely occur outside peak hours, so are not included in the peak hour analysis. Therefore, the projected trip generation was estimated based on information provided regarding the current peak hour trips together with added trips associated with the proposed facilities, and is shown in Table 1. The project results in 3 additional trips during the weekday p.m. peak hour and 7 during the weekend midday peak hour.

Table 1 – Trip Generation Summary

Land Use	Weekday PM Peak Hour			Weekend Midday Peak Hour		
	Trips	In	Out	Trips	In	Out
Bird Hunting Facility/Dog Kennels/Clubhouse	13	6	7	17	10	7

Trip Distribution

The pattern used to allocate new project trips to the roadway network was determined by calculating the eastbound-westbound split on SR 37 during the peak periods. The project site is located on SR 37, which connects Vallejo to the east with Novato to the west. To the north of the intersection of SR 37/SR 121 is the City of Sonoma. Trip distribution assumptions are shown in Table 2.

Table 2 – Trip Distribution Assumptions

Route	Percent	Weekday PM Trips	Weekend MD Trips
SR 37 (east of Noble Road)	55%	2	4
SR 37 (west of SR 121)	30%	1	2
SR 121 (north of SR 37)	15%	0	1
TOTAL	100%	3	7

Volumes on SR 37 and SR 121

Traffic count data for SR 37 in the vicinity of Noble Road and SR 121 near SR 37 was requested and received from Mr. Ron Kyutoku of Caltrans. The counts were used to determine the average weekday p.m. peak hour (4 to 5 p.m.) and weekend midday peak hour (1 to 2 p.m.) volumes on the state routes, and what the increase during the peak periods would be with project-added traffic due to the expansion of the hunting club. The percent increase on both of the state routes would be less than 0.16 percent in any direction during any peak hour, as shown in Table 3.

State Route Direction	Weekday PM Peak Hour			Weekend Midday Peak Hour		
	No Project	Project Added Trips	% Increase	No Project	Project Added Trips	% Increase
SR 37 (east of Noble Rd)						
EB	1,441	1	0.07%	1,231	2	0.16%
WB	1,113	1	0.09%	1,271	2	0.15%
SR 121 (north of SR 37)						
NB	601	0	0.00%	905	0	0.00%
SB	947	0	0.00%	650	1	0.15%

Operational Analysis

The intersection of SR 37/SR 121 is currently operating at LOS C during the weekday p.m. peak hour and LOS B during the weekend midday peak hour. With project traffic added, the intersection is expected to operate at the same levels of service as without the project. These results are summarized in Table 4 and also enclosed.

Study Intersection	Existing Conditions				Existing plus Project			
	Weekday PM		Weekday Midday		Weekday PM		Weekday Midday	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. SR 37/SR 121	20.3	C	16.2	B	20.3	C	16.2	B

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service

It is noted that the operational results for this intersection are not consistent with the levels of delay often experienced at this location. The second eastbound lane ends a short distance east of the intersection, resulting in limited capacity for the second lanes feeding into the eastbound direction from both the west and north legs of the intersection. As a result the number of vehicles that actually clear the intersection and were therefore counted is less than the demand in terms of vehicles waiting to go east through the signal. However, what this analysis shows is that the project-related trips result in *no change* to the average delay, which is a less-than-significant impact regardless of the level of service.

Right-Turn Warrant Analysis

The need for a westbound right-turn taper or turn lane was explored considering the maximum number of inbound trips during the weekday p.m. peak hour and weekend midday peak hour. If all six inbound weekday

p.m. peak hour trips arrived from the east to be right turns at the project driveway, neither a right-turn taper nor turn lane would be warranted. Similarly, if all ten inbound weekend midday peak hour trips were right turns at the project driveway, a right-turn taper nor turn lane would be warranted. However, based on the eastbound-westbound split of vehicles on SR 37 during the peak periods, it is anticipated that approximately half of the vehicles would arrive from the east and half of the vehicles would arrive from the west. As indicated on the warrant spreadsheet, which is enclosed, volumes would need to increase to 20 right turns to warrant a right-turn lane and 40 right turns to warrant a right-turn taper. The turn lane warrant spreadsheets are enclosed.

Queuing Analysis

A queuing analysis was completed at the intersection of the project access point with SR 37 to evaluate any issues with the storage length of the TWLTL. Under the most conservative conditions, if all six inbound weekday p.m. peak hour trips arrived from the west to be left turns at the project driveway, the maximum queue would be one vehicle. If all ten inbound weekend midday peak hour trips were left turns at the project driveway, the maximum queue is expected to be one vehicle. Again, it is anticipated that approximately half of the vehicles would arrive from the east and half of the vehicles would arrive from the west. The queuing spreadsheets are enclosed.

Conclusions and Recommendations

- There are no safety issues associated with the existing access to Noble Road.
- The project would result in a total of 13 trips during the weekday p.m. peak hour and 17 trips during the weekend midday peak hour compared to the 10 trips generated by existing activities.
- SRs 37 and 121 would increase in peak hour volumes by no more than 0.16 percent with project added traffic.
- The intersection of SR 37/SR 121 would operate at the same levels of service as without the project.
- A right turn/taper is not warranted at the intersection of SR 37/Noble Road.
- The storage length of the existing TWLTL is adequate for the increase in trips on SR 37 with the proposed project.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

Lauren J. Davini

Lauren Davini, EIT
Assistant Engineer

Dalene J. Whitlock

Dalene J. Whitlock, PE, PTOE
Principal



DJW/lgd/SOX430.L1

Enclosures: Collision Rate Calculations
Level of Service Calculations
Turn Lane Warrant Spreadsheets
Queuing Spreadsheets

Intersection Collision Rate Calculations

Traffic Study for Black Point Sport Club

Intersection # 1: SR 37 & Noble Road

Date of Count: 2014

Number of Collisions: 5

Number of Injuries: 0

Number of Fatalities: 0

ADT: 35000

Start Date: March 1, 2010

End Date: February 28, 2015

Number of Years: 5

Intersection Type: Four-Legged

Control Type: Stop & Yield Controls

Area: Urban

$$\text{collision rate} = \frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times 365 \text{ Days per Year} \times \text{Number of Years}}$$

$$\text{collision rate} = \frac{5}{35,000} \times \frac{1,000,000}{365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	0.08 c/mve	0.0%	0.0%
Statewide Average*	0.15 c/mve	1.0%	41.9%

ADT = average daily total vehicles entering intersection

c/mve = collisions per million vehicles entering intersection

* 2012 Collision Data on California State Highways, Caltrans

PM Peak Hour - Existing Conditions
Traffic Impact Study for the Black Point Sport Club
County of Sonoma

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 SR 37/SR 121 (Arnold Dr)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.602
Loss Time (sec): 9 Average Delay (sec/veh): 20.3
Optimal Cycle: 41 Level Of Service: C

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes for SR 121 and SR 37.

Table with columns for Volume Module, Count, Date, and various traffic metrics like Base Vol, Growth Adj, etc.

Table for Sat/Lane, Adjustment, Lanes, Final Sat. metrics.

Table for Capacity Analysis Module, Vol/Sat, Crit Moves, Green/Cycle, etc.

Note: Queue reported is the number of cars per lane.

Saturday PM Peak Hour - Existing Conditions
Traffic Impact Study for the Black Point Sport Club
County of Sonoma

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 SR 37/SR 121 (Arnold Dr)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.605
Loss Time (sec): 9 Average Delay (sec/veh): 16.2
Optimal Cycle: 41 Level Of Service: B

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes for SR 121 and SR 37.

Table with columns for Volume Module, Count, Date, and various traffic metrics like Base Vol, Growth Adj, etc.

Table for Sat/Lane, Adjustment, Lanes, Final Sat. metrics.

Table for Capacity Analysis Module, Vol/Sat, Crit Moves, Green/Cycle, etc.

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing plus Project Conditions
 Traffic Impact Study for the Black Point Sport Club
 County of Sonoma

Trip Generation Report

Forecast for pm

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total Trips	% Of Total
1		1.00	Hunting Club	6.00	7.00	6	7	13	100.0
	Zone 1 Subtotal					6	7	13	100.0
TOTAL						6	7	13	100.0

Saturday PM Peak Hour - Existing plus Project Conditions
 Traffic Impact Study for the Black Point Sport Club
 County of Sonoma

Trip Generation Report

Forecast for we md

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total Trips	% Of Total
1		1.00	Hunting Club	10.00	7.00	10	7	17	100.0
	Zone 1 Subtotal					10	7	17	100.0
TOTAL						10	7	17	100.0

PM Peak Hour - Existing plus Project Conditions
Traffic Impact Study for the Black Point Sport Club
County of Sonoma

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 SR 37/SR 121 (Arnold Dr)

Cycle (sec): 100 Critical Vol./Cap. (X): 0.603
Loss Time (sec): 9 Average Delay (sec/veh): 20.3
Optimal Cycle: 41 Level Of Service: C

Table with columns for Street Name (SR 121, SR 37), Approach (North, South, East, West Bound), Movement (L, T, R), Control (Split Phase, Protected), and Rights (Include, Ignore).

Volume Module: >> Count Date: 9 Jun 2015 << 4:15 - 5:15 pm. Table showing traffic volume, growth, and adjustment factors for various movements.

Saturation Flow Module: Table showing saturation flow rates and adjustment factors for different lane configurations.

Capacity Analysis Module: Table showing capacity analysis results including Vol/Sat, Crit Moves, Green/Cycle, and Volume/Cap.

Saturday PM Peak Hour - Existing plus Project Conditions
Traffic Impact Study for the Black Point Sport Club
County of Sonoma

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 SR 37/SR 121 (Arnold Dr)

Cycle (sec): 100 Critical Vol./Cap. (X): 0.606
Loss Time (sec): 9 Average Delay (sec/veh): 16.2
Optimal Cycle: 41 Level Of Service: B

Table with columns for Street Name (SR 121, SR 37), Approach (North, South, East, West Bound), Movement (L, T, R), Control (Split Phase, Protected), and Rights (Include, Ignore).

Volume Module: >> Count Date: 13 Jun 2015 << 4:30 - 5:30 pm. Table showing traffic volume, growth, and adjustment factors for various movements.

Saturation Flow Module: Table showing saturation flow rates and adjustment factors for different lane configurations.

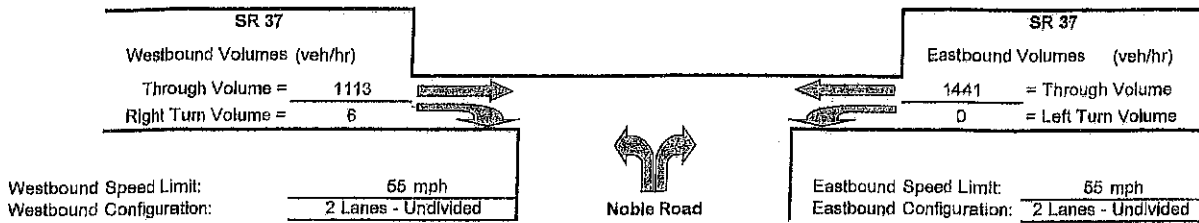
Capacity Analysis Module: Table showing capacity analysis results including Vol/Sat, Crit Moves, Green/Cycle, and Volume/Cap.

Turn Lane Warrant Analysis - Tee Intersections

Study Intersection: SR 37/Noble Road
 Study Scenario: Weekday PM plus Project

Direction of Analysis Street: East/West

Cross Street intersects: From the North



Westbound Right Turn Lane Warrants

1. Check for right turn volume criteria

NOT WARRANTED - Less than 40 vehicles

2. Check advance volume threshold criteria for turn lane

Advancing Volume Threshold	AV =	-
Advancing Volume	Va =	1119

If $AV < Va$ then warrant is met: -

Right Turn Lane Warranted: NO

Westbound Right Turn Taper Warrants

(evaluate if right turn lane is unwarranted)

1. Check taper volume criteria

NOT WARRANTED - Less than 20 vehicles

2. Check advance volume threshold criteria for taper

Advancing Volume Threshold	AV =	-
Advancing Volume	Va =	1119

If $AV < Va$ then warrant is met: -

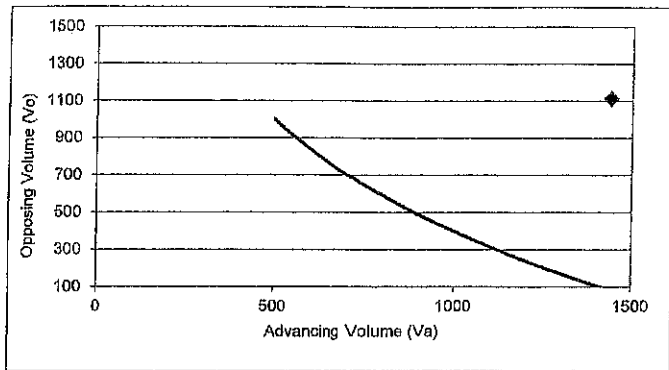
Right Turn Taper Warranted: NO

Eastbound Left Turn Lane Warrants

Percentage Left Turns %l: 0.0 %

Advancing Volume Threshold AV: 441 veh/hr

If $AV < Va$ then warrant is met



◆ Study Intersection
 Two lane roadway warrant threshold for: 55 mph
 Turn lane warranted if point falls to right of warrant threshold line

Left Turn Lane Warranted: YES

Methodology based on Washington State Transportation Center Research Report *Method For Prioritizing Intersection Improvements*, January 1997.
 The right turn lane and taper analysis is based on work conducted by Cottrell in 1981.
 The left turn lane analysis is based on work conducted by M.D. Harmelink in 1967, and modified by Kikuchi and Chakroborty in 1991.

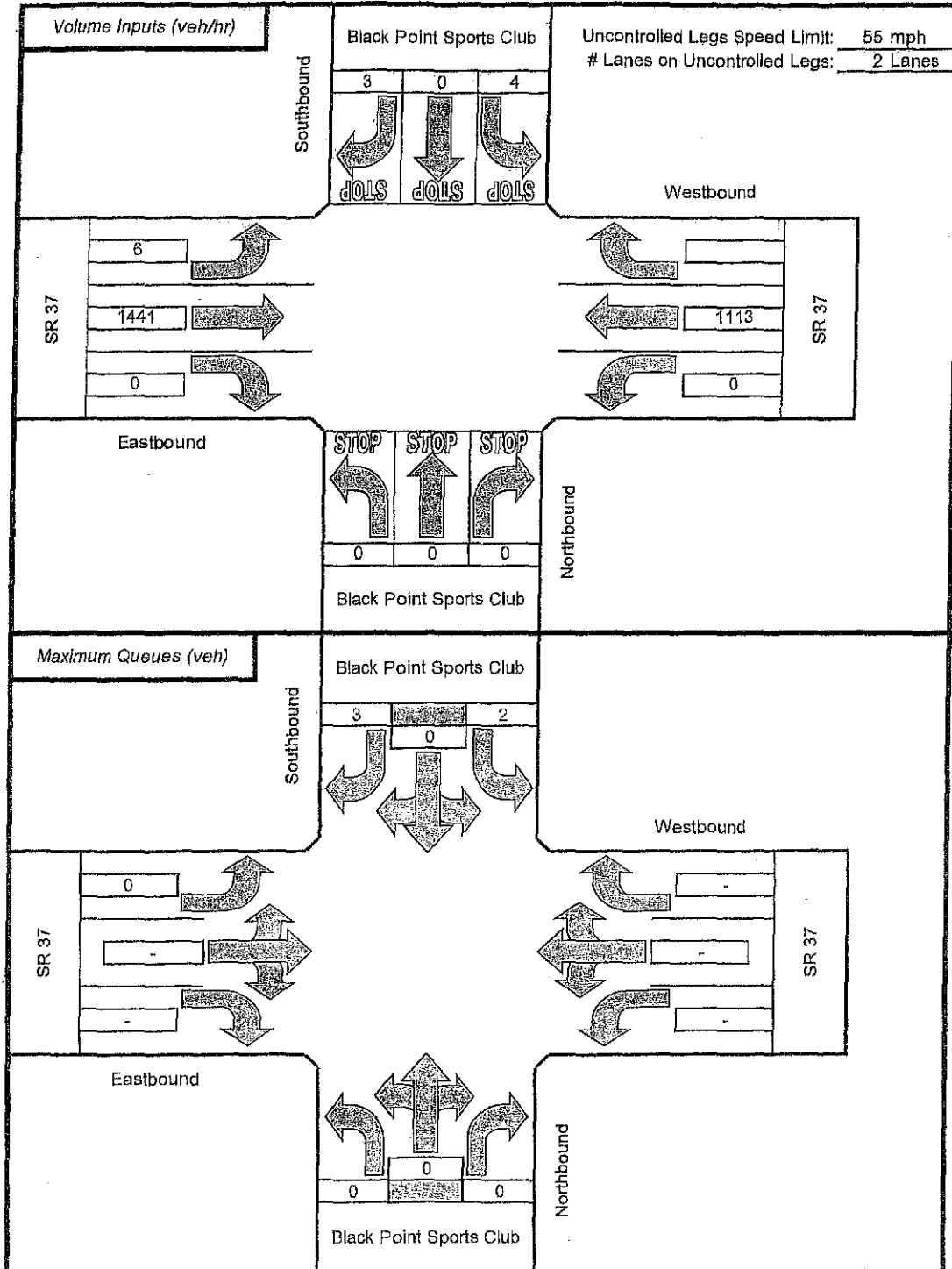
Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: SR 37

Side Street: Black Point Sports Club

Scenario: Weekday PM (with Project)

Stop Controlled Legs: North/South



Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

HUFFMAN ENGINEERING & SURVEYING

537 College Avenue, Suite A, Santa Rosa, CA 95404

707-542-6559 www.huffmanengineering.net

January 16, 2017

Mr. Blake Hillegas
Project Planner
County of Sonoma PRMD
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: Black Point Sports Club Clubhouse Expansion – Annual Water Use Estimate
5400 Sears Point Road; PLP15-0060
APNs: 068-190-005,007,008,013,015, 017 and 068-180-008

Dear Blake,

The following calculations are in response to Item #4 of the "Environmental Review" section of your letter dated January 27, 2016. Our estimates are based on Well & Septic Policy 9-2-8 Table III-A as well as our letter of October 24th, 2012 to Jon Tracy regarding expected wastewater flows associated with SEP12-0326, and Table 3-4 of the USEPA Onsite Wastewater Treatment Systems Manual:

Unit	Days Applicable ²	#	Gal/Unit	Gallons/Day	Gallons/Year
Hunters/Shooters (Peak Season)	180	75	3	225	40,500
Hunters/Shooters (Off Season)	130	45	3	114	14,820
Bird Washing (Peak Season)	180	150	.25	75	13,500
Employees (Standard)	210	12	15	180	37,800
Employees (Public Days)	50	14	15	210	10,500
Meal Service	260	45	5	225	58,500
Showers	260	1	10	10	2,600
Laundry	260	3	24	96	24,960
Residence	365	2	120	240	87,600
Landscape (Clubhouse)	365		Varies		184,965 ¹
Landscape (Clay Course)	365		Varies		63,071 ¹
Total					538,816 Gallons Per Year

1. Estimation by Landscape Architect (Attached)


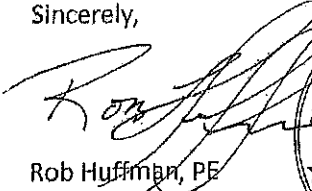
2. The club is completely closed 54 days per year (2 during the peak season and 52 during the off season)

Because of the limited use expected at the clubhouse much of the kitchen prep work will occur off site at an associated facility to take advantage of staffing synergies. Low flow dishwashers (1.5 gallons per load) will also be installed in the clubhouse.

The two wells serving the site currently produce an estimated 5.2 million gallons per year. Rainwater catchment and greywater systems are also planned for the site, and much of the landscape water use for both the clubhouse and the clay course will be offset by those systems.

If you have any questions, please call us at 542-6559.

Sincerely,



Rob Huffman, PE
Professional Engineer
RH:sa
11-053

**WING AND BARREL RANCH CLAY COURSE OLIVE ORCHARD
 SONOMA CA**

MAWA & ETWU CALCULATIONS

Area calculation is based on 16' tree canopy diameter (200.96 sf per tree/100 trees total).

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation

Annual Eto

46.10

Annual Rainfall

20.39

X

0.25

=

Effective Rainfall

5.0975

Net Evapotranspiration Calculation

=

Annual Eto

-

Effective Rainfall

=

41.00

B.)

Adjusted Landscape Area Calculation

Landscape Area

20,096

X

Adjustment Factor

0.45

=

9043.20

Special Landscape Area

X

Adjustment Factor

0.4

=

0

Sum of Adjusted Landscape Area

9043.20

MAWA =

41.00

X

0.62

x

9043.20

=

229,892 Gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation

=

Annual Eto

-

Effective Rainfall

=

41.00

Very Low Water Plant Use SF

20,096

X

0.10

=

2009.60

Low Water Plant Use SF

0

X

0.30

=

0.00

Moderate Water Plant Use SF

0

X

0.60

=

0.00

High Water Plant Use SF

0

X

=

0.00

0.00

1.00

ETWU =

2009.60

/

0.81

=

63,071 Gallons

Sum of Adjusted Landscape Area

41.00 X

0.62 X

WING AND BARREL RANCH CLUB HOUSE
SONOMA CA
 APN 068-190-007

MAWA & ETWU CALCULATIONS

Area calculation is based on 15' tree canopy diameter (176.08 sf per tree) and proposed landscape area.

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation

Annual Eto
46.10

Annual Rainfall
20.39 X 0.25 = Effective Rainfall
5.0975

Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 41.00

B.) Adjusted Landscape Area Calculation

Landscape Area
37,436 X Adjustment Factor
0.45 = 16846.20

Special Landscape Area
X Adjustment Factor
0.4 = 0

Sum of Adjusted Landscape Area 16846.20

MAWA = 41.00 X 0.62 x 16846.20 = 428,257 Gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 41.00

Very Low Water Plant Use SF
17,791 X 0.10 = 1779.10

Low Water Plant Use SF
19,645 X 0.30 = 5893.50

Moderate Water Plant Use SF
0 X 0.60 = 0.00

High Water Plant Use SF
- X 1.00 = 0

Sum of Adjusted Landscape Area 5893.50

ETWU = 41.00 X 0.62 X 5893.50 / 0.81 = 184,965 Gallons

July 27, 2017

To: Robert Pennington, PG
Environmental Review Section
Sonoma County PRMD

From: Matt O'Connor, PhD, CEG #2449
President

Jeremy Kobor, MS, PG #9501
Senior Hydrologist

O'Connor Environmental, Inc.
447 Hudson Street
Healdsburg, CA 95448

Subject: **Response to Request for Further Study, Groundwater Report for 6600 Noble Road, Sonoma, PRMD File #PLP15-0060**

This memorandum addresses the request for further study submitted by PRMD on 6/20/2017 pertaining to the OEI Groundwater Report for 6600 Noble Road dated 6/8/2017. Our response is organized based on the list of seven items where further study was requested.

1. Please be careful in distinguishing between the project aquifer, shallow aquifer, and deep aquifer. We prefer the use of deep and shallow aquifers corresponding to PW1 and PW2.

For additional clarification, PW1 withdraws water from the deep aquifer which consists of Sonoma Volcanics. Based on the well completion report for PW1, alternating layers of clay and volcanics occur from 232-ft to the base of the log with an 80-ft thick clay layer occurring from 280- to 360-ft. The deep aquifer therefore likely extends from the base of this thick layer at 360-ft to at least 1,165-ft.

PW2 withdraws water from the shallow aquifer which consists of older alluvial sediments. Based on the well completion report for PW2, alternating layers of clay and sand/gravel occur from the base of the Bay Mud at 75-ft to at least 360-ft.

2. Please delineate expected recharge areas to the deep aquifer on a larger scale project map. Consider this area to be the cumulative impact area. The upland areas mapped as Sonoma Volcanics NNW of the project parcels within a radius of about 2 miles is possibly appropriate.

The extent of the area contributing recharge to the deep aquifer is difficult to define because the aquifer is most likely confined and separated from surface conditions by thick layers of clay; therefore, the recharge contributing to groundwater availability beneath the project parcel is likely generated primarily from distant sources rather than from percolation of rainfall on the project site. Other than the two well completion reports for the project parcels, there is no additional information available to characterize the extent of the materials or predominant directions of groundwater flow within the deep aquifer. Significant previous work has been

completed by the USGS in the Sonoma Valley (Farrar et al., 2006), however the marshlands on and in the vicinity of the project parcels have not been studied in detail.

The screened interval for PW1 covers 500-ft of aquifer thickness yet the well only produces 1.1 gpm, and (as discussed in greater detail under Item #4) recovery rates for the well are very low. This information suggests that the deep aquifer has a very low Transmissivity, likely in a range that would classify the materials as an aquiclude or aquitard rather than an aquifer. This indicates that the hydraulic connection between distal potential recharge areas and the deep aquifer beneath the project parcels may be limited and occur on very long timescales.

The groundwater report for the Tolay Springs Winery and Farmstead which is located about a mile northwest of the project parcels describes the five project wells completed in the Sonoma Volcanics having yields of 10 to 100 gpm with static water levels at four of the five wells occurring at relatively shallow depths of 10- to 50-ft. These yields are one to two orders of magnitude higher than the yield for PW1 and the static water levels are much shallower than at PW1 (155-ft). The dramatic difference in groundwater conditions within the Sonoma Volcanics of the Tolay Creek watershed and those occurring in the deep aquifer beneath the project parcels does not support the notion that the deep aquifer is in close hydraulic connection to the aquifer occurring within the Sonoma Volcanics of the Tolay Creek watershed.

Due to the limited information available for the deep aquifer, the fact that groundwater conditions in the aquifer do not appear to bear close resemblance to conditions in the Sonoma Volcanics in potential recharge source areas, and the low Transmissivity indicated by the poor performance of PW1, we believe that delineation of a recharge area would be highly speculative and that the choice of restricting the recharge area to the extent of the project parcels for the purposes of performing supply and demand calculations is appropriate.

3. Attached is a hydrogeologic report for the proposed Tolay Springs Winery and Farmstead 27665 Arnold Drive, Sonoma, CA use permit. Please review this report and consider the cumulative impact of the Tolay Springs development with the proposed project, as well as other groundwater users in the recharge area.

As discussed under Item #2, the low Transmissivity of the deep aquifer occurring beneath the project parcels and the dissimilarities in groundwater conditions in the deep aquifer and in aquifer tapped by the Tolay Springs Winery and Farmstead wells do not support the notion that the deep aquifer is in close hydraulic connection to the aquifer occurring within the Sonoma Volcanics of the Tolay Creek watershed. Therefore, we do not expect that there will be a significant relationship between water use for the Tolay Springs project and water use for the proposed project.

It is worth noting that the proposed intensity of the water use on the project parcels is very small 0.0017 ac-ft/acre and approximately 2.5% of the intensity for the Tolay Springs project of 0.067 ac-ft/acre. Both of these intensities are significantly less than the average recharge rate for the Sonoma Valley Watershed of 0.75 ac-ft/acre as estimated by Farrar et al. (2006)

4. It is surprising that recorded water levels of the confined deep aquifer was well below the ground surface and shallow groundwater. Confined aquifers (that are previously undeveloped) are expected to have initial static water levels at or above the shallow water table. Water levels recorded in wells at the Tolay Springs site are near the ground surface. We suspect water level measurements may not be representative. Please measure water levels after project wells have not been operational for a minimum of 24 hours, and discuss the potential for hydraulic connection with deep wells within the recharge area.

A depth to water measurement of 26.7-ft was measured at PW2 on 7/5/2017, and a depth to water measurement of 532.1-ft was measured at PW1 on 7/10/17. The pump for PW1 had been off for more than 72 hours prior to taking this measurement. This result indicates that recovery times at PW1 are very long and that 72 hours was not a sufficient length of time for full recovery to occur. Given that the well would likely need to remain unused for weeks or months to fully recover, it is not practical to measure the static water level in PW1 during the irrigation season when the well is needed.

The confining unit for the deep aquifer is presumed to be the 80-ft thick clay later extending from a depth of 280- to 360-ft at PW1. The static water level of 155-ft measured at the time of well completion is therefore about 205-ft above the base of the confining layer indicating that there is indeed a significant pressure head in the aquifer consistent with the notion that groundwater in the deep aquifer occurs under confined conditions. The significant depth to water in the deep aquifer tapped by PW1 underscores the large differences in hydrogeologic conditions between the deep aquifer beneath the project parcels and the aquifer tapped by the Tolay Springs project wells farther west. The water level differences combined with the low Transmissivity (inferred from the low production and long recovery times) of the deep aquifer suggests that the potential for close hydraulic connection between the deep aquifer and aquifer materials farther to the west is minimal.

5. If applicable, please include monitoring well water level data for wells in the southern Sonoma Valley that may intersect the shallow or deep aquifer. Please discuss the gradient in the potentiometric surface for the southern Sonoma Valley.

A search of the available monitoring wells in the CASGEM network and review of the Sonoma Valley USGS study (Farrar et al., 2006) did not reveal any available wells in reasonably close proximity to the project site or completed in an aquifer with characteristics similar to the deep aquifer beneath the project parcels.

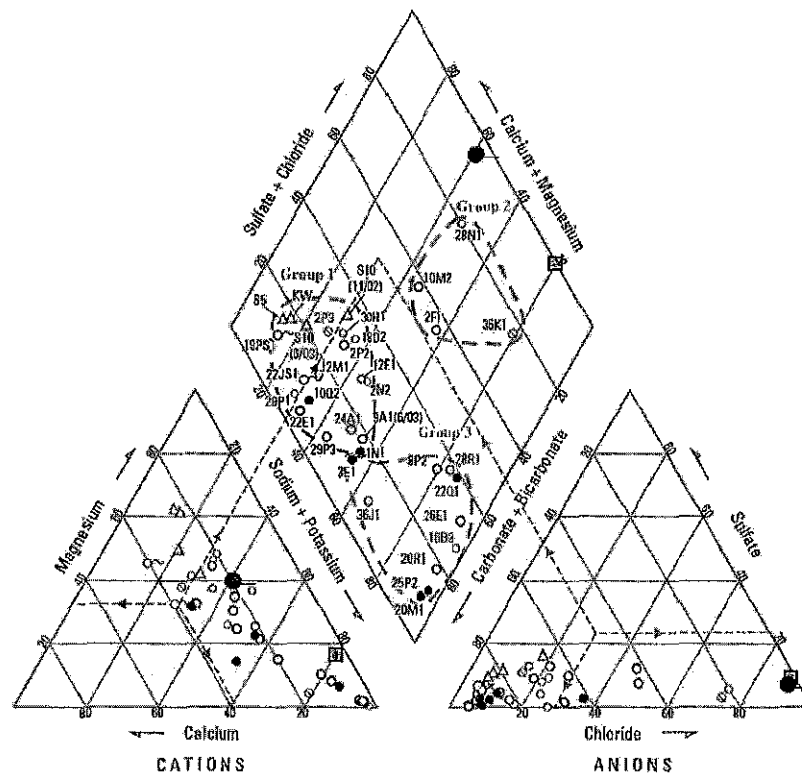
The USGS study of the Sonoma Valley indicates that the zero elevation (sea-level) groundwater elevation contour occurs along Highway 121 near Schellville and that groundwater elevations between this location and San Pablo Bay are at or near sea-level and fluctuate in response to tidal conditions (Farrar et al., 2006). This description of groundwater elevations most likely describes groundwater conditions in shallow aquifers as described by wells around the margins of the marshlands and is not indicative of conditions in the deep aquifer beneath the project parcels. It is not possible to define the gradient in the potentiometric surface within the deep aquifer with the limited available data.

6. To aid interpretation of source waters and potential for current and future salt water intrusion we request that major and minor cation and anion concentrations be discussed in relation to potential source waters. Farrar (2006) presents piper diagrams that are used to subdivide groundwater into groups (see Farrar, 2006, Figure 20).

a. It would be useful to plot water chemistry from the two project wells atop the piper diagrams available in that report and discuss interpretations of water chemistry.

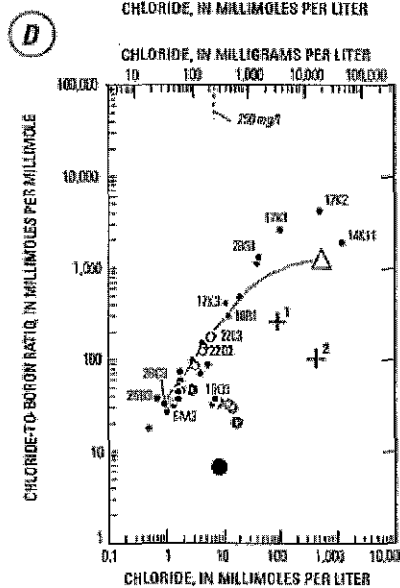
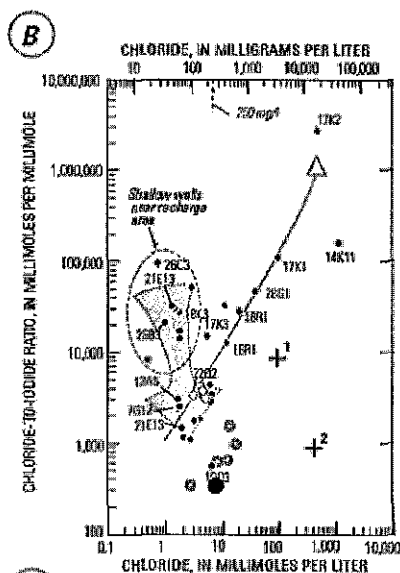
Sufficient water chemistry data is available at PW2 to plot on a piper diagram. This exercise reveals that the groundwater produced from the shallow aquifer by PW2 (red circles) has cation concentrations similar to the Group 1 wells discussed in Farrar (2006) and anion concentrations most similar to San Francisco Bay water. The overall water chemistry does not appear to be similar to any of the wells evaluated by Farrar (2006) and probably reflects the high saline environment in the shallow aquifer near the margins of San Pablo Bay.

The available chemistry data for PW1 is not sufficient to plot on a piper diagram. Data is however available for TDS, conductivity, sodium, boron, chloride, and iodide. The boron concentration of 3.1 mg/L is significantly higher than those reported for wells at the Tolay Springs site which were less than 1.0 mg/L. PW1 has a higher sodium and chloride concentration than almost all of the wells described by Farrar (2006). TDS and conductivity are also towards the higher end of the range observed by Farrar (2006). Of the wells described by Farrar (2006), well 4N/5W-2E1 appears to have the most similar water chemistry to the water produced by PW1 with similar TDS, conductivity, and concentrations of sodium and chloride. This well is located along the margins of the marshlands about 4 miles northeast of PW1.



b. Izbicki (2003) uses trace element ratio plots to investigate salt water intrusion (see Izbicki, 2003, Figure 16). Analysis of project well water for iodide, bromide, barium, boron and chloride could be useful for interpreting existing sea water contribution, and assess changes in water quality in the future. Izbicki (2003) notes that iodide to chloride plots are most useful for quantifying salt water ratios.

A water sample from PW1 from 7/5/2017 was analyzed for iodide and chloride and a previous sample from 1/11/2016 was analyzed for boron. The chloride to iodide and chloride to boron ratios were plotted on Figure 16 from Izbicki (2003). Both ratios fell well below the mixing line for salt water and freshwater (red circles) suggesting that the deep aquifer beneath the project parcels is not experiencing saltwater intrusion. Based on the interpretations by Izbicki (2003), the ratios in the deep aquifer are indicative of thermal water or conate water rather than water impacted by modern saltwater intrusion.



7. Please discuss timescales and migration velocity of potential saltwater intrusion to the deep aquifer. Perhaps use assumptions such as specific discharge induced by project and cumulative pumping and specific yield. This will be highly speculative, but no more so than estimated recharge.

Given that the chloride ratios suggest that saltwater intrusion is not occurring in the deep aquifer beneath the project parcels and that there is only very limited data available with which to estimate potential migration velocities, such estimates would be highly speculative and we do not believe they would aid in the understanding of saltwater intrusion potential in the deep aquifer. Further evaluation of salt water intrusion potential would likely require significant additional data collection and/or numerical modeling which is beyond the scope of what can be accomplished in a project specific groundwater study such as this.

Black Point Sports Club Groundwater Report
6600 Noble Road, Sonoma, California
APNs 068-180-008, 068-180-015, 068-190-005,
068-190-007, 068-190-008, 068-190-009, 068-190-013 &
068-190-017

Prepared for:

Bill Hooper
Kenwood BPSC Hunt Club, LLC
144 West Napa Street
Sonoma, CA 95476

Prepared by:



O'Connor Environmental, Inc.
P.O. Box 794, 447 Hudson Street
Healdsburg, CA 95448
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DRAFT

Matthew O'Connor, PhD, CEG #2449 (Exp. 10/31/17)
President

Jeremy Kobor, MS, CFM, PG (# pending)
Senior Hydrologist

June 8, 2017

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Introduction

The owners of Black Point Sports Club are applying for a Use Permit for a new club house at an existing pheasant club located on Sonoma County APN 068-190-007 (660 Noble Road). The property owner also owns seven adjacent parcels: APNs 068-180-008, 068-180-015, 068-190-005, 068-190-008, 068-190-009, 068-190-013, & 068-190-017. APN 068-190-015 is comprised of the sloughs and levees that separate the foregoing parcels into tracts of dry land isolated from tidal flow. The parcels are located north of Highway 37 between Highway 121 and Sonoma Creek. The proposed project would use groundwater from an existing well (Project Well 2) for domestic purposes at the club house. Project Well 1 would be used for irrigation of landscape plantings. Agricultural production (oat hay) at the site is accomplished without irrigation.

This groundwater report was prepared as required by Sonoma County Permit and Resource Management Division (PRMD) pursuant to Policy and Procedure Number 8-1-14 and General Plan Policy WR-2e regarding groundwater resources. The subject parcels lie within the Sonoma Valley Groundwater Basin which is subject to the State's Sustainable Groundwater Management Act (SGMA) and where groundwater studies are now required per recent modifications to PRMD policies (Policy and Procedure Number 8-1-14, dated 2/23/17).

The groundwater report includes the following elements: estimates of existing and proposed water uses within the project recharge area/cumulative impact area, compilation of Well Completion Reports (drillers' logs) from the area and characterization of local hydrogeologic conditions, estimates of annual groundwater recharge relative to existing and proposed groundwater uses, the potential for the project to increase salt water intrusion, and the potential for well interference between the project well and neighboring wells and between the project well and nearby streams.

Limitations

Groundwater systems of Sonoma County are typically complex, and available data rarely allows for more than general assessment of groundwater conditions and delineation of aquifers. Hydrogeologic interpretations are based on the drillers' reports made available to us through the California Department of Water Resources, available geologic maps and hydrogeologic studies and professional judgment. This analysis is based on limited available data and relies significantly on interpretation of data from disparate sources of disparate quality.

Hydrogeologic Conditions

Overview

The project parcels are located just north of Highway 37 and just west of Sonoma Creek near its outlet to San Pablo Bay. The parcels are bounded to the west and north by sloughs (tidal channels) and to the east by the main channel of Sonoma Creek. A system of tidal sloughs run

through the parcels with much of the land protected from tidal influence by a series of levees and dikes.

The parcels are underlain by Bay Mud (map unit Qhbm, Figure 1) which consists of estuarine silt, clay, peat, and fine sand deposited at or near sea level in San Pablo Bay (Wagner and Gutierrez, 2010). The Bay Mud is underlain by older alluvial materials that are likely associated with Tolay Creek/Sonoma Creek alluvial fan or fluvial processes that were active during times of lower sea level conditions. Volcanic rocks are present at even greater depth and are presumably Sonoma Volcanics which outcrop about one mile northwest of the properties. The Rogers Creek Fault is mapped northwest of the project parcels and the fault trace likely extends across the project parcels where it is concealed by Bay Mud. The fault separates the Sonoma Volcanics from the Petaluma Formation which is likely present at depth in the western portions of the project parcel. Groundwater elevation contours developed for the Sonoma Valley indicate that the zero elevation (sea-level) contour occurs along Highway 121 near Schellville and that groundwater elevations between this location and San Pablo Bay are at or near sea-level and fluctuate in response to tidal conditions (Farrar et al., 2006).

Salinity

The extent of saline groundwater in the southern portion of the Sonoma Valley was assessed as part of a US Geological Survey study of Sonoma Valley groundwater using conductivity measurements from 44 wells collected in September 2003. The area of saline groundwater encompasses the project parcels and extends east from about the location of Highway 121 and south from about the location of Highway 12. The project site is in the southwest corner of this area. Water quality samples collected from the shallower of the two project wells (PW2, intended for domestic use after treatment) indicate Total Dissolved Solids (TDS) of 14,000 to 20,000 mg/L (Appendix B) which is near the high-end for brackish water (1,000 – 20,000 mg/L). A sample from the deeper project well (PW1, intended for irrigation use) had TDS concentration of 750 mg/L (Appendix B).

PW 1

Well Data

Well Completion Reports for wells on and around the project parcels were obtained from the California Department of Water Resources (Table 1). A subset of these logs was compiled (Appendix A) and georeferenced based on parcel and location sketch information (Figure 1). The parcels have two active wells. PW1 is located near the northern boundary of the north project parcel (APN 068-190-013, Figure 1). This well was completed in 2015 to a depth of 1,165-ft; a concrete seal in the well annulus extends from the ground surface to a depth of 500-ft. The static water level at the time of completion was 155-ft and the estimated yield was 3 gpm. The descriptions of borings indicate that the Bay Mud extends to a depth of approximately 96-ft. Older alluvial materials consisting of alternating layers of clay and gravel extend from 96-ft to 232-ft, and the Sonoma Volcanics occur below 232-ft. The well is screened entirely within the Sonoma Volcanics. PW2 is located near the western boundary of the west project parcel (068-190-017, Figure 1). This well was completed in 2011 to a depth of 360-ft; concrete seals in the

Table 1: Well completion details for the two project wells (see Figure 1 for approximate locations).

Well ID	PW1	PW2
Year Completed	2015	2011
Depth (ft)	1,165	360
Static Water Level (ft)	155	60
Top of Screen (ft)	665	240
Bottom of Screen (ft)	1,165	360
Casing Diameter (inches)	6.6	5
Pumping Rate (gpm)	3	25
Drawdown (ft)	-	200
Test Length (hrs)	-	2
Specific Capacity (gpm/ft)	-	0.13

well annulus extend from the ground surface to a depth of 50 ft and from 180 to 235-ft below ground surface. The static water level at the time of completion was 60-ft and the estimated yield was 200-ft. Based on a 2-hr pump test that

produced 200-ft of drawdown, the specific capacity (S_c) of the well is 0.125 gpm/ft of drawdown. The rock descriptions indicate that the Bay Mud extends to a depth of approximately 75-ft. The remainder of the log indicates alternating layers of clay and gravel.

The nearest off-site wells that could be located are outside of the footprint of the Bay Mud about two miles west of the parcel. These wells are completed in different geologic materials and are outside of the expected zone of tidal influence and are therefore not

considered to be analogs to the project wells.

Geologic Cross Section

A conceptual geologic cross section oriented northwest by southeast through the project parcels is shown in Figure 2 (see Figure 1 for location). The northwestern edge of the cross section is located just beyond the marshlands and the southeastern edge is located a little less than a mile from San Pablo Bay. The Sonoma Volcanics are exposed along the northwestern portions of the cross section. The approximate location of the Rodgers Creek Fault has been projected onto the cross section; the fault separates the Sonoma Volcanics from the Petaluma Formation which occurs at depth in the western portions of the project parcels. The precise location and orientation of the fault are unknown. Older alluvial materials overlie the Sonoma Volcanics and Petaluma Formation and the Bay Mud overlies these older sediments. The elevations of the geologic contacts are constrained only by the surficial contact northwest of the project parcels and at the deeper of the two project wells (PW1) and as such they should be considered conceptual and approximate.

The static groundwater elevation at PW1 is also shown, which indicates that the groundwater elevation is located within the older alluvial sediments which underlie the Bay Mud. A shallow perched water table influenced by tidal fluctuations (not shown) is also expected to be present within the Bay Mud. The well coverage is not sufficient to delineate groundwater elevations and flow directions along the remainder of the cross section.

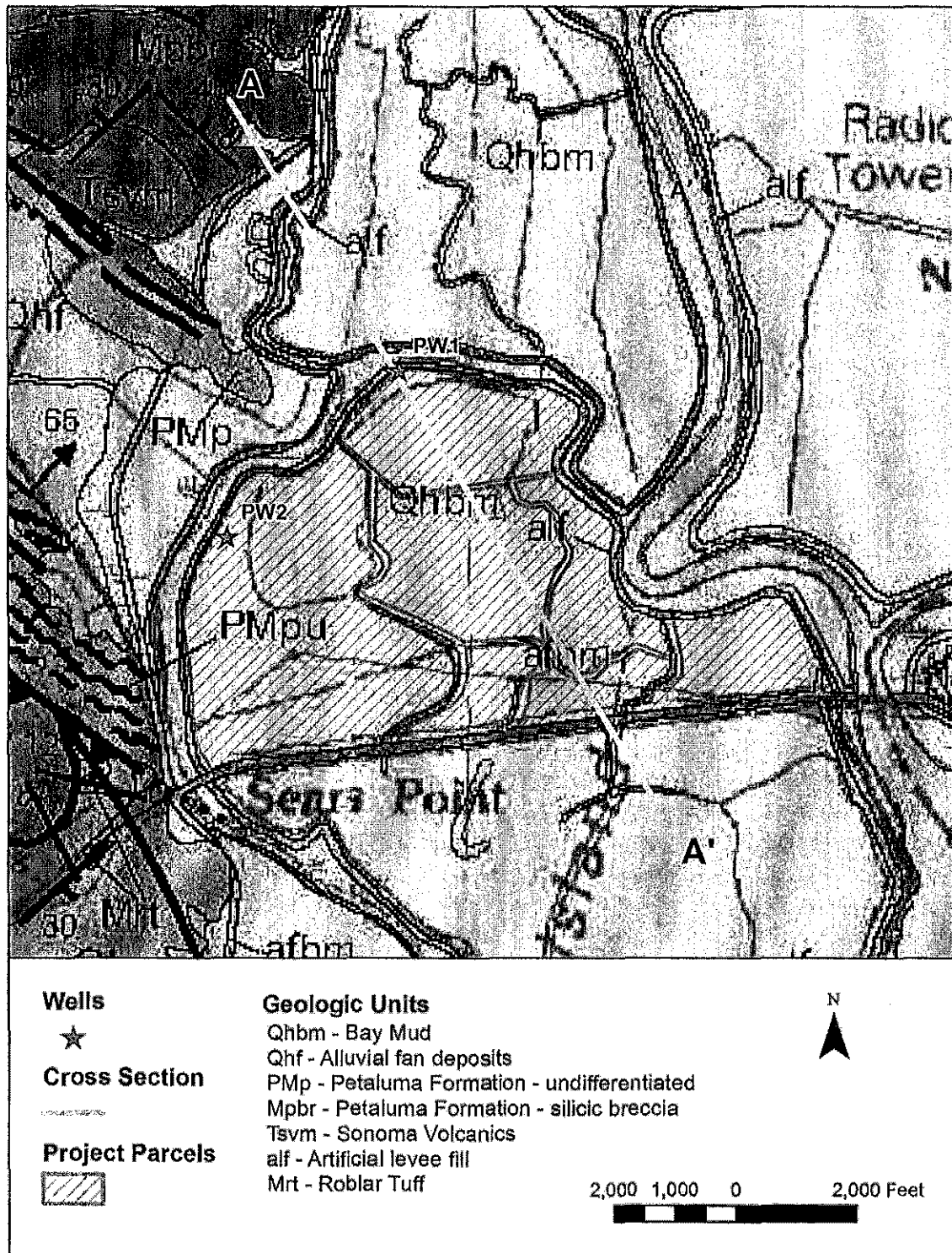


Figure 1: Surficial geology and locations of wells and geologic cross section in the vicinity of the project parcels (Wagner & Gutierrez, 2006).

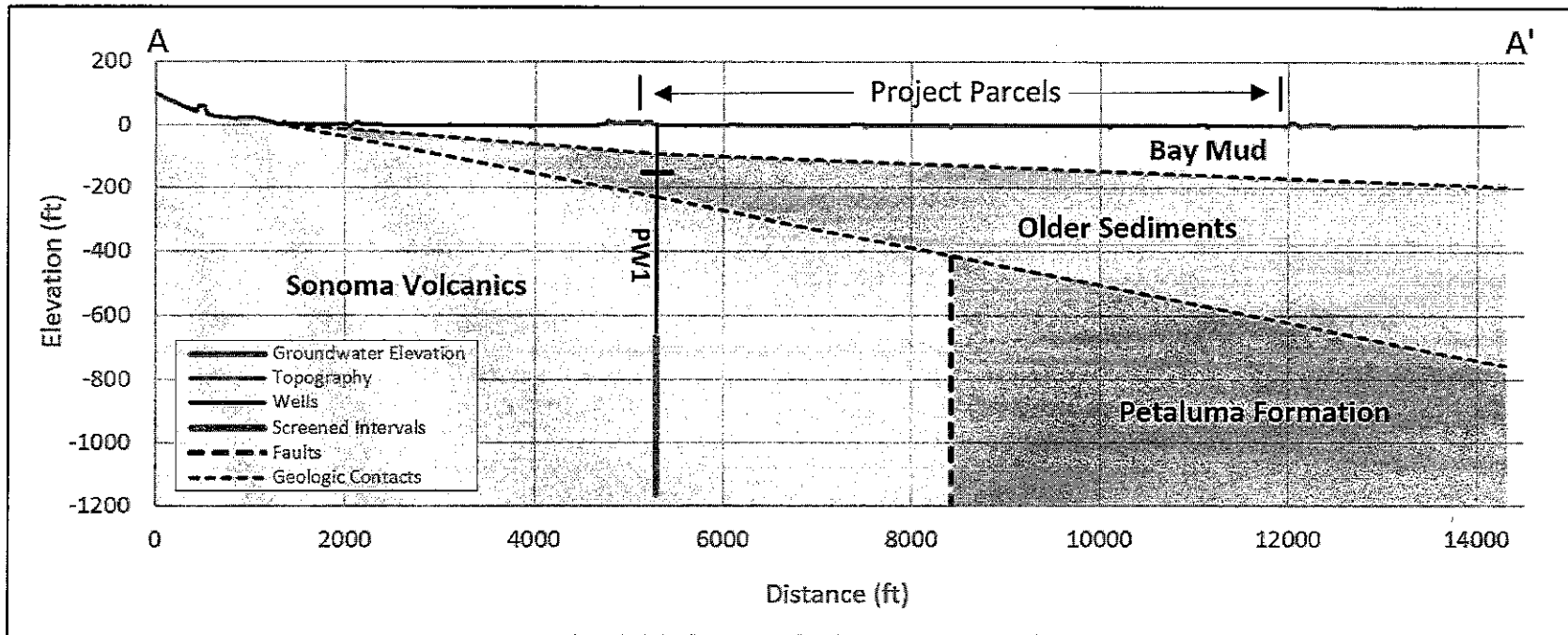


Figure 2: Geologic cross section of the project area (see Figure 1 for location).

Project Aquifer

The extent of the project aquifer is difficult to define owing to the limited information available to characterize the distribution of the sediments and volcanic rocks that underlie the Bay Mud beneath the project parcels. In addition, the relationships between the screened (open) intervals of the project wells and static water level in the wells (Table 1) indicate that PW1 and PW2 each intercept a distinct confined or semi-confined aquifer that are separated from surface conditions by the Bay Mud and, probably, other intervening clay strata. Consequently, the source and quantity of recharge contributing to groundwater availability beneath the project parcel is likely generated primarily from distant sources rather than from percolation of rainfall on the project site.

The project parcels are completely bounded by slough channels and Sonoma Creek and are relatively large and isolated from other significant water users. For the purposes of performing the water supply and demand calculations in this analysis, the project aquifer was assumed to be equivalent to the extent of the project parcels. Given the presence of the low permeability Bay Mud and the relatively deep groundwater elevations at the project wells (60 – 155-ft) as compared to the shallow, tidally-influenced water table elevations expected in this setting and simulated with regional groundwater modeling (Farrar et al., 2006), the Bay Mud is interpreted as an aquitard or aquiclude and groundwater likely occurs under confined conditions beneath the project parcels. Vertically, the project aquifer includes both the “older sediments” strata that PW2 is completed in and the underlying Sonoma Volcanics that the deeper PW1 is completed in; the “older sediments” and the Sonoma Volcanics are probably separate confined aquifers with limited interaction. The Bay Mud is not expected to yield useful quantities of groundwater.

Water Demand

An estimate of the total proposed groundwater use associated with the project was completed by Huffman Engineering in January 2017. Irrigation uses total 0.76 ac-ft/yr and will be supplied by PW1 and domestic uses total 0.89 ac-ft/yr and will be supplied by PW2; the total annual use is expected to be 1.65 ac-ft/yr (Appendix C).

Groundwater Storage Calculation

An estimate of the total available groundwater storage within the project aquifer can often be obtained as the product of the recharge area (impact area) in units of acres, the saturated aquifer thickness in units of feet, and the aquifer specific yield. This calculation is valid for unconfined aquifers and is often used for semi-confined aquifers in analyses of this type in Sonoma County. The project aquifer is confined and the following estimate of aquifer storage should be considered as an indicator of the relative quantity of groundwater.

The shallower of the two project wells (PW2; domestic well) is perforated from 240 to 360-ft and had a static water level at the time of completion of 60-ft. A representative minimum estimate for the aquifer saturated thickness is the perforated interval of 120-ft (360-ft – 240-ft). Alluvial

units in the Sonoma Valley were estimated to have a range of specific yield from 3 to 15% and the Bay Mud was estimated to have a specific yield of less than 3% (CDWR, 1982). To be conservative, we have used a low-end estimate of specific yield of 3%. This results in an estimate of the available groundwater storage of 3,500 ac-ft (120-ft x 0.03 x 972 acres).

Groundwater Recharge Analysis

Several groundwater recharge zones were delineated as part of the development of a MODFLOW model for the Sonoma Valley (Farrar et al., 2006). The project parcels are located within the southern recharge zone which was assumed to have zero recharge owing to the high water table and low permeability of the Bay Mud. Groundwater beneath the project parcels is likely recharged in upland areas north and west of the project site, probably originating as precipitation many miles away. Sonoma Creek is a source of recharge in areas farther upstream but the lowest reaches are gaining reaches (where groundwater tends to flow from the aquifer to streams) rather than a recharge source (Farrar et al., 2006). The MODFLOW model indicated that there was a net inflow of groundwater from San Pablo Bay and these inflows from the bay may influence groundwater availability on the project parcels as well. It is difficult to define the recharge area and quantify recharge for the parcels owing to uncertainty regarding sedimentary strata underlying the area the sources of groundwater and the complexity of.

Given the lack of available data and detailed studies available for the relatively undeveloped marshland areas in the southern portions of the Sonoma Creek watershed which would facilitate a more site-specific recharge estimate, available watershed-scale recharge estimates are the best available point of reference for perspective on recharge rates for the project aquifer. For the Sonoma Valley watershed, recharge was estimated to average approximately 9 inches (0.75 ft) per year over the period 1974 – 2000. Recharge values simulated for individual years are not presented in the USGS study prohibiting use of the model for direct estimation of recharge conditions during periods of drought. OEI recently completed a groundwater report for a project about six miles to the northeast of this project, the Fremont Ranch project. In the water balance analysis for that project, dry year recharge was 40% of average year recharge. Based on the relative recharge rate between average and dry water years determined in that study, a reasonable reference point for dry year recharge of the project aquifer is 3.6 inches (0.3 ft) per year (40% of 9 in/yr).

Groundwater recharge rate estimates can be expressed as a volume by multiplying the calculated recharge rate by the area of the recharge surface. Project water demand is 1.65 ac-ft/yr. For average water year conditions with 0.75 ft of recharge per acre, the watershed recharge area required to support annual use is 2.2 acres. This represents about 0.2% of the property (972 acres) on which the project is located. For dry year conditions, about 5.8 acres of recharge area are required to support annual use. As discussed above, recharge contributing to groundwater availability beneath the project parcels is likely generated in distant upland areas rather than from percolation on the overlying landscape and direct estimates of recharge applicable to the project site are not possible.

Comparison of Water Demand and Groundwater Recharge/Storage

The total proposed water use for the project aquifer is estimated to be 1.7 ac-ft/yr. Based on watershed-scale estimates of average recharge rates in the Sonoma Creek watershed, the recharge area required to support annual water use for the project is 2.2 acres in average water years and 5.8 acres in dry water years. Groundwater storage in a confined aquifer is not readily determined, however a typical estimation technique applied for unconfined or semi-confined aquifer conditions would estimate 3,500 ac-ft which is much greater than annual use. These comparisons suggest that there is a substantial quantity of groundwater available for the project and that the equivalent amount of recharge area in the watershed necessary to support annual use is small, particularly in relation to the size of the project ownership. Given these conditions the proposed project is unlikely to result in reductions in groundwater levels or depletion of groundwater resources over time.

Potential Impacts to Streams and Neighboring Wells

The closest neighboring well to the two project wells that could be located from available Well Completion Reports is located approximately 4,250-ft to the northwest of PW1 near Highway 121 on the Rams Gate Winery parcel. Sonoma Raceway property begins about 2,250-ft west of PW2. The locations of wells on the raceway property are unknown but are at minimum 2,250-ft away from the project wells. Given the significant horizontal distances separating the project wells from the closest neighboring wells and the relatively small demands planned for the project wells, the potential for significant well interference is minimal.

The closest stream to the planned site of the new project well is the slough channel located about 120-ft north of PW1. Sonoma Creek is located about 4,700-ft southeast of PW1. The elevations of the thalweg of the slough channel and Sonoma Creek are about 2 to 2.5-ft above sea level based on the Sonoma County LiDAR data. The groundwater elevation at PW1 is about 154.3-ft below sea level. This comparison suggests that there is significant vertical separation between water levels in the slough channel and the creek and the elevation of the deeper groundwater withdrawn by the project wells. The Bay Mud is approximately 96-ft thick near PW1 and likely serves as an aquitard or aquiclude restricting interaction between the surface water features and deeper groundwater. The slough channel and Sonoma Creek experience daily tidal fluctuations in this area and flow and habitat conditions in these channels is expected to be primarily driven by tidal conditions rather than by groundwater contributions to streamflow. Given the significant vertical separation between the channels and the deeper groundwater accessed by the project wells and the fact that flows in the channels are expected to be controlled primarily by tidal conditions, the potential for significant impacts to the channels and their aquatic habitat is minimal.

Potential for Salt Water Intrusion

Water quality data from the two project wells indicates that at shallower depths (i.e. PW2), the groundwater has relatively high salinity (Total Dissolved Solids ranging from of 14,000 to 20,000 mg/L) and that salinity is significantly lower (though high for fresh water) at greater depth (i.e. PW1; TDS of 750 mg/L). Pumping of deeper groundwater from PW1 could theoretically increase the downward flux of groundwater from the upper zones of saline water resulting in increases in salinity in deeper groundwater, however, this is speculative given the available evidence that this is a confined aquifer with limited connectivity between the deeper Sonoma Volcanics associated with PW1 and overlying saline groundwater. Given that the proposed water demands for the project are very small relative to annual groundwater recharge and that the wells are in a relatively isolated area far from other significant groundwater users, the potential for the project to contribute to significant increases in salt water intrusion is minimal. In addition, the project wells are constructed with annular seals that prevent interchange between saline water and aquifers via the well annulus, a problem that was identified in the USGS study as one of the primary potential causes of salt water intrusion to Sonoma Valley aquifers.

Summary

The project aquifer consists of older alluvial sediments and the underlying volcanic rocks occurring beneath the project parcels. An existing MODFLOW model developed by the U.S. Geological Survey provided the basis for evaluating recharge to the project aquifer. For long term-average conditions, annual recharge was found to average 0.75 ft in the Sonoma Valley watershed; hence, 2.2 acres of recharge area would be sufficient to provide for annual project water use of 1.65 ac-ft per year

The small quantity of groundwater to be used for the project compared to the quantity of water (or thickness of the aquifer) at the project site indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The water in the PW1 has relatively high salinity, however the isolation of the project wells from other significant water users and the relatively low rates of proposed pumping indicate that the potential for the project to result in harmful salt water intrusion is minimal. The horizontal and vertical separations between the project wells and the nearest streams and neighboring wells are large and the potential for the project to result in significant well interference or impacts to the stream are minimal.

References

Farrar, C.D., Metzger, L.F., Nishikawa, T., Tracy, Koczot, K.M., & Reichard, E.G., 2006. Geohydrologic characterization, water-chemistry, and ground-water flow simulation model of the Sonoma Valley area, Sonoma County California, U.S. Geological Survey Scientific Investigations Report 2006-5092, 167 p.

Wagner, D.L. & Gutierrez, C.I., 2010. Geologic Map of the Napa 30' x 60' Quadrangle, California, California Geological Survey.

APPENDIX A
Well Completion Reports

PW1

TRIPPLICATE
Owner's Copy

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction pamphlet

No. **e0286356**

Page 1 of 4

Owner's Well No. WELL #B1

Date Work Began 8/3/2015 Ended 9/25/2015

Local Permit Agency Sonoma County BRMD

Permit No. WEL15-0135 Permit Date 4/28/2015

USE ONLY — DO NOT FILL IN

STATE WELL REGISTRATION NO.

LATITUDE LONGITUDE

APR 28 2015

GEOLOGIC LOG			WELL OWNER		
ORIENTATION (°)	DRILLING METHOD	FLUID	Name	Address	City
<input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE (SPECIFY)	Mud Rotary	Bentonite	Kenwood BPSC LLC	144 W Napa Street	Sonoma CA
DEPTH FROM SURFACE Fl. to Fl.	DESCRIPTION <i>Describe material, grain, size, color, etc.</i>		Address	City	STATE ZIP
0	2: Brown silty loam		5211 Hwy 37	Sonoma CA	
2	12: Brown soft clay		County		
12	80: Brown grayish soft clay		APN Book 058 Page 190 Parcel 013		
80	98: Tighter gray clay		Township 4 N Range 6 W Section 29		
98	102: Green clayee sand and gravel		Latitude 38 10 287 N		122 26 107 W
102	110: Cemented gravel		DEG. MIN. SEC. DEG. MIN. SEC.		
110	114: Green clay		LOCATION SKETCH		
114	127: Cemented gravel		NORTH		
127	131: Green sandy clay		WEST EAST		
131	133: Green clay		SOUTH		
133	200: Green clay with traces of gravel				
200	224: Stiff green clay		<input checked="" type="checkbox"/> NEW WELL MDDP/CANON/SEPAIR <input type="checkbox"/> Deepen <input type="checkbox"/> Other (Specify)		
224	232: Green clay with traces of gravel		DESTROY (Change Properties and Materials Under GEOLOGIC LOG)		
232	254: Loose volcanics		PLANNED USES () WATER SUPPLY <input type="checkbox"/> Domestic <input type="checkbox"/> Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial		
254	274: Green clay and volcanics		<input type="checkbox"/> MONITORING <input type="checkbox"/> TEST WELL <input type="checkbox"/> CATHODIC PROTECTION <input type="checkbox"/> HEAT EXCHANGE <input type="checkbox"/> DIRECT FRESH <input type="checkbox"/> FERTIGATION <input type="checkbox"/> VAPOR EXTRACTION <input type="checkbox"/> SPARGING <input type="checkbox"/> REMEDIATION <input type="checkbox"/> OTHER (SPECIFY)		
274	280: Volcanics		WATER LEVEL & YIELD OF COMPLETED WELL DEPTH TO FIRST WATER <u>N/A</u> (Ft.) BELOW SURFACE DEPTH OF STATIC WATER LEVEL <u>155</u> (Ft.) & DATE MEASURED <u>9/25/2015</u> ESTIMATED YIELD <u>3</u> (GPM) & TEST TYPE <u>Air Developed</u> TEST LENGTH <u>20</u> (Min.) TOTAL DRAWDOWN <u>1140</u> (Ft.) <i>May not be representative of a well's long-term yield.</i>		
280	360: Green clay				
360	378: Volcanics				
378	830: Greenish gray clay, a few volcanic ledges				
830	838: Volcanics				
838	860: Green clay				
860	873: Volcanics				
873	930: Green clay				
930	958: Volcanic rock				
958	1010: Basalt rock				
1010	1017: Red volcanic rock clayee				
1017	1167: Basalt with some clayee areas				
TOTAL DEPTH OF BORING <u>1167</u> (Feet)			TOTAL DEPTH OF COMPLETED WELL <u>1165</u> (Feet)		

DEPTH FROM SURFACE Fl. to Fl.	BORE HOLE DIA. (Inches)	CASING (S)					ANNULAR MATERIAL			
		TYPE ()	MATERIAL GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IP RPT (Inches)	CEMENT TYPE ()	BEY- TONTS ()	FILL ()	FILTER PACK (TYPE/SIZE)
0	930	14 3/4								
0	1167	12 1/4								
93	865		STEEL	6 5/8	.25					
865	885		STEEL	6 5/8	.25	.000				
885	705		STEEL	6 5/8	.25					
705	725		STEEL	6 5/8	.25	.060				
500	500								10.3 Sack	
500	1165								1/8x1/4 Gravel	

ATTACHMENTS () <input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Logs <input type="checkbox"/> Soil/Water Chemical Analysis <input type="checkbox"/> Other	CERTIFICATION STATEMENT I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. NAME <u>Wash's Drilling & Pump</u> (PERSON, FIRM OR CORPORATION) (TYPE OR PRINTED) P.O. Box 175 ADDRESS Signature <u>June Incollina</u> WELL DRILLER/AUTHORIZED REPRESENTATIVE City <u>Santa Rosa</u> CA <u>95473</u> STATE ZIP DATE SIGNED <u>12/04/15</u> 177881 C-2 LICENSE NUMBER
--	---

PW2

DEC-8-2011 11:25 FROM: FISCH BROTHERS

7076293661

TQ: 7699102

P. 4

STATE OF CALIFORNIA

WELL COMPLETION REPORT

OWNER'S WELL No. 7499

Date Work Began 11/29/11 Ended 12/8/11

Local Permit Agency SONOMA

Permit No. WEL11-0371 Permit Date 11-20-2011

North West Completed Well

OWNER USE ONLY - DO NOT FILL IN

STATE WELL NO. STATION NO.

LATITUDE LONGITUDE

APN / TRS / OTHER

WELL OWNER

GEOLOGIC LOG

DEPTH FROM SURFACE FL	DEPTH TO FIRST WATER FL	DEPTH TO FIRST WATER (ft.) BELOW SURFACE	DESCRIPTION	WELL LOCATION
0	1		topsoil	Address: 5500 SEARS POINT ROAD
1	8		brown clay	City SONOMA County SONOMA
8	75		blue clay	Apn Book 068 Page 190 Parcel 007
75	78		blue clay with gravel	Township Range Section 1/4 1/4
78	90		blue clay	Latitude 38° 02' 54" NORTH Longitude 122° 24' 40" WEST
90	92		blue clay with gravel	Deg. Min. Sec. LOCATION SKETCH
92	112		blue clay	
112	135		brown clay with some gravel	
135	150		brown clay with more gravel	
150	210		blue clay	
210	213		drilled fast	
213	233		blue clay	
233	235		blue clay with some gravel	
235	242		blue clay	
242	244		blue clay with gravel	
244	297		blue clay	
297	305		gravel	
305	360		blue clay	

ACTIVITY	NEW WELL	PLANNED USE(S)	PUBLIC WATER
DRILLING METHOD	ROTARY MUD	FLUID	
DEPTH OF STATIC WATER LEVEL	60 (FL) & DATE MEASURED	Dec 8 2011	
ESTIMATED YIELD	25 (G.P.M.) & TEST TYPE	ABSTRACT	
TEST LENGTH	2 (Hrs.)	TOTAL DRAW/DOWN	200 (FT.)

*May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 360 (Feet)
TOTAL DEPTH OF COMPLETED WELL 360 (Feet)

CASING					ANNULAR MATERIAL			
DEPTH FROM SURFACE FL	ROPE DIA.	TYPE	Material / Grade	Dia. Gauge Slot size	DEPTH FROM SURFACE FL	Seal Material	Filler Pack (Type / Size)	
0	240	12.25	Blank	E480 PVC	5	200		
240	360	12.25	Perfor	E480 PVC	5	200	032	
					0	50	CEMENT	
					50	180		3 YDS 3/8
					180	235	CEMENT	
					235	360		3 YDS 3/8

- Attachments
- no. Geologic Log
 - no. Well Construction Diagram
 - no. Geophysical Logs
 - no. Soil Water Chemical Analyses
 - no. Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME FISCH BROS DRILLING INC
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
5001 Gramstein Blvd Napa Sebastopol CA 95472

Signed Scott Unterwiesingh
WELL DRILLER / AUTHORIZED REPRESENTATIVE DATE SIGNED 12-08-11 C-57 LICENSE NUMBER 399226

APPENDIX B

Water Quality Analysis for Project Wells



Analytical Sciences

JAN 19 2016

Report Date: January 19, 2016

Laboratory Report

Shannon Jones

Jerry & Don's Yager Pump & Well

1290 Bodega Ave.

Petaluma, CA 94952

Project Name: **Wing & Barrel Ranch**

6600 Noble Rd, Sonoma -S38929

Lab Project Number: **6011120**

This 3 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini, Ph.D.

Laboratory Director



PW1

Metals (mg/L)

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
6011120-01	Wing & Barrel	Boron (B)	3.1	0.25
		Sodium (Na)	270	5.0

Date Sampled:	01/11/16	Date Analyzed:	01/13/16	QC Batch: B015344
Date Received:	01/11/16	Method:	EPA 200.7	

Total Dissolved Solids

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
6011120-01	Wing & Barrel	Total Dissolved Solids	780	10

Date Sampled:	01/11/16	Date Analyzed:	01/15/16	QC Batch: B015375
Date Received:	01/11/16	Method:	SM 2540 C-2011	



Notes and Definitions

RDL Reporting Detection Limit
ND Analyte NOT DETECTED at or above the reporting detection limit (RDL)
mg/L milligrams per Liter
ug/L micrograms per Liter

PLEASE NOTE: The drinking water Maximum Contamination Limits (MCL) set by the California State Water Resource Control Board are as follows:

Arsenic (10 ug/L)
Bromate (0.010 mg/L)
Iron (300 ug/L)
Manganese (50 ug/L)
Nitrate as N (10 mg/L)
Nitrite as N (1.0 mg/L)
Lead (15 ug/L)
Copper (1300 ug/L)
Total Coliform / E. Coli (< 1 MPN/100 mL - Most Probable Number per 100 milliliters)

PW1

GENERAL MINERAL & PHYSICAL & INORGANIC ANALYSIS (9/99)

Date of Report: 16/08/04 Sample ID No. 716-14008
 Laboratory Signature Lab
 Name: BRELJE & RACE LABORATORIES, INC Director: *Paul M. ...*
 Name of Sampler: AK Employed By: JERRY AND DON'S
 Date/Time Sample Date/Time Sample Date Analyses
 Collected: 16/07/11/1030 Received @ Lab: 16/07/11/0000 Completed: 16/07/13

=====
 System System
 Name: KENWOOD BPSH HUNT CLUB, LLC Number: 4901399
 Name or Number of Sample Source: WELL 01

 * User ID: RXR Station Number: 4901399-001 *
 * Date/Time of Sample: |16|07|11|1030| Laboratory Code: 9534 *
 * YY MM DD TTTT YY MM DD *
 * Date Analysis completed: |16|07|13| *
 * Submitted by: _____ Phone #: _____ *

MCL	REPORTING	CHEMICAL	ENTRY	ANALYSES	DLR
	UNITS		#	RESULTS	
	mg/L	Total Hardness (as CaCO3) (mg/L)	00900		
	mg/L	Calcium (Ca) (mg/L)	00916		
	mg/L	Magnesium (Mg) (mg/L)	00927		
	mg/L	Sodium (NA) (mg/L)	00929		
	mg/L	Potassium (K) (mg/L)	00937		

Total Cations & Total Anions Meq/L Val					
	mg/L	Total Alkalinity (AS CaCO3) (mg/L)	00410		
	mg/L	Hydroxide (OH) (mg/L)	71830		
	mg/L	Carbonate (CO3) (mg/L)	00445		
	mg/L	Bicarbonate (HCO3) (mg/L)	00440		
*	mg/L+	Sulfate (SO4) (mg/L)	00945		.5
*	mg/L+	Chloride (Cl) (mg/L)	00940		
45	mg/L	Nitrate (as NO3) (mg/L)	71850		2.0
10	mg/L	Nitrate (as N) (mg/L)	00618	< 0.4	0.4
2	mg/L	Fluoride (F) (Natural-Source)	00951		.1
	Std.Units+	PH (Laboratory) (Std.Units)	00403		
***	umho/cm+	Specific Conductance (E.C.) (umhos/cm)	00095		
****	mg/L+	Total Filterable Residue@180C (TDS) (mg/L)	70300		
15	Units	Apparent Color (Unfiltered) (Units)	00081		
3	TON	Odor Threshold at 60 C (TON)	00086		1.
5	NTU	Lab Turbidity (NTU)	82079		
0.5	mg/L+	MBAS (mg/L)	38260		

* 250-500-600 ** 0.6-1.7 *** 900-1600-2200 **** 500-1000-1500

PW1

GENERAL MINERAL & PHYSICAL & INORGANIC ANALYSIS (9/99)

SEP 20 2016

Date of Report: 16/09/27

Sample ID No. 916-19165

Laboratory

Signature Lab

Name: BRELJE & RACE LABORATORIES, INC

Director: *Ji Bndt*

Name of Sampler: AK

Employed By: JERRY AND DON'S

Date/Time Sample

Date/Time Sample

Date Analyses

Collected: 16/09/21/0930

Received @ Lab: 16/09/21/0000

Completed: 16/09/22

System

System

Name: KENWOOD BPSH HUNT CLUB, LLC

Number: 4901399

Name or Number of Sample Source: WELL 01

* User ID: RXR Station Number: 4901399-001 *

* Date/Time of Sample: |16|09|21|0930| Laboratory Code: 9534 *

* YY MM DD TTTT YY MM DD *

* Date Analysis completed: |16|09|22| *

* Submitted by: Phone #: *

MCL	REPORTING	CHEMICAL	ENTRY	ANALYSES	DLR
	UNITS		#	RESULTS	
	mg/L	Total Hardness (as CaCO3) (mg/L)	00900		
	mg/L	Calcium (Ca) (mg/L)	00916		
	mg/L	Magnesium (Mg) (mg/L)	00927		
	mg/L	Sodium (NA) (mg/L)	00929		
	mg/L	Potassium (K) (mg/L)	00937		
Total Cations & Total Anions Meq/L Val					
	mg/L	Total Alkalinity (AS CaCO3) (mg/L)	00410		
	mg/L	Hydroxide (OH) (mg/L)	71830		
	mg/L	Carbonate (CO3) (mg/L)	00445		
	mg/L	Bicarbonate (HCO3) (mg/L)	00440		
*	mg/L+	Sulfate (SO4) (mg/L)	00945		.5
*	mg/L+	Chloride (Cl) (mg/L)	00940		
45	mg/L	Nitrate (as NO3) (mg/L)	71850		2.0
10	mg/L	Nitrate (as N) (mg/L)	00618	< 0.4	0.4
2	mg/L	Fluoride (F) (Natural-Source)	00951		.1
	Std.Units+	PH (Laboratory) (Std.Units)	00403		
***	umho/cm+	Specific Conductance (E.C.) (umhos/cm)	00095		
****	mg/L+	Total Filterable Residue@180C(TDS) (mg/L)	70300		
15	Units	Apparent Color (Unfiltered) (Units)	00081		
3	TON	Odor Threshold at 60 C (TON)	00086		1.
5	NTU	Lab Turbidity (NTU)	82079		
0.5	mg/L+	MBAS (mg/L)	38260		

* 250-500-600 ** 0.6-1.7 *** 900-1600-2200 **** 500-1000-1500

119.30.16

Informational Water Quality Report

Complete RO Screen

PW2

**National Testing
Laboratories, Ltd.**

Quality Water Analysis

6571 Wilson Mills Rd
Cleveland, Ohio 44143
1-800-458-3330

Client:

Sample Number: 832495

Ordered By:
Jerry & Don's Yager Pump & Well P.O. Box 2689 Petaluma, CA 94953 ATTN: Ben Campanile

Location: Black Point Gun Club, New Well - Raw
Type of Water: Well Water
Collection Date and Time: 11/28/2012 13:00
Received Date and Time: 11/29/2012 10:00
Date Completed: 12/13/2012

Definition and Legend

This informational water quality report compares the actual test result to national standards as defined in the EPA's Primary and Secondary Drinking Water Regulations.

Primary Standards: Are expressed as the maximum contaminant level (MCL) which is the highest level of contaminant that is allowed in drinking water. MCLs are enforceable standards.

Secondary standards: Are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. Individual states may choose to adopt them as enforceable standards.

Action levels: Are defined in treatment techniques which are required processes intended to reduce the level of a contaminant in drinking water.

mg/L (ppm): Unless otherwise indicated, results and standards are expressed as an amount in milligrams per liter or parts per million.

Minimum Detection Level (MDL): The lowest level that the laboratory can detect a contaminant.

ND: The contaminant was not detected above the minimum detection level.

NA: The contaminant was not analyzed.

 The contaminant was not detected in the sample above the minimum detection level.

 The contaminant was detected at or above the minimum detection level, but not above the referenced standard.

 The contaminant was detected above the standard, which is not an EPA enforceable MCL.

 The contaminant was detected above the EPA enforceable MCL.

 These results may be invalid.

Status	Contaminant	Results	Units	National Standards	Min. Detection Level
--------	-------------	---------	-------	--------------------	----------------------

Inorganic Analytes - Metals

	Aluminum	ND	mg/L	0.2	EPA Secondary	0.040
	Arsenic	0.020	mg/L	0.010	EPA Primary	0.003
	Barium	0.388	mg/L	2	EPA Primary	0.004
	Beryllium	ND	mg/L	0.004	EPA Primary	0.0005
	Boron	0.955	mg/L	--		0.015
	Cadmium	ND	mg/L	0.005	EPA Primary	0.0005
	Calcium	990.300	mg/L	--		0.060
	Chromium	ND	mg/L	0.1	EPA Primary	0.003
	Copper	ND	mg/L	1.3	EPA Action Level	0.004
	Iron	4.610	mg/L	0.3	EPA Secondary	0.009
	Lead	ND	mg/L	0.015	EPA Action Level	0.001
	Lithium	0.061	mg/L	--		0.001
	Magnesium	1241.000	mg/L	--		0.020
	Manganese	3.3800	mg/L	0.05	EPA Secondary	0.0005
	Molybdenum	ND	mg/L	--		0.002
	Nickel	ND	mg/L	--		0.0021
	Potassium	57.000	mg/L	--		0.150
	Selenium	ND	mg/L	0.05	EPA Primary	0.004
	Silica	41.66	mg/L	--		0.05
	Silver	ND	mg/L	0.100	EPA Secondary	0.0005
	Sodium	2389.950	mg/L	--		0.150
	Strontium	13.000	mg/L	--		0.001
	Thallium	ND	mg/L	0.002	EPA Primary	0.0015
	Tin	ND	mg/L	--		0.030
	Vanadium	ND	mg/L	--		0.015
	Zinc	ND	mg/L	5	EPA Secondary	0.020

Physical Factors

Status	Contaminant	Results	Units	National Standards	Min. Detection Level
●	Alkalinity (Total as CaCO3)	490	mg/L	--	5
●	Bicarbonate (as CaCO3)	490	mg/L	--	5
●	Carbon Dioxide (Free CO2)	491	mg/L	--	5
✓	Carbonate (as CaCO3)	ND	mg/L	--	5
●	Conductivity	25000	umhos/cm	--	2
△	Hardness	7580	mg/L	100	NTL Internal 0.220
✓	Langelier Index	-0.396	SI	--	
△	pH	6.3	pH Units	6.5 to 8.5	EPA Secondary
●	Total Anions	9002.0	mg/L	--	1.0
●	Total Cations	4742.0	mg/L	--	1.0
△	Total Dissolved Solids	14000	mg/L	500	EPA Secondary 20
△	Turbidity	55.0	NTU	1.0	EPA Action Level 0.1
Inorganic Analytes - Other					
●	Bromide	28.00	mg/L	--	0.05
△	Chloride	7700.00	mg/L	250	EPA Secondary 0.05
✓	Chlorine-Free	ND	mg/L	--	0.05
✓	Chlorine-Total	ND	mg/L	--	0.1
✓	Fluoride	ND	mg/L	4.0	EPA Primary 5.00
✓	Nitrate as N	ND	mg/L	10	EPA Primary 5.00
✓	Nitrite as N	ND	mg/L	1	EPA Primary 5.00
✓	Ortho Phosphate	ND	mg/L	--	5.00
△	Sulfate	770.00	mg/L	250	EPA Secondary 0.05
Organic Analytes - Others					
●	Total Organic Carbon	0.42	mg/L	--	0.2

We certify that the analyses performed for this report are accurate, and that the laboratory test were conducted by methods approved by the U.S. Environmental Protection Agency or variations of these EPA methods.

These test results are intended to be used for informational purposes only and may not be used for regulatory compliance.

National Testing Laboratories, Ltd.

NATIONAL TESTING LABORATORIES, LTD



Report Date: November 09, 2012

Laboratory Report

Nathan Emschweiler
Jerry & Don's Yager Pump & Well
1290 Bodega Ave.
Petaluma, CA 94952

Project Name: **Black Point Gun Club** **B30088**
Lab Project: **2101706**

This 6 page report of analytical data has been reviewed and approved for release.

Michele Peters

Laboratory Manager



NOV 13 2012

Metals (ug/L)

Lab#	Sample ID	Compound Name	Result (ug/L)	RDL (ug/L)
2101706-01	PW2 New Well	Manganese (Mn)	2700	20

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 200.7		

Metals (mg/L)

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-01	PW2 New Well	Calcium (Ca)	850	250
		Magnesium (Mg)	1200	100

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 200.7		

Metals (mg/L)

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-02	Norm's Well	Calcium (Ca)	75	25
		Magnesium (Mg)	55	10

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 200.7		

Silica

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-01	PW2 New Well	Silica (SiO2)	39	5.0

Date Sampled:	10/16/12	Date Analyzed:	11/08/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 200.7		



NOV 13 2012

Metals

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-01	PW2 New Well	Potassium (K)	32	1.0
		Sodium (Na)	2500	100

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 6010B		

Metals

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-02	Norm's Well	Sodium (Na)	450	10

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011314
Date Received:	10/17/12	Method:	EPA 6010B		

Alkalinity

Lab#	Sample ID	Compound Name	Result (mg CaCO3/L)	RDL (mg CaCO3/L)
2101706-01	PW2 New Well	Total Alkalinity	510	5.0
		Bicarbonate Alkalinity	510	5.0
		Carbonate Alkalinity	ND	5.0
		Hydroxide Alkalinity	ND	5.0

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011279
Date Received:	10/17/12	Method:	SM 2320 B		



NOV 13 2012

Alkalinity

Lab#	Sample ID	Compound Name	Result (mg CaCO3/L)	RDL (mg CaCO3/L)
2101706-02	Norm's Well	Total Alkalinity	520	5.0
		Bicarbonate Alkalinity	520	5.0
		Carbonate Alkalinity	ND	5.0
		Hydroxide Alkalinity	ND	5.0

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011279
Date Received:	10/17/12	Method:	SM 2320 B		

Anions

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-01	PW2 New Well	Chloride	4500	200
		Sulfate as SO4	420	10

Date Sampled:	10/16/12	Date Analyzed:	11/08/12	QC Batch:	B011398
Date Received:	10/17/12	Method:	EPA 300.0		

Anions

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-02	Norm's Well	Chloride	590	20

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011315
Date Received:	10/17/12	Method:	EPA 300.0		

Total Dissolved Solids

Lab#	Sample ID	Compound Name	Result (mg/L)	RDL (mg/L)
2101706-01	PW2 New Well	Total Dissolved Solids	20000	50

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch:	B011265
Date Received:	10/17/12	Method:	SM 2540 C		



NOV 13 2012

Total Dissolved Solids

<u>Lab#</u>	<u>Sample ID</u>	<u>Compound Name</u>	<u>Result (mg/L)</u>	<u>RDL (mg/L)</u>
2101706-02	Norm's Well	Total Dissolved Solids	3000	20

Date Sampled:	10/16/12	Date Analyzed:	10/18/12	QC Batch: B011265
Date Received:	10/17/12	Method:	SM 2540 C	



NOV 13 2012

Notes and Definitions

RDL Reporting Detection Limit
ND Analyte NOT DETECTED at or above the reporting detection limit (RDL)
RPD Relative Percent Difference
NR Not Reported

Please Note: California Department of Health Services recommended drinking water standards are as follows:

Arsenic (10 ug/L)
Iron (300 ug/L)
Manganese (50 ug/L)
Nitrate (45 mg/L)
Lead (15 ug/L)
Total Coliform (<1 MPN/100 mL)

APPENDIX C

Water Use Estimate by Huffman Engineering

HUFFMAN ENGINEERING & SURVEYING

537 College Avenue, Suite A, Santa Rosa, CA 95404

707-542-6559 www.huffmanengineering.net

January 16, 2017

Mr. Blake Hillegas
Project Planner
County of Sonoma PRMD
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: Black Point Sports Club Clubhouse Expansion -- Annual Water Use Estimate
5400 Sears Point Road; PLP15-0060
APNs: 068-190-005,007,008,013,015, 017 and 068-190-008

Dear Blake,

The following calculations are in response to Item #4 of the "Environmental Review" section of your letter dated January 27, 2016. Our estimates are based on Well & Septic Policy 9-2-8 Table III-A as well as our letter of October 24th, 2012 to Jon Tracy regarding expected wastewater flows associated with SEP12-0326, and Table 3-4 of the USEPA Onsite Wastewater Treatment Systems Manual:

Unit	Days Applicable ²	#	Gal/Unit	Gallons/Day	Gallons/Year
Hunters/Shooters (Peak Season)	180	75	3	225	40,500
Hunters/Shooters (Off Season)	130	45	3	114	14,820
Bird Washing (Peak Season)	180	150	.25	75	13,500
Employees (Standard)	210	12	15	180	37,800
Employees (Public Days)	50	14	15	210	10,500
Meal Service	260	45	5	225	58,500
Showers	260	1	10	10	2,600
Laundry	260	3	24	96	24,960
Residence	365	2	120	240	87,600
Landscape (Clubhouse)	365		Varies		184,965 ¹
Landscape (Clay Course)	365		Varies		63,071 ¹
Total			538,816 Gallons Per Year		

1. Estimation by Landscape Architect (Attached)

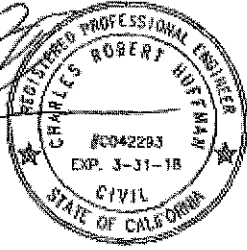
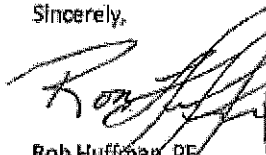
2. The club is completely closed 54 days per year (2 during the peak season and 52 during the off season)

Because of the limited use expected at the clubhouse much of the kitchen prep work will occur off site at an associated facility to take advantage of staffing synergies. Low flow dishwashers (1.5 gallons per load) will also be installed in the clubhouse.

The two wells serving the site currently produce an estimated 5.2 million gallons per year. Rainwater catchment and greywater systems are also planned for the site, and much of the landscape water use for both the clubhouse and the clay course will be offset by those systems.

If you have any questions, please call us at 542-6559.

Sincerely,



Rob Huffman, PE
Professional Engineer

RH:sa
11-053

**BIOLOGICAL RESOURCE ASSESSMENT
KENWOOD-BPSC HUNT CLUB
6600 NOBLE ROAD
(APN: 068-190-007)
SONOMA COUNTY, CA**

Prepared for:

Kenwood-BPSC Hunt Club, LLC
Bill Hooper
144 West Napa Street
Sonoma, CA 95476

Prepared by:

Ted P. Winfield, Ph.D.
Ted Winfield & Associates
1455 Wagoner Drive
Livermore, CA 94550

March 24, 2016

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1.0 INTRODUCTION

The purpose of this Biological Resource Assessment is to identify the biological resources that occur or may occur at the Kenwood-BPSC Hunt Club (Hunt Club) where a new club house facility, parking area and fly casting pond (Project) will be constructed, and the anticipated impacts of the Project to biological resources. The focus of this report is on the possible occurrence of special-status species plants and wildlife at the Project site that could be affected by the Project, and the anticipated impacts and recommended mitigation for impacts to special-status species of plants and wildlife.

The Project will consist of the development of an approximately 14,000 square foot clubhouse, approximately 13,100 square feet of new roadway and entry driveway to the new clubhouse, an approximately 10,000 square foot parking area and an approximately 60,000 square foot fly casting pond. The Project will also result in the removal of several structures, covering approximately 13,000 square feet, associated with the current farming activity that is part of the Hunt Club farming operations.

1.1 SITE LOCATION

The Project site (A. P. No. 068-190-007) is located at 6600 Noble Road in Sonoma County, on the north side of Highway 37 approximately 1.5 miles east of the Sears Point Raceway (Figure 1). The area where the Project will occur is surrounded on the west, south and east by agricultural lands (Figure 2). The Napa Slough and tidal marshes occur along the northern side of the Project site (Figure 2). The Project will be constructed within land that is currently used for Hunt Club and farming activities (Figure 2).

1.2 RECENT AND CURRENT LAND USE

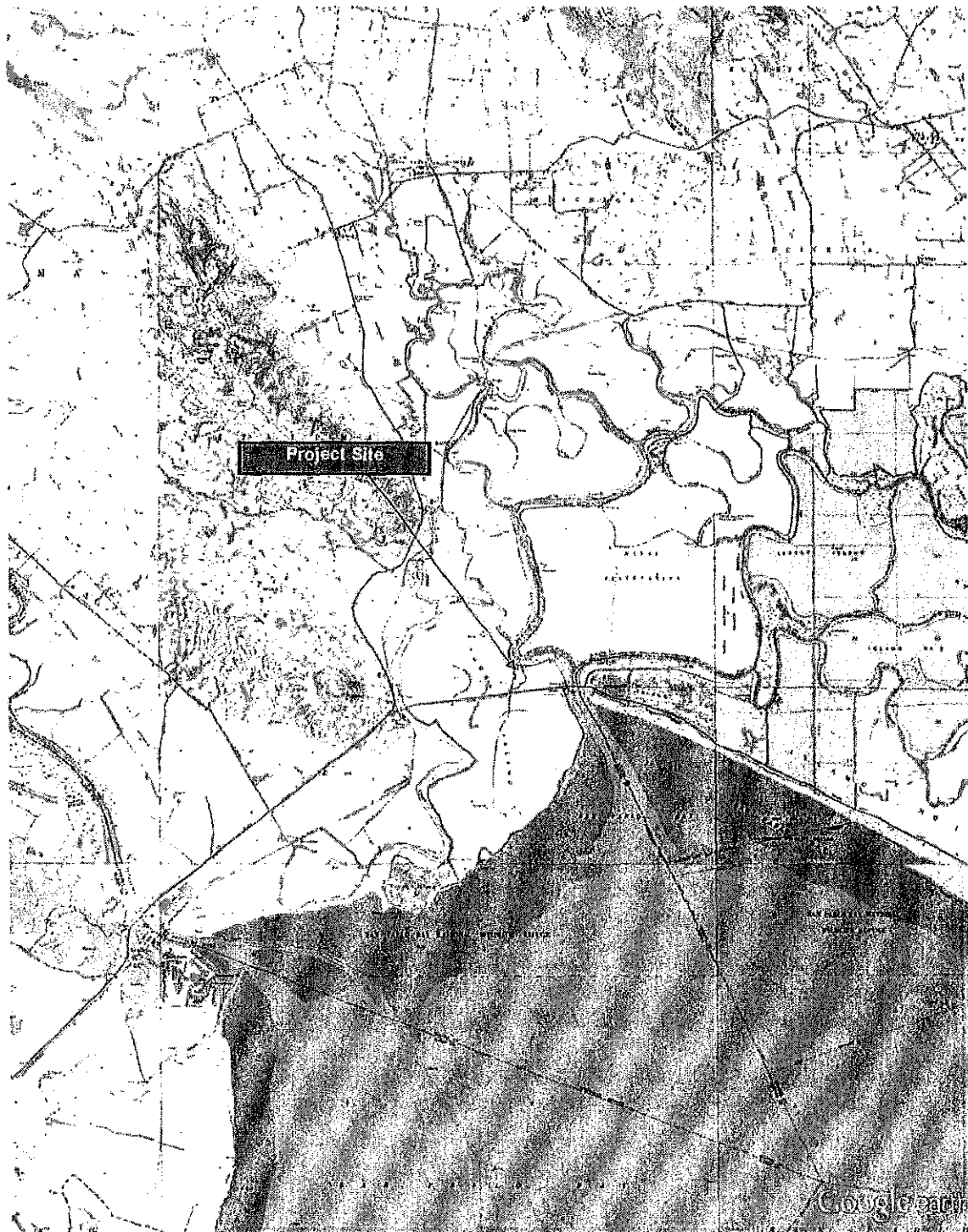
The Project site parcel is zoned land extensive agriculture. The lands where the Project site is located have been in agricultural use for decades and no change is anticipated in surrounding land use as a result of the Project. The Hunt Club operations are a compatible use on lands zoned for land extensive agriculture, and surrounding farming practices will continue following construction of the Project.

1.3 PHYSICAL SITE CONDITIONS

The terrain on the Project site is relatively flat, with a gentle slope of less than 1%.

The soils on the Project site and surrounding areas have been mapped by the Soil Conservation Service as Reyes silty clay, 0 to 2 percent slopes¹.

¹ Natural Resources Conservation Service, National Cooperative Soil Survey. Web Soil Survey. March 23, 2016.



Google Earth Pro



Figure 1. Project location map.

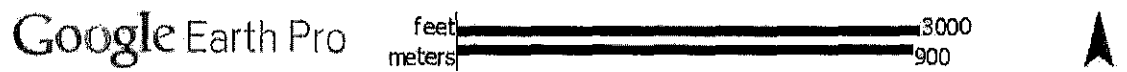
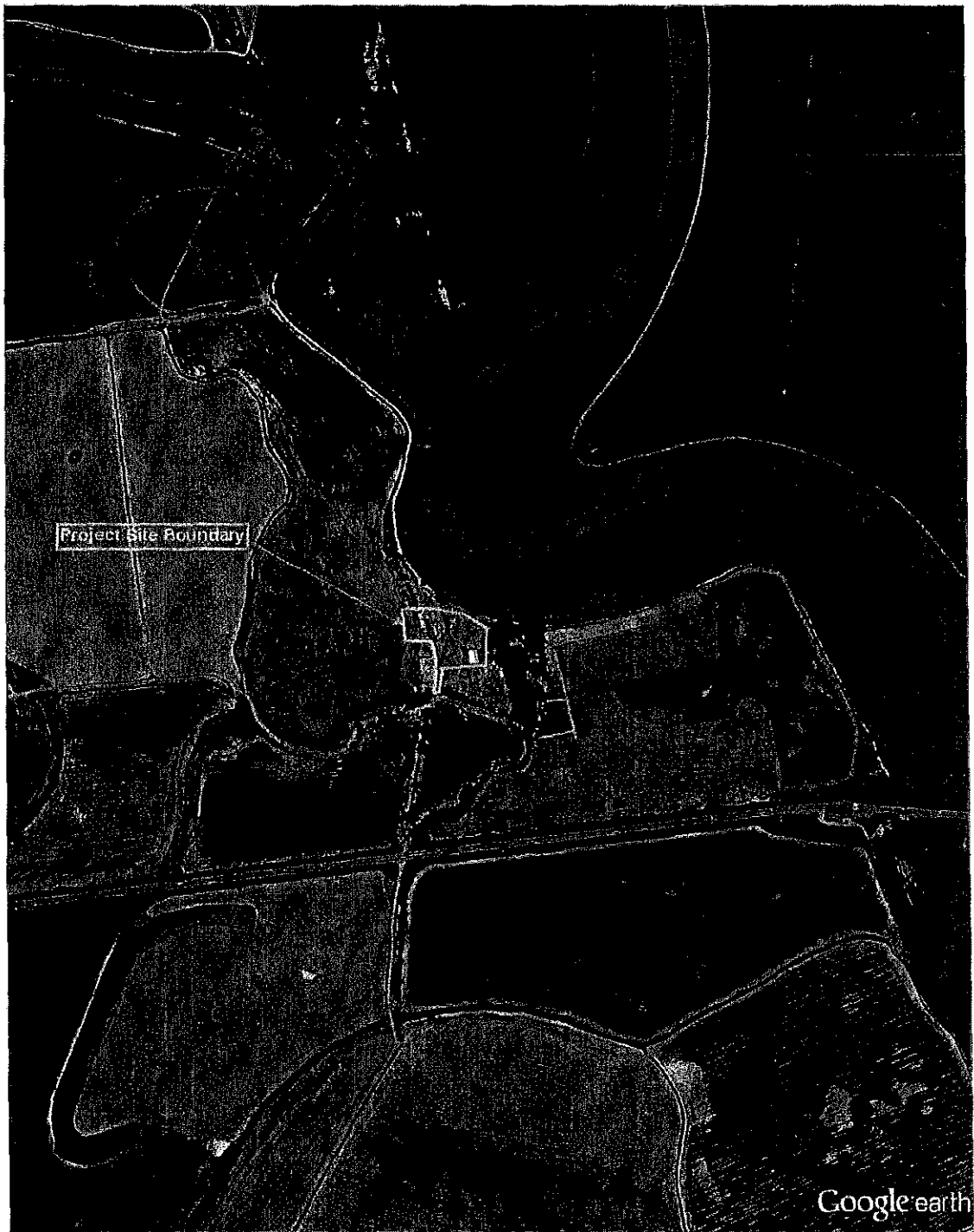


Figure 2. Project vicinity map. Project structures will be located within the boundary shown on aerial photograph.

2.0 BIOLOGICAL RESOURCES

2.1 VEGETATION

The elements of the Project will be constructed in areas that are already subject to disturbance due to ongoing farming activities and Hunt Club activities. As a result, the areas where the Project will be constructed that do not support buildings are dominated by weedy invasive plants or cultivars of the plants used to produce the hay crop on the adjacent fields.

The Project site was surveyed on February 22, 2016. The area where the different Project elements will be constructed was walked and plant species observed and identifiable during each survey noted in a field notebook. The vegetation at the Project site was dominated by non-native, invasive plants. No wetlands were observed at the Project site.

The predominant vegetation cover at the Project site consisted of non-native species of annual grasses and forbs characteristic of fallow fields. The area where the new clubhouse and entry driveway was dominated by bull mallow (*Malva nicaeensis*), ryegrass (*Festuca perennis*), which is one of the species planted in the adjacent agricultural fields as part of the hay crop), white stem filaree (*Erodium moschatum*), and common plantain (*Plantago major*). Other plant species included Bermuda grass (*Cynodon dactylon*), prickly oxtongue (*Helminthotheca echioides*), sweet fennel (*Foeniculum vulgare*), annual bluegrass (*Poa annua*), dog fennel (*Anthemis cotula*), and milk thistle (*Silybum marianum*).

Plants occurring where the new parking area and access road included ryegrass, annual bluegrass, Mediterranean barley (*Hordeum murinum* ssp. *gussoneanum*), white stem filaree, dog fennel, and bull mallow. The new fly casting pond will be constructed partly in an area currently occupied by two small, low storage structures for the farming activities and partly on disturbed lands associated with the existing agricultural fields. Many of the same weedy species observed at the site of the new clubhouse and parking area occurred at the site of the fly casting pond.

2.3 WILDLIFE

The disturbed nature of the Project site limits the suitability of the site as wildlife habitat. Wildlife species will still be present including cosmopolitan species such as a number of small mammals such as several species of mice, broad-footed mole (*Scapanus latimanus*), shrews (*Sorex* sp.) and, gophers (*Thomomys bottae*). These species serve as a prey base for other wildlife species, including snakes and larger mammals, as well as to raptorial birds (hawks, kestrels, kites, and owls). Other mammals, such as black-tailed jackrabbit (*Lepus californicus*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*) and opossum (*Didelphis virginiana*), along with Coyote (*Canis latrans*) may also access the Project site from the surrounding areas.

The Project site may also be visited by migratory and resident birds, such as house finch (*Carpodacus mexicanus*), western meadowlark (*Sturnella neglecta*), California quail

(*Callipepla californica*), Brewer's blackbird (*Euphagus cyanocephalus*), and various sparrows. The grove of eucalyptus trees to the east of the Project site is reported to support a great blue heron (*Ardea herodias*) and great egret (*Ardea alba*) rookery toward the south end of this stand of trees.²

2.4 SPECIAL-STATUS SPECIES

2.4.1 Special-status Plants

The CNDDDB and CNPS Online Inventory of Rare and Endangered Plants were searched for information on special-status plants for Santa Rosa, Sebastopol, Healdsburg, Two Rocks, and Cotati USGS Quadrangle maps, which defines the Project region. Special-status plant species are defined in *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*³ to include all plant species that meet one or more of the following criteria:

- Listed or proposed for listing as threatened or endangered under FESA or candidates for possible future listing as threatened or endangered under FESA (50 CFR §17.12).
- Listed or candidates for listing by the State of California as threatened or endangered under CESA (Fish and Game Code §2050 *et seq.*).
- Listed as rare under the California Native Plant Protection Act (Fish and Game Code §1900 *et seq.*). A plant is **rare** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens (Fish and Game Code §1901).
- Meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
 - ♦ Species considered by the California Native Plant Society (CNPS) to be "rare, threatened or endangered in California" (Lists 1A, 1B and 2);
 - ♦ Species that may warrant consideration on the basis of local significance or recent biological information;
 - ♦ Some species included on the California Natural Diversity Database's (CNDDDB) *Special Plants, Bryophytes, and Lichens List* (California Department of Fish and Game 2008).
- Considered a **locally significant species**, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a

² Letter report from Jon Winter & Associates to Mr. Bill Hooper dated June 26, 2012.

³ California Department of Fish and Game (CDFG). *Protocols for surveying and evaluating impacts to special status native plant populations and natural communities*. November 24, 2009.

species at the outer limits of its known range or a species occurring on an uncommon soil type.

A total of 33 special-status plants were identified as occurring in the Project region. The list of these special-status plant species, regulatory status, and habitat preference is presented in Table 1.

Table 1. List of special-status plant species reported to occur in the Project region and their regulatory status.

Scientific Name Common Name	FESA/CESA/CNPS	Habitat Affinity
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	-/1B.2	Clay soils; often on serpentine; dry hillsides.
<i>Amorpha californica</i> var. <i>napensis</i> Napa false indigo	-/1B.2	Broadleaved woodlands, valley and foothill grassland.
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	-/1B.2	Cismontane woodlands, valley and foothill grassland.
<i>Arctostaphylos montana</i> ssp. <i>montana</i> Mt. Tamalpais manzanita	-/1B.2	Serpentine slopes in chaparral and grassland.
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	-/1B.2	Low ground, alkali flats, and flooded lands; in annual grassland or in playas or vernal pools.
<i>Blennosperma bakeri</i> Sonoma sunshine	E/E/1B.1	Vernal pools and swales.
<i>California macrophylla</i> round-eaved filaree	-/1B.2	Clay soils in cismontane woodland, valley and foothill grasslands.
<i>Carex lyngbyei</i> Lyngbye's sedge	-/2B.2	Marshes and swamps (brackish and freshwater).
<i>Centromadia parryi</i> ssp. <i>parryi</i> pappose tarplant	-/1B.2	Vernally often alkaline sites.
<i>Chloropyron maritimum</i> ssp. <i>palustre</i> Point Reyes salty bird's-beak	-/1B.2	Coastal salt marsh with <i>Salicornia</i> , <i>Distichlis</i> , <i>Jaumea</i> , <i>Spartina</i> , etc.
<i>Chloropyron molle</i> ssp. <i>molle</i> soft salty bird's-beak	E/R/1B.2	Coastal salt marsh with <i>Distichlis</i> , <i>Salicornia</i> , <i>Frankenia</i> , etc.
<i>Downingia pusilla</i> dwarf downingia	-/2B.2	Valley and foothill grasslands in vernal lake and pool margins; several types of vernal pools.
<i>Eriogonum luteolum</i> var. <i>caninum</i> Tiburon buckwheat	-/1B.2	Serpentine soils in chaparral, valley and foothill grasslands; sandy to gravelly sites.
<i>Extriplex joaquinana</i> San Joaquin spearscale	-/1B.2	Seasonal alkali wetlands or alkali sink scrub with <i>Distichlis spicata</i> , <i>Frankenia</i> , etc.
<i>Fritillaria liliacea</i> fragrant fritillary	-/1B.2	Serpentine; various soils reported though usually clay, in grassland.

Table 1. List of special-status plant species reported to occur in the Project region and their regulatory status. (Concluded)

Scientific Name Common Name	FESA/CESA/CNPS	Habitat Affinity
<i>Hemizonia congesta</i> ssp. <i>congesta</i> congested-headed hayfield tarplant	-/-1B.2	Grassy valleys and hills, often in fallow fields; sometimes along roadsides.
<i>Hesperolinon congestum</i> Marin western flax	T/T1B.1	Serpentine barrens and in serpentine grassland and chaparral.
<i>Isocoma arguta</i> Carquinez goldenbush	-/-1B.1	Alkaline soils, flats, lower hills; on low benches near drainages, on tops and
<i>Lasthenia confugens</i> Contra Costa goldfields	E/-1B.1	Vernal pools, swales, low depressions, in open grassy areas.
<i>Lathyrus jepsonii</i> var. <i>jepsonii</i> Delta tule pea	-/-1B.2	Freshwater and brackish marsh, often with <i>Typha</i> , <i>Aster lentus</i> , <i>Rosa</i>
<i>Legenere limosa</i> legenere	-/-1B.1	Vernal pool bottoms.
<i>Lessingia micradenia</i> var. <i>micradenia</i> Tamaipais lessingia	-/-1B.2	Chaparral, valley and foothill grasslands usually with serpentine soil.
<i>Lilaeopsis masonii</i> Mason's lilaeopsis	-R/1B.1	Tidal zones, in muddy or silty soil.
<i>Lilium pardalinum</i> ssp. <i>pitkinense</i> Pitkin Marsh lily	E/E1B.1	saturated sandy soils with grasses and shrubs
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	-/-1B.1	vernal pools and swales; adobe or alkaline soils.
<i>Plagiobothrys mollis</i> var. <i>vestitus</i> Petaluma popcornflower	-/-1A	Wet sites in grassland, possibly coastal marsh margins.
<i>Polygonum mannense</i> Marin knotweed	-/-3.1	Coastal salt marshes and brackish marshes.
<i>Senecio aphanactis</i> chaparral ragwort	-/-2B.2	Chaparral, cismontane woodlands, coastal scrub; drying alkaline flats.
<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i> Point Reyes checkerbloom	-/-1B.2	Freshwater marshes near the coast
<i>Streptanthus glandulosus</i> ssp. <i>pulchellus</i> Mt. Tamaipais bristly jewelflower	-/-1B.2	Chaparral, valley and foothill grasslands on serpentine slopes.
<i>Symphotrichum lentum</i> Suisun Marsh aster	-/-1B.2	Marshes and swamps (brackish and freshwater); most often along sloughs
<i>Trifolium amoenum</i> two-fork clover	E/-1B.1	sometimes on serpentine soil, open sunny sites, swales.
<i>Trifolium hydrophilum</i> saline clover	-/-1B.2	Marshes and swamps, valley and foothill grasslands; vernal pools; mesic, alkaline

Federal Status: E = Endangered; State Status: E = Endangered, R = Rare, T = Threatened CNPS Designations: List 1A = Species presumed extinct in California. List 1B = Species rare and endangered in California and elsewhere. List 2 = Species rare and endangered in California but more common elsewhere. List 3 = Species for which additional data are needed.

Marginally suitable habitat is present at the site for bent-flowered fiddleneck (*Amsinckia lunaris*) and congested-headed hayfield tarplant (*Hemizonia congesta* ssp. *congesta*), but remnants of these species were not observed during the site visit and due to the past and ongoing disturbance of the Project site these two species are not expected to occur at the

Project site. Suitable habitat for the other special-status species reported to occur in the Project region is not present at the Project site, and these species, therefore, are not likely to occur at the Project site and be affected by the Project.

2.4.2 Special-status Wildlife

A total of 17 special-status species of invertebrates, fish and wildlife species were identified in the CNDDDB as occurring in the Project region (Table 2). The habitat affinity and likelihood of occurring at the Project site are presented in Table 3.

Table 2. List of special-status invertebrates, fish and wildlife species reported to occur in the Project region.

SPECIES		STATUS
Species Name	Common Name	FESA/CESA/CDFW
INVERTEBRATES		
<i>Danaus plexippus</i>	monarch - CA overwintering population	-/-
AMPHIBIANS		
<i>Rana draytonii</i>	California red-legged frog	T/-SC
BIRDS		
<i>Athene cunicularia</i>	burrowing owl	-/SC
<i>Buteo regalis</i>	ferruginous hawk	-/-
<i>Buteo swainsoni</i>	Swainson's hawk	-/T/-
<i>Circus cyaneus</i>	northern harrier	-/SC
<i>Elanus leucurus</i>	white-tailed kite	-/-
<i>Geothlypis trichas sinuosa</i>	saltmarsh common yellowthroat	-/SC
<i>Hydroprogne caspia</i>	Caspian tern	-/-
<i>Lateralus jamaicensis coturniculus</i>	California black rail	-/T/-
<i>Melospiza melodia samuells</i>	San Pablo song sparrow	-/SC
<i>Rallus longirostris obsoletus</i>	Rideway's rail	E/E/-
MAMMALS		
<i>Antrozous pallidus</i>	pallid bat	-/SC
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	-/CT/SC
<i>Reithrodontomys raviventris</i>	salt-marsh harvest mouse	E/E/-
<i>Sorex ornatus sinuosus</i>	Suisun shrew	-/T/SC
<i>Taxidea taxus</i>	American badger	-/SC

STATUS: FESA = Federal Endangered Species Act; CESA = California Endangered Species Act; E = Endangered; T = Threatened; CT = Candidate for Listing as Threatened; SC = California Species of Concern.

Table 3. Special-status invertebrate and wildlife species reported to occur in the Project Region and the likelihood of occurring at the Project site.

Species Name Common Name	Habitat Affinity	Likelihood of Occurrence at Project Site
INVERTEBRATES		
<i>Danaus plexippus</i> monarch butterfly	Roosts located in wind-protected tree groves with nectar and water sources nearby.	Unlikely. Suitable habitat conditions not present at Project site.
AMPHIBIANS		
<i>Rana draytonii</i> California red-legged frog	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Unlikely. Suitable habitat conditions not present at Project site.
BIRDS		
<i>Athene cunicularia</i> burrowing owl	Subterranean nesting species found in open grassland habitat with burrowing mammals present, preferably the California ground squirrel.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Buteo regalis</i> ferruginous hawk	Open grassland, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Buteo swainsoni</i> Swainson's hawk	Breeds in grasslands with scattered trees, riparian areas and agricultural or ranch lands; requires adjacent suitable foraging areas supporting rodent populations.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Circus cyaneus</i> northern harrier	Coastal salt and fresh-water marsh, nests and forages in grasslands; nests on ground in shrubby vegetation, usually at marsh edge.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Elanus leucurus</i> white-tailed kite	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Geothlypis trichas sinuosa</i> saltmarsh common yellowthroat	Resides in fresh and salt water marshes throughout the Bay Area; requires thick, continuous cover down to water surface.	Unlikely. Suitable habitat conditions not present at Project site.

Table 3. Special-status invertebrate and wildlife species reported to occur in the Project Region and the likelihood of occurring at the Project site. (Concluded)

Species Name Common Name	Habitat Affinity	Likelihood of Occurrence at Project Site
BIRDS		
<i>Hydroprogne caspia</i> Caspian tern	Nests on sandy or gravelly beaches and shell banks inland and along coast.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Laterallus jamaicensis coturniculus</i> California black rail	Freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays; dense vegetation for nesting habitat.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Melospiza melodia samuelis</i> San Pablo song sparrow	Tidal sloughs in pickleweed marshes; nests in <i>Grindelia</i> bordering slough channels.	Unlikely. Suitable habitat conditions not present at Project site.
<i>Rallus longirostris obsoletus</i> Ridgway's rail	Abundant growths of pickleweed; feeds on invertebrates along mud-bottomed sloughs.	Unlikely. Suitable habitat conditions not present at Project site.
MAMMALS		
<i>Antrozous pallidus</i> pallid bat	Grasslands, shrublands, woodlands, and forests; common in open, dry habitats with rocky areas for roosting; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	Unlikely. No trees will be affected by the Project. Buildings may provide marginally suitable habitat.
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	Roosts in the open, hanging from walls and ceilings; extremely sensitive to human disturbance.	Low Likelihood. Two buildings to be demolished may provide marginally suitable habitat but continuous human activity in buildings renders the buildings marginally suitable.
<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	Saline, emergent marshes (pickleweed) of San Francisco Bay	Unlikely. Suitable habitat conditions not present at Project site.
<i>Sorex ornatus sinuosus</i> Suisun shrew	Tidal marshes of northern shores of San Pablo Bay and Suisun Bays; require dense low-lying cover and	Unlikely. Suitable habitat conditions not present at Project site.
<i>Taxidea taxus</i> American badger	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils	Unlikely. Suitable habitat conditions not present at Project site. No burrows observed at Project site.

The Project site is subject to continual disturbance from farming activities and Hunt Club activities. Most of the special-status wildlife species identified as occurring in the Project region are associated with aquatic or tidal marsh habitat, which is not present at the Project site. The existing buildings that will be demolished as part of the Project may provide marginally suitable habitat for bats and nesting swallows, but human activities associated with farming operations may make these structures less desirable for use by bats.

3.0 IMPACTS AND MITIGATION MEASURES

Project impacts to biological resources and measures to mitigate these impacts are described below. The significance of the anticipated impacts of the Project was evaluated following the criteria established in Appendix G of the CEQA Guidelines (California Natural Resources Agency 2010). According to these criteria, the Project would have a significant effect on a biological resource if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

The determination of impact significance is based on whether the particular impact is "substantial," which consists of three components: the magnitude and duration of the affect; the uniqueness of the affected resource; and the susceptibility of the affected resource to disturbance.

The following analysis of impacts addresses both direct and indirect effects to the affected biological resources resulting from the construction and operation of the proposed Project. This analysis is based on the Project plans, the current condition of the Project impact site, and regulations and guidelines that cover the affected biological resources.

3.1 IMPACTS ON SPECIAL-STATUS PLANT SPECIES

The Project site does not provide suitable habitat for any of the special-status plants reported to occur in the Project region. The Project, therefore, is not expected to affect any special-status plant species reported to occur in the Project region.

3.2 IMPACTS ON WETLANDS

There are no seasonal wetlands at the Project site so the Project will not affect any wetland or aquatic habitat subject to the jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, or waters of the State subject to the jurisdiction of the Regional Water Quality Control Board, San Francisco Region, pursuant to the Porter-Cologne Act.

3.3 IMPACTS ON SPECIAL-STATUS BIRDS AND MAMMALS

3.3.1 Birds.

Construction of the proposed Project could have a substantial direct and/or indirect effect on special-status or otherwise protected birds. This impact would be less than significant with mitigation.

In addition to regulations protecting special-status bird species (federal and state Endangered Species Acts), most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, it is unlawful to destroy active nests, eggs, and young. Furthermore, California Fish and Game Code Section 3503.5 makes it unlawful to take, possess or destroy birds in the Falconiformes (birds of prey, vultures, eagles, falcons) and Strigiformes (owls) families, which can include nest disturbance from construction and other activities.

The Project site provides marginally suitable habitat for ground-nesting bird species, and also provides marginally suitable foraging habitat for raptors. If birds were to nest in or near the Project site during construction activities, the impact could be significant and mitigation would be required to reduce the impact to less than significant.

A pre-construction survey for ground-nesting birds will be performed 14 days prior to the start of construction. A qualified avian biologist will conduct passerine nest surveys prior to ground disturbing activities, or other construction activities at the Project site to locate any active nests that could be affected by the Project. If land-clearing activities can be performed outside of the nesting season, that is, between August 16 and January 31, no preconstruction surveys for nesting birds are warranted.

Active nests will be identified, located, and described and protective measures will be implemented. Protective measures will include establishment of clearly delineated (i.e., Visi-barrier, orange construction fencing) exclusion zones around each nest site. The active nest sites within exclusion zones will be monitored on a weekly basis throughout the nesting season to identify any signs of disturbance or nest abandonment. The barriers

marking exclusion zones will remain in place until the young have left the nest and are foraging independently or if the nest is no longer active.

3.3.2 Bats

Construction of the proposed Project could have a substantial direct and/or indirect effect on special-status bats. This impact would be less than significant with mitigation.

The Project may result in the loss of potential roosting habitat for special-status bat species. The special-status bat species that could occur in the area and possibly the Project site include the Townsend's big eared bat and pallid bat.

Prior to demolition of the existing structures at the Project site, a qualified bat biologist, who is defined as a bat biologist, who holds a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle and collect bats. Depending on the proposed timing of demolition of the existing structures, and the bat biologist initial survey of the site, the necessary survey protocols will be identified and implemented under supervision of the bat biologist.



November 10, 2017

Sonoma County Board of Zoning Adjustments
Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

SENT VIA E-MAIL

Dear Board Members:


I am writing to urge your support and approval for the use permit issued by the Permit & Resource Management Department for the Wing & Barrel Ranch project.

Sonoma Raceway is the business located closest to this facility. We consider Wing & Barrel to be an excellent neighbor and the ongoing and proposed activities to be compatible and complementary to our operations. The Black Point Sports Club was a long-standing well-operated family business and the Wing & Barrel project will allow their sportsman legacy to carry forward following their forced relocation. Moreover, this project will also facilitate the continued operation of Sears Point Farming Company by the Yenni family who have been stalwarts in the preservation of this region's agricultural heritage.

The applicants have fully complied with the required process for approval of this permit and there are no traffic or other significant impacts that have not been thoroughly studied and addressed. The appellants have raised no new issues that should stand in the way of this permit approval and I urge you to deny the appeal and allow this outstanding project to move forward.

Thank you for your consideration.

Sincerely,


Steve Page
President & General Manager

cc: Supervisor Susan Gorin

Susan Gorin
1st District Sonoma County Supervisor
575 Administration Drive, Room 100A
Santa Rosa, CA 95401
Susan.gorin@sonoma-county.org
Office - 707-565-3752
Cell - 707-321-2788

On Nov 11, 2017, at 8:57 PM, Richard Dale <richard@sonomaecologycenter.org> wrote:

Hello,

While we have no official position on this issue, Sonoma Ecology Center would like to add its voice to those requesting a postponement of the BZA hearing on the Black Point Hunt Club.

People on every side of this issue are working at capacity to respond to the aftermath of the fires, and we don't feel there is adequate time to prepare for the hearing.

Thank you for your consideration, and for all you're doing in response to the fires.

Richard

Richard Dale ✓
Executive Director
Sonoma Ecology Center
PO Box 1486, Eldridge, CA 95431 USA
p: 707 996-0712, ext. 106 f: 996-2452
e: richard@sonomaecologycenter.org

<NEW-logo-smallest4.jpg>

Beautiful. Sustainable. Sonoma.
www.sonomaecologycenter.org

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.



David A. Poe ✓
5100 Burnham Ranch Rd
Santa Rosa, CA 95404

November 11, 2017

Mr. Willie Lamberson
Chair - Board of Zoning Adjustments
willielamberson24@gmail.com

Dear Mr. Lamberson,

Please accept this letter as my unconditional support for the building of the Clubhouse at Wing & Barrel Ranch as has been proposed.

I am a new member of the Wing & Barrel Ranch shooting and hunting club. I was attracted to the Club largely because of their commitment to preservation of their property for hunting, shooting, and agriculture. Having been born and raised on a farm in an agricultural area (Idaho) where I grew up hunting and shooting on our own property, I know the value of preservation of this lifestyle. Unfortunately, our family farm succumbed to property development and no longer exists - I would not like to see a similar fate of Wing & Barrel Ranch.

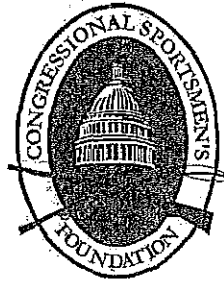
It is my understanding that the Clubhouse is a purpose-built structure with use limited to its small membership. It is this size and "family nature" of both the membership and the ownership of the Ranch that is attractive. I can assure you that, in my short time as a member, all gatherings that I have attended are small in size and the membership is very committed to protect the rural nature of the property.

The use permit for the construction of the clubhouse was approved in January 2017, and I respectfully urge you to deny the appeal that has been submitted. The project has been vetted and has the support of the farming and local community.

Having been a resident of Sonoma County, where I now live on a 320-acre cattle ranch with only 20 homes, I can attest to the commitment for rural/agricultural preservation of this county.

Sincerely,

David A. Poe



November 11, 2017

Sonoma County Board of Zoning Adjustments
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Commissioners:

I am writing today on behalf of the Congressional Sportsmen's Foundation in support of the Wing & Barrel Ranch, and to respectfully urge that this panel grant the Ranch's request for a permit to begin construction on a new clubhouse.

Our interest in supporting Wing and Barrel's vision of creating a world class, sustainable farming, hunting and shooting operation is rooted in our firsthand knowledge of the Ranch's commitment to conservation efforts that are supported by these activities. Since its founding, it has become clear that Wing and Barrel has utilized the resources at its disposal, including the facility, to make philanthropy a cornerstone of its operations and mission. As a result of this commitment and thanks to the Ranch's dedication and its members' generosity, natural resource conservation efforts have been advanced not only in Sonoma County, but throughout California and across the nation. The further enhancement of the Wing and Barrel property will only add capacity and energy to this element of the Club's mission.

For 80 years, sportsmen and women have played a crucial role in funding conservation in the United States through the American System of Conservation Funding (ASCF). This "user-pays, public benefits" funding model, entirely unique to the world, has served as the backbone for conservation and wildlife management funding in the United States. Through this system, hunters and shooters fund conservation and wildlife management through the purchase of sporting licenses and federal excise taxes on firearms and ammunition among other items. These license revenues and excise taxes fund a wide variety of activities, including, but not limited to: fish and wildlife research, private and public habitat management, fish and wildlife law enforcement, hunter education, shooting range development, land acquisition and easements, and recreational access for the public.

In 2016 alone, this system generated nearly \$130 million for wildlife conservation in the Golden State. Every box of ammunition sold at the Club and every hunting license purchased by its members generates revenue that is vital to the continued conservation of wildlife across this state. At a time when the California Department of Fish and Wildlife is already chronically underfunded and understaffed, actions that limit participation in and growth of hunting and shooting sports activities only stand to exacerbate these problems.

Organizations like the Wing & Barrel Club offer an important opportunity for Californians to continue pursuing outdoor traditions that are older than the state itself. As the last club of its kind in the North Bay, the Wing & Barrel Club is vital to maintaining a way of life that is important to millions of people in

California. It is for that precise reason that Governor Brown joined Californians in celebrating National Hunting and Fishing Day this year, saying, "I thank California's sportsmen and women for [their] conservation legacy and encourage their continued support and dedication to conserving our state's natural resources."

The Wing and Barrel Club exemplifies the tradition of conservation that has defined the sportsmen's community for a century, and I respectfully urge you to grant their request and give them the tools necessary to continue that legacy.

Respectfully,

Jeff Crane
President
Congressional Sportsmen's Foundation

November 9, 2017

Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Wing & Barrel Ranch
(Formerly Black Point Sports Club)

Chair Board of Zoning Adjustments
Chair Willie Lamberson

My name is Robert Gloeckner and I have been a member of the Black Point Sports Club, currently Wing and Barrel Ranch, continuously since its inception in the 1960's. I am a third generation resident of Sonoma County. As a founding member of Wing & Barrel Ranch I look forward to passing my membership down to my three sons and grandchildren to preserve the hunting traditions, conservation and enjoyment of the outdoors. As with the other members of the ranch, I look forward to bringing my family together in the new clubhouse. Wing & Barrel Ranch is the last remaining hunting club in the North Bay.

I have known the various generations of the Sutsos family for the better part of my 74 years. I have always known them to be strong conservationists and committed to preserving the land for future generations to enjoy. The members and their families have been and will continue to be committed to restoring native habitat and wildlife corridors while balancing the ecological, recreational and agricultural activities on the ranch. I am familiar with the Williamson Act because I manage our family's 3,300 acre ranch near Lake Sonoma where we farm grapes, and run beef cattle. Wing & Barrel Ranch is committed to continuing the farming tradition and complying with the Williamson Act. It's important to note, that hunters are the biggest proponents of conservation in the United States.

This project has been reviewed several times by various Sonoma County Permit Agencies including the Design Review Commission. The

proposed new clubhouse has always been a part of the approved project and has always been in compliance with the current use permit.

I am a retired firefighter and my three sons are also firefighters in Sonoma County. My sons find it incredible that in view of the recent disastrous fires in Sonoma County that county resources would be wasted on reviewing a permit that has already been previously approved.

I am asking the Board of Zoning Adjustments to approve the new clubhouse, which has always been part of the project, and deny the appeal.

Thank you for your consideration,

Robert Gloeckner ✓
4800 Hessel Road
Sebastopol, Ca. 95472
707 696 4897

November 10, 2017

Chair Willie Lamberson
Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Wing & Barrel Ranch Appeal

Dear Chair Lamberson:

The authors of this appeal are bold. It is offensive that they think just because they do not like a business that has been operating seamlessly for three years, they can just shut it down. Sue Smith is the daughter of Jordan Smith, deceased, founder of Jordano's Pheasant Club to which he devoted a large portion of his time doing exactly what we at Wing and Barrel do; shooting and entertaining our friends.

If they honestly were concerned about the claims in their appeal, they should have been attending the public hearings, various commission and Board of Supervisors meetings held throughout the County since 2012 when the original use permit was granted. The current appeal addresses ONLY the use permit as it relates to the proposed clubhouse; not the use of the land. The legal use of this property has already received a unanimous approval vote of the Board of Supervisors including a future clubhouse. Please do not allow those opposed to this project claw into what was long-past decided. It should be noted that the then leader of Sonoma Open Space welcomed the move of our club from its previous Black Point location precisely so that area could become more natural and our current location could be preserved in its traditional natural farming environment.

As a Founding Member of the club, we have been waiting since this appeal was filed in February 2017. This delay has affected the owners, employees and contractors who have been anticipating the appeal of this permit. The only scope of this project is to replace the interim clubhouse with a permanent one. That's it! This frivolous appeal has cost the taxpayers of Sonoma County at least a year's worth of sales tax receipts and property taxes and delayed receipt of building permit fees. The appellants are not so personally affected by the loss of county revenue as I and many others are that suffer living on underfunded rural access roads rather than just off Arnold Drive.

It is also perhaps past time the BZA and PMRD reconsidered the otherwise admirable efforts of Mr. Rusert's organization and others to endlessly pursue additional 'natural' space that the State and County can't afford to maintain and in many cases can't open to the public. I was personally affected on November 7, 8 and 9 when the Nuns fire burned out of any possible control through the unmaintained Calabasas Creek Preserve destroying my friend's home and nearly destroying

my own home fought only by my wife and me. The Wing and Barrel Ranch is devoted to preserving the land at its own expense without drawing on over stretched government resources.

The Board of Zoning Adjustments should not let these people waste anymore of the County's time or money. In light of the fires, Sonoma County has REAL problems to address. This appeal is frivolous and petty.

Please focus our efforts now by denying this absurd appeal.

Thank you,

Charlie Smith
Charlie Smith Vineyards
PO Box 2163
3010 Nelligan Road
Glen Ellen, CA 95442

William Cooper ✓
7199 Grove Street
Sonoma, CA 95476

November 9, 2017

To PRMD officers (et all), in regards to The Wing and Barrel Ranch:

After the devastating fires, all agree that building, promoting and re-branding are imperative for Sonoma County, especially our non-visitor based businesses like Wing & Barrel Ranch club.

I, William M. Cooper, resident of Sonoma, in this letter, do hereby ask for your support of denial of the appeal to the use permit to build the new clubhouse and consider these declarations:

1. The Wing and Barrel Ranch Club makes Sonoma Strong. As a local Sonoma resident, joining The Wing and Barrel Ranch was one of the best decisions I've ever made. I love the outdoors, and this local club has been our family's access to shooting sports.

2. The benefits to my community and greater Sonoma County and the North Bay are many. I support the many years the Sutsos family has owned the club, and by delaying the approvals of the clubhouse, economic impacts including jobs have been taken from local residents. Dismiss this appeal based on years of studies, public comment and proven conservation practices. Now is the time to permit the building of the member clubhouse at Wing and Barrel Ranch, and help rebuild our county.

My family and I are regulars at the club. I hunt during the season in the fields with my dogs, shoot the clay course with my wife, make use of the dog kennel facility and participate in small member gatherings at the Wing and Barrel Ranch. There is only one Wing and Barrel Ranch, which is here because the old club was moved due to the loss of their land lease. The new clubhouse will barely be seen from Hwy 37 and 121, and has been designed to fade into the surrounding landscape.

Members like me are clamoring for a state-of-the-art clubhouse facility where we can have locker rooms and places for our family to gather before and after shooting. The clubhouse footprint is minor compared to the other facilities to the West and South of the club, and will have much smaller numbers of people compared to the raceway and surrounding local wineries.

3. The Wing and Barrel Ranch use permit was issued in January 2017. I ask you to support the building of the clubhouse and as a founding member at the club, we have waited almost a year just to have this appeal heard. It is time to move forward and allow your commission to focus on the needs of the fire victims rather than belabor this already approved permit.

Sincerely,

William Cooper
Founding Member, Wing & Barrel Ranch

Begin forwarded message:

From: Steve Birdlebough <scbaffirm@gmail.com>
Date: November 12, 2017 at 18:54:00 PST
To: <willielamberson24@gmail.com>, Pamela Davis <p.davis479@gmail.com>, "Paula Cook" <pcook@ch-sc.org>, <danielle.tourneau@sonoma-county.org>, Larry Reed <larry@reedgilliland.com>
Cc: Tennis Wick <tennis.wick@sonoma-county.org>, Sue Smith <circlebr@gmail.com>, Blake Hillegas <blake.hillegas@sonoma-county.org>
Subject: **BZA -- Use Permit PLP 15-0060 -- Major Expansion of Wing and Barrel Hunt Club**

I understand that the Board of Zoning Adjustments is scheduled to hear the appeal of an intended administrative approval for a use permit to allow a major expansion of the Wing and Barrel Hunt Club at 6600 Noble Road where it intersects with State Route 37 in Sonoma County.

The current zoning of this largely wetland area is largely for extensive agriculture. Hunting is generally restricted to the months of September through March.

I understand that the proposal is to establish a much larger social clubhouse and restaurant to seat 45, open 7AM to 9PM five days a week year-round. Such a project amounts to a significant change of use, and should propose new zoning, with appropriate environmental study. It is particularly important to determine effects on the surrounding Baylands Area, which has had substantial public investment.

The change of use also presents significant traffic, sea level rise, and fire safety issues. The busy SR-37 intersection lacks turn and acceleration lanes, and we understand that much of the site is already below sea level.

I urge you to deny issuance of the proposed use permit until appropriate environmental review zoning, and public hearings have been completed.

Steve Birdlebough

576-6632



Sonoma Mountain Preservation

P.O. Box 1772
Glen Ellen, CA 95442 ✓

Board of Zoning Adjustments

Re: PLP-15-0060

Nov. 13, 2017

Dear Commissioners Lamberson, Carr, Reed, Cook, and Davis,

We are writing to urge that you deny/overturn the Conditional Use Permit modification for PLP-15-0060, known as The Hunt Club.

We recommend that you stipulate the following, instead:

- 1. A revised and accurate project description, a*
- 2. A full EIR based on the true intent of this expansion, including traffic safety; effects on the proposed weir-bridge approach to flood control associated with highway 37 reconstruction; septic needed to serve peak uses; groundwater needed to serve peak uses; potential county liability for flooding and earthquake damage; and impacts to surrounding public lands.*
- 3. Detailed limitations on Hunt Club usage numbers and activities, consistent with county guidelines for limitations on events, restaurants, and food-provision at similar membership venues.*
- 4. Because this property falls under the jurisdiction of LEA,*

require that the permit conform to LEA guidelines, including: no table service with wait staff, no serving during normal meal hours (defined), and no food cooked to order.

From the beginning of the permit process for the Hunt Club (PLP-15-0060), planners have ignored serious inconsistencies and discrepancies between the Club's stated plans in its use permit application and its website and member PR.

A new 26,802 square foot clubhouse with full kitchen, demonstration kitchen, restaurant, bar, and plans for numerous "activities" has an entirely different usage intent than the simple hunt club that received the original permit in 2012.

In recommending that the BZA approve this project despite specific and detailed opposition by the appellants, planners have ignored the following significant issues and questions:

- Traffic safety impacts on the almost constant heavy traffic on Highway 37 just past the creek bridge
- Potential county liability for flooding costs on land already below sea level,
- Usage effects of up to 50 people (40 members and 10 staff) on traffic, groundwater supplies, and the ability of septic systems to serve peak uses.
- Non-compliance with the intent of the Williamson Act, LAFTA, and CEQA.

For these reasons, we respectfully request that you deny/overturn the Conditional Use Permit and stipulate the conditions above.

Sincerely,

Meg Beeler,

Chair, Sonoma Mountain Preservation Board of Directors

Sonoma Mountain Preservation

PO Box 1772, Glen Ellen, CA 95442

<http://sonomamountain.org>

www.facebook.com/SonomaMountain

SMP has worked to preserve the scenic, agricultural and natural resources of Sonoma Mountain for 25 years.

CC: Supervisor Susan Gorin, Tennis Wick

Blake Hillegas

From: Carol V <carolvsr@sonic.net>
Sent: Monday, November 13, 2017 11:57 AM
To: Blake Hillegas; danielle.tourneau@sonoma-county.org
Cc: Tennis Wick; 'Sue Smith'; willielamberson24@gmail.com; 'Pamela Davis'; 'Paula Cook'; 'Larry Reed'; g_carr@sbcglobal.net; 'Ted Eliot'; Susan Gorin
Subject: Use Permit PLP 15-0060 hearing Nov 16th

RE: BZA Appeal of Wing & Barrel Hunt Club Hearing Nov. 16th

I am writing to ask you to please postpone the scheduled meeting. Many of us are dealing with the recent firestorm and have not had time to read the reports. I personally have PTSD and find it difficult to concentrate.

What I do know is that I have led many hikes in the wetland areas by the Dickson Ranch, San Pablo National Refuge, Bay Trail and Sears Point trail. These areas are rich in history (Tubs, Skaggs, Mare Island). Our shore birds, saltwater marshes, fresh water creeks, native vegetation and habitat have historically been subject to negative impacts from humans. In the past 5 years tremendous efforts have been made to restore these special places. Millions of public funds have been used for land acquisitions, restoration efforts, and trail expansions. Humans need quiet places to provide a relief from modern day stresses. We do not need a quadrupling of the intensity of human usage just for a private, exclusive, social club geared toward hunting, special events, dining, etc.

We need a full EIR, complete with traffic studies, noise & nighttime light effects, sea level rise issues & much more. Please concentrate on our immediate issues of recovery from the worst disaster our county has ever experienced. Let us heal before asking us to comment on this extensive change of land use.

Thank you for listening.

Carol Vellutini ✓
610 Willrush St.
Santa Rosa, Ca 95401
707-546-6308

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November 3, 2017

Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Sonoma County Board of Zoning Adjustments:

I am writing in support of Wing & Barrel Ranch's use permit and proposed clubhouse construction. As a Founding Member of Wing & Barrel Ranch and a member of its predecessor, Black Point Sports Club, I have witnessed the positive transformation of the historic Yenni family hay farm in Southern Sonoma County into a haven for upland birds and myriad other wildlife over the past five years. Wing & Barrel Ranch's focus on habitat improvements for upland game birds has provided a substantial benefit to a range of other wildlife species on the property including a wide array of songbirds, raptors, shorebirds, waders, waterfowl, turkey, and deer. The introduction of trees, uncut tall-grass areas, brushy scrub cover, and a variety of hay grasses and thoughtful crop rotations has transformed the historic farming property into a haven for a wide spectrum of wildlife. I know this not only as an active leader myself in upland game bird and waterfowl conservation in California, but also first hand from hunting the Wing & Barrel land and training my family dog on the property in Sonoma County over many years.

The history of hunting in California is closely linked to the conservation movement (please see attached my article in *California Waterfowl* magazine on Solano County's waterfowl conservation history at The Teal Club, which dates from 1882). Hunter-led conservation has successfully restored and maintained North America's wildlife with greater overall success than on any other continent. In 1900, waterfowl populations had been decimated by the shooting of ducks for the commercial market. Today, we have an estimated 47 million ducks, and our Pacific Flyway is one of the healthiest corridors for migratory birds anywhere on this planet. In 1900, there were only about 100,000 wild turkeys and 12,000 pronghorn antelope left in America. Today those iconic species' populations are over 7 million and 1.1 million, respectively. Hunters have led the way to this phenomenal success for our wildlife over the past century.

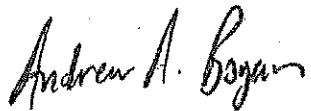
The Federal Aid in Wildlife Restoration Act (Pittman-Robertson), an excise tax on firearms and ammunition, was passed by hunters during the Great Depression and has raised over \$8 billion for conservation since 1937. Collectively, hunters contribute over \$1 billion annually toward conservation through this act, state and federal hunting and fishing license fees, the Federal Duck Stamp program, and charitable donations to effective hunter-backed charities like Ducks Unlimited, Pheasants Forever, the California Waterfowl Association, and the North American Grouse Partnership. Hunting is not only compatible with conservation; it is both the origin of the movement and by far the leading supporter of ongoing conservation efforts in California and across the country today.

Wing & Barrel Ranch's membership in Sonoma County includes the leadership of numerous conservation organizations and historic hunting clubs with long traditions of wildlife conservation. I am personally both the President of The Teal Club, California's oldest duck club with a waterfowl and wetland conservation tradition reaching back to 1882 and the only Californian on the Board of the North American Grouse Partnership, a leader in upland game bird conservation and policy for our 12 different species of native grouse across this continent. In addition, I am a Life Member of the California Waterfowl Association and a Member of both Ducks Unlimited and Pheasants Forever. Many other Wing & Barrel members share these interests and act to benefit wildlife through their affiliations with these organizations and with others such as the Suisun Marsh's historic Cordelia Club and the Brotherhood of St. Hubertus, a conservation-focused organization that acts on an international scale.

The construction of a new clubhouse for Wing & Barrel Ranch will provide the opportunity to continue a decades-long tradition of family and friends hunting upland game birds together and serving as stewards of the land in Sonoma County for generations to come. The misconception that this clubhouse for members would be oversized or is secretly intended as a venue for large events couldn't be further from the truth. It is simply intended to be a comfortable and welcoming space for our members and their families while using the hunt club. Today, my two daughters (ages 6 and 10) and my wife and her parents and sister often join us for a day afield when we go to Wing & Barrel Ranch. However, since several of our family members don't hunt, they find themselves competing for seats on a single sofa in the field house while the rest of the family is out hunting a pheasant or two for dinner over our family dog. The

purpose of this clubhouse is to provide a comfortable space for members and their families and friends to enjoy our close connection to the land, the food we take from it, and local Sonoma wines grown on it. It is, in every way, an excellent addition to a 1,000 acres that are beautiful, well-managed for both wildlife and farming, and a leading contemporary example of California's long history of our hunters caring for the land and using it wisely, the very definition of conservation.

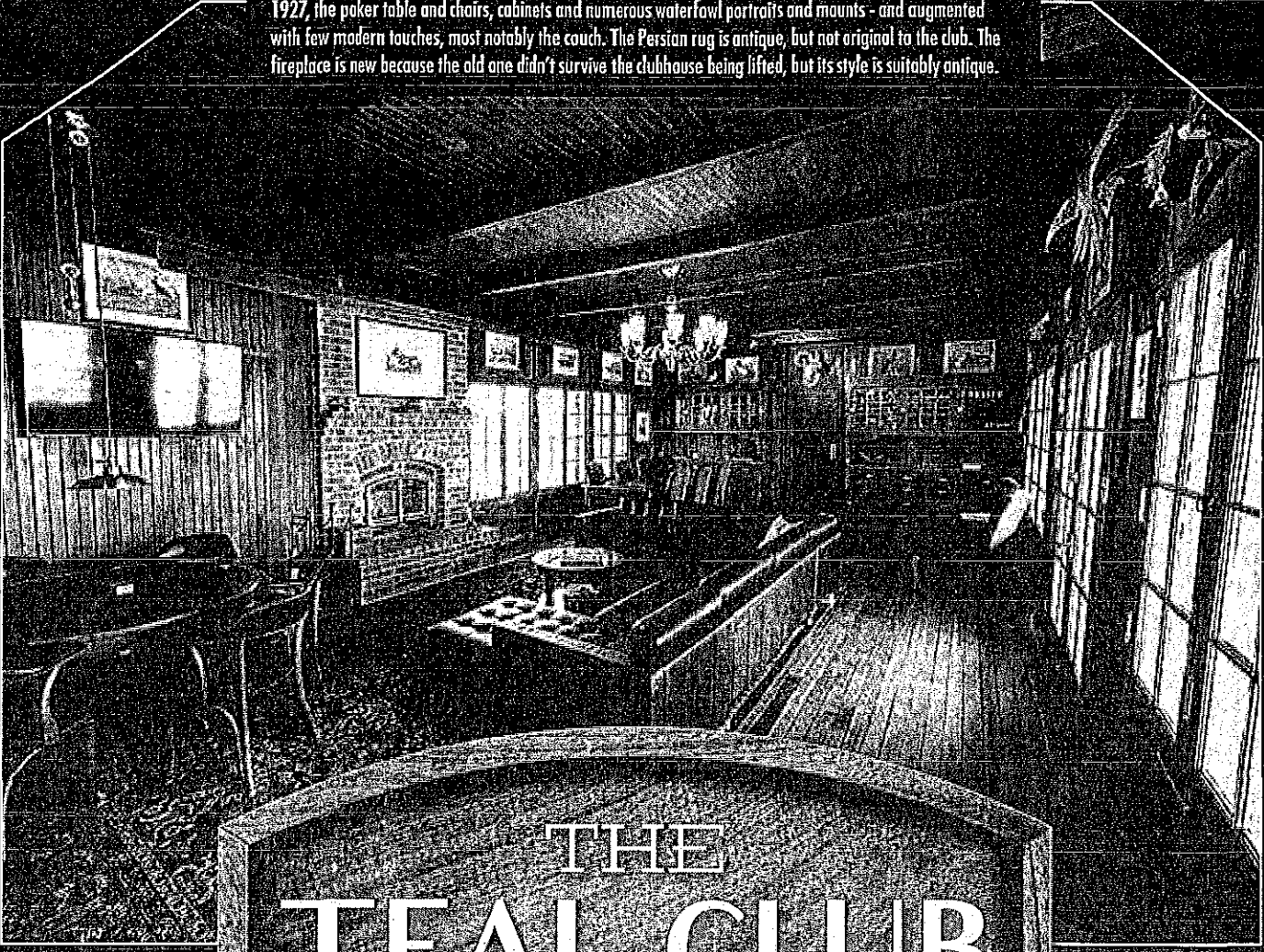
Sincerely,



Andrew A. Bogan, Ph.D. ✓
435 Sheridan Avenue #102
Palo Alto, CA 94306
aabogan@alumni.princeton.edu

Founding Member of Wing & Barrel Ranch
President of The Teal Club in the Suisun Marsh
Board Member of the North American Grouse Partnership

The Teal Club's restored Redwood Room is filled with originals - including an old-growth redwood floor from 1927, the poker table and chairs, cabinets and numerous waterfowl portraits and mounts - and augmented with few modern touches, most notably the couch. The Persian rug is antique, but not original to the club. The fireplace is new because the old one didn't survive the clubhouse being lifted, but its style is suitably antique.

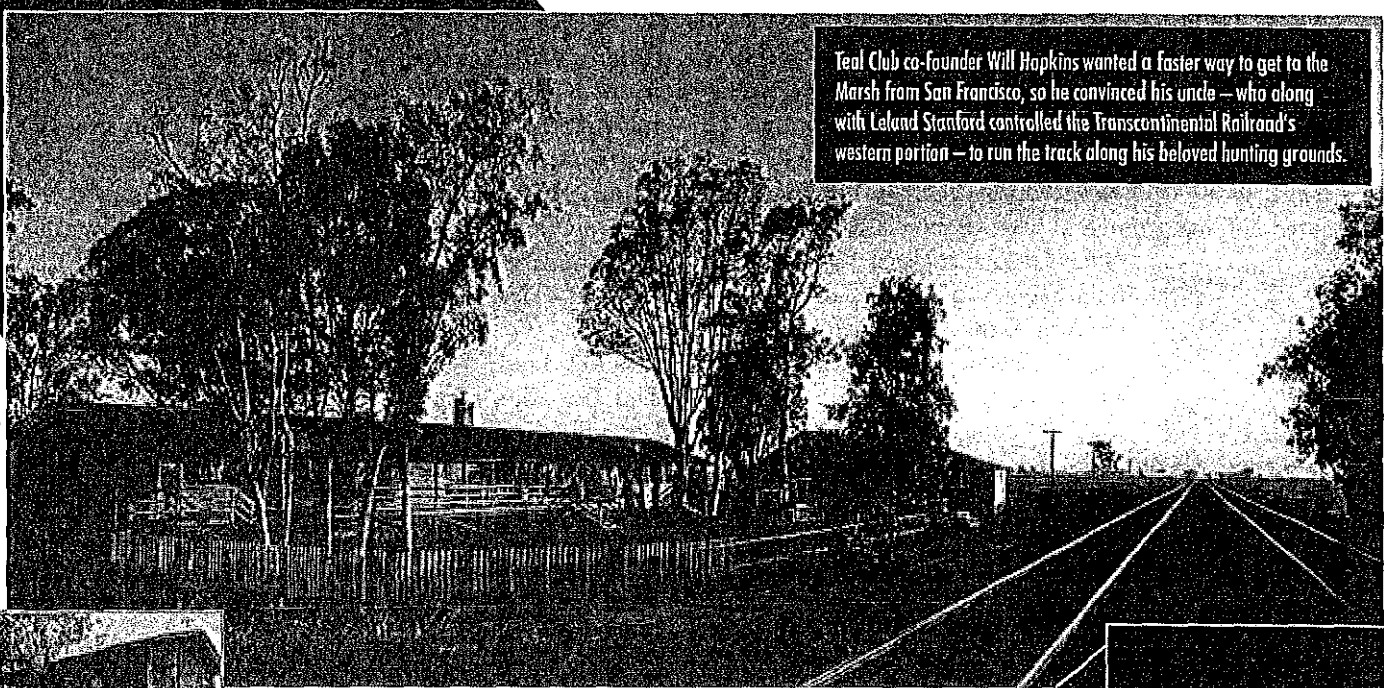


THE TEAL CLUB

Story by ANDREW A. BOGAN, MD
Photos by HOLLY A. HEYSER, EDITOR

A PORTAL TO CALIFORNIA'S SPECTACULAR DUCK HUNTING HISTORY

The Teal Club is the oldest duck clubhouse in California with a hunting heritage going back to the 1870s. The original clubhouse was built in a San Francisco Bay shipyard in 1882 and is still in use today. It was thoughtfully restored to its former glory over the past year. For over 140 years, The Teal Club has been a leading example of successful wetland conservation by generations of dedicated duck hunters.



Teal Club co-founder Will Hopkins wanted a faster way to get to the Marsh from San Francisco, so he convinced his uncle — who along with Leland Stanford controlled the Transcontinental Railroad's western portion — to run the track along his beloved hunting grounds.



Renovation of the clubhouse was a massive undertaking.



The front porch.

The California Gold Rush of 1849 flooded the West Coast of the United States with pioneers seeking their fortune. As with much of America's history, where there were pioneers, there were guns, and where there were guns, there were hunters. In these early days of California's hunting heritage, the huge herds of tule elk, blacktail deer and pronghorn antelope that native tribes (and the bears, wolves and mountain lions) had hunted for generations without firearms were soon thinned by the gun. As the herds dwindled, the wingshooters moved to the forefront of hunting in California, since the sheer numbers of waterfowl and quail were still enough for the market hunters to feed the booming city of San Francisco in its infancy.

But by 1859, the market hunters had exhausted the waterfowl of the most easily accessible saltmarshes and mudflats of the Bayshore around San Francisco, so they moved up through the Carquinez Strait to the Suisun Marsh—the largest brackish marsh on the West Coast of North America. These early market hunters were simply astonished by the massive flocks of waterfowl they encountered on the tidal ponds and surrounding sloughs of the Suisun Marsh. During the autumn migration and throughout the winter, the ducks and geese would darken the skies as they flushed from the ponds by the tens of thousands.

Two well-known market hunters from the early days, Jim Payne and Seth Beckwith, were called the Fathers of the Suisun Marsh for their successful business of shooting waterfowl and then sailing their legendary bags to market for the butcher shops and restaurants of San Francisco. They were

also the pioneers of guiding sportsmen on their fabled hunting grounds. By the early- to mid-1870s, regular duck hunting clients of Jim Payne's in the Suisun included several wealthy San Franciscans such as Capt. Richard S. Floyd, who had married into a fortune; former gold miner and state Sen. W.W. Taylor; the prominent city attorney G. Frank Smith; the jeweler Albert Titcomb; and Will Hopkins, who was the nephew and heir of millionaire railroad baron Mark Hopkins. These keen sportsmen and avid duck hunters were the core of the group that went on to found the Teal Shooting Club at Teal Station in the Suisun Marsh.

The oldest four hunting clubs in California still existing today are the Teal, Cordelia, Ibis and Tule Belle all in the Suisun Marsh. Of those, only the Teal has a surviving 19th Century clubhouse.

The first hurdle they had to overcome to formalize their nascent duck club was transportation. With infrequent sailings between San Francisco and the Suisun Marsh, often the only way to access the storied ponds of the Suisun was by a combination of boat, rail and mule cart—a full day's hard journey for just a morning of shooting. This challenge was overcome

in a stroke: Will Hopkins convinced his Uncle Mark, who along with Leland Stanford controlled the Transcontinental Railroad's western portion, to lay the last section of track of this famous American railway right through the middle of a marsh so his nephew could ride the train directly to his beloved hunting grounds at what became Teal Station. The railroad was completed in 1879. The

The hull of the original Teal Club ark, built in 1882.
PHOTO COURTESY OF FRANK HALL

train station was conveniently placed at the turn in the Teal Slough where Jim Payne's clubhouse ark (houseboat) was already anchored alongside several of the best duck ponds in the Marsh—Payne's Ponds, Traylor Pond, Smith Pond, Captain Floyd's Pond and Titcomb Pond.

With their access problem solved and a few more friends joining their frequent duck hunts,

these affluent San Francisco sportsmen moved quickly to

found one of the first duck clubs in the American West. In the summer of 1882, just three years after their whistle stop opened at Teal Station, they purchased Jim Payne's lease to many of the best ponds in the Suisun Marsh, along with his clubhouse ark, his carved wooden decoys, and all the rest of his hunting gear. They hired Jim as their full time guide and gamekeeper along with a steward, a chef, and two men to row boats and clean guns for the members. They also commissioned a new ark to be built in 1882 consisting of 8 bedrooms, so each of the Founding Members of the Teal Shooting Club would have private sleeping quarters alongside their comfortable clubhouse, which had been there for over a decade already.

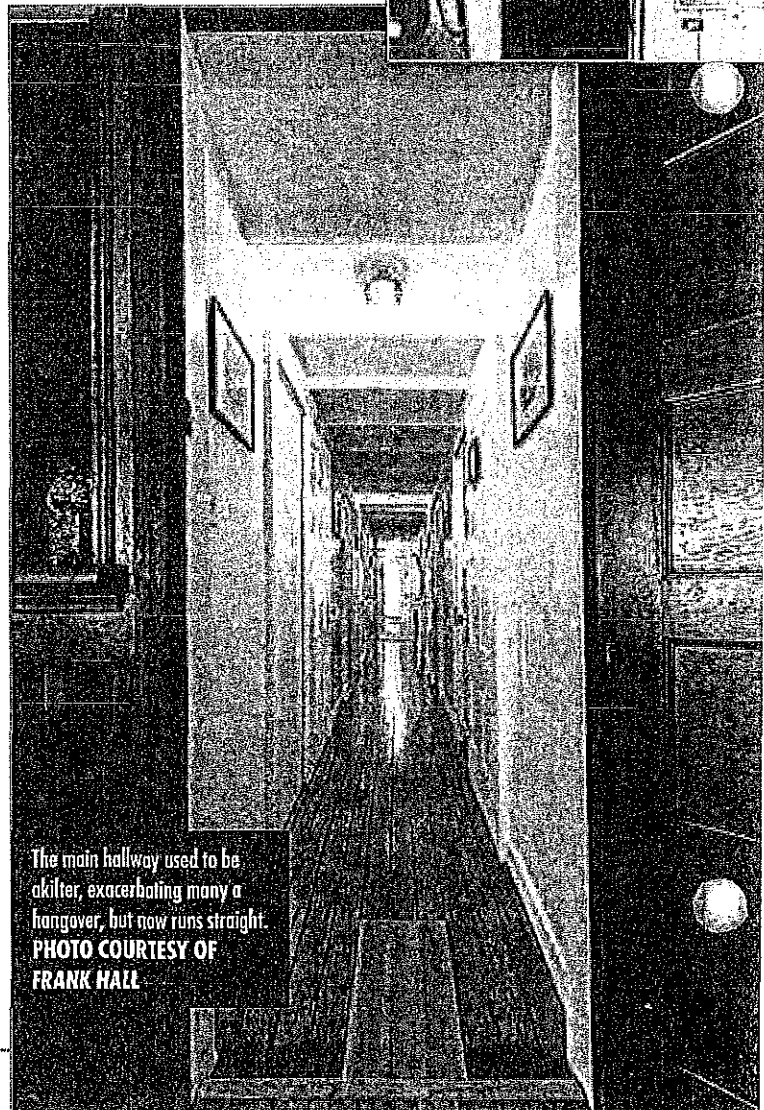
There was no bag limit in the early days of The Teal and the numbers were staggering. In their first season the eight Teal Founders—Dick Floyd, William Fuller, Will Hopkins, Frank Smith, John Taylor, Albert Titcomb, W.W. Traylor, and W.F. Whittier—shot 4,444 waterfowl including 1,031 teal! They also started making significant investments in the management of their land to conserve waterfowl and wildlife for future generations, a tradition that continues as the primary mission of The Teal Club to this day. At least two early Teal members were appointed among the first commissioners of what is now the California Fish and Game Commission.

Future generations of Teal Club members built on the founders' efforts and their success in the blinds. The club continued to attract prominent and successful members like Capt. Edwin Goodall, owner of the Pacific Steamship

Company and a founder of the Claremont Country Club in the East Bay. Goodall was a keen sportsman and soon recognized as the best shot at The Teal. William Gerber—a merchant, banker, and leading citizen of Sacramento—was the first Teal member from outside of San Francisco. His skill shooting pigeons in competition and ducks for sport was legendary, and The Teal Club's Gerber Pond still bears his name today.

In 1907, Louis Titus and Wickham Havens purchased The Teal Club property and joined Edwin Goodall, the last remaining member from the 1880s, on the Suisun Marsh. They also both regularly hunted The Teal with their wives. Unlike many later California duck clubs, The Teal Club always welcomed women in the clubhouse and in the blinds since inception in 1882. By 1913, the *San Francisco*

Chronicle newspaper was eagerly reporting on Mrs. Havens' limits of ducks, often shot by 8:30 in the morning. Keep in mind that in 1913 those limits were 25 birds a day.

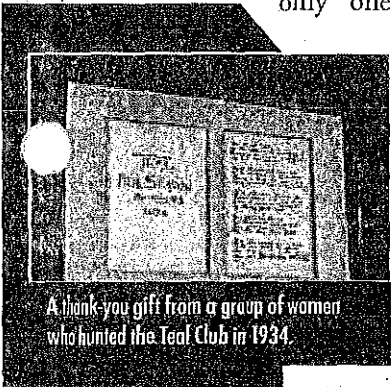


The main hallway used to be akilter, exacerbating many a hangover, but now runs straight.
PHOTO COURTESY OF FRANK HALL

The Roaring Twenties saw The Teal Club as a refuge from the strict ban on alcohol under America's Prohibition period. During the dry season of 1927, Jim Payne's original clubhouse ark that dated from the 1870s or earlier was largely beyond repair and the first major restoration of The Teal Club was completed. A new clubroom and adjoining full bar, now known as the Redwood Room and the Captain's Bar, were constructed entirely of old growth redwood (the framing, floor, paneled walls and ceiling are all of beautiful redwood lumber that was milled on site). It was built in the Craftsman architectural style along with a modernized kitchen. This new structure was integrated with the original Victorian style 1882 Teal Ark and the rear bedrooms of another 19th century ark that dates from between 1883 and 1895 (when it appeared in the sports section of the *San Francisco Chronicle*). Luckily, this lavish construction project in the summer of 1927 was completed just before the stock market crash of 1929 and the subsequent Great Depression.

The Depression was a disaster for the formerly wealthy members of The Teal Club and by the early 1930s, only one young member remained—

Burlington Majors Carlisle, the inheritor of one of the largest printing companies in San Francisco. From the 1930s all the way to 1972, the Carlisle family ran The Teal Club as a private family hunting lodge and retreat. Old photos, society pages from the *Oakland Tribune*,

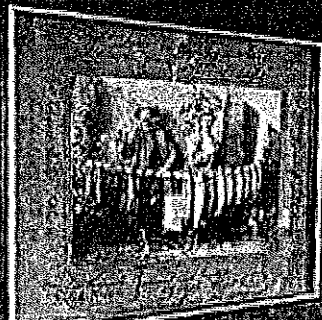


A thank-you gift from a group of women who hunted the Teal Club in 1934.



These "Bottoms Up" shot glasses and perhaps a bit too much aquavit are in part responsible for the unfortunate meeting of a guest's wife's brand new Buick and a train back in the 1970s. Note that the rounded bottoms of these art deco beauties make it impossible for the drinker to set them down - what could possibly go wrong?

This was a gift from Bill Richards, who is pictured with a remarkable haul of steelheads from the Rogue River in Oregon that he caught with Fritz Welsh. Bill Richards first hunted the Suisun Marsh in 1869 as a market hunter. He later founded the Green Lodge duck club, which was the Teal Club's southern neighbor and is now essentially abandoned and in disrepair.



The late Tony Arnold. PHOTO COURTESY OF FRANK HALL



The kinds of hunting memories we laugh about for years haven't changed much since guests produced this cartoon in 1951.



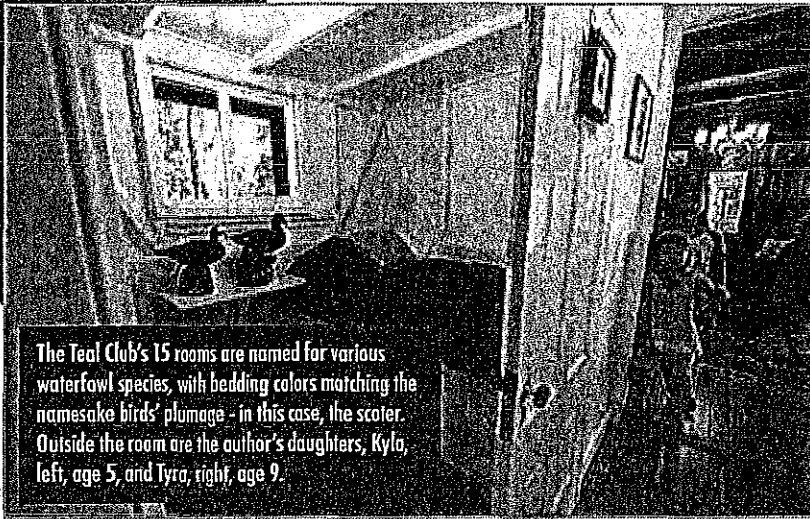
The kitchen has the most new touches in the entire club - such as the wine refrigerator on the right - but the new owners preserved all they could of the cabinets, even if it meant wholeheartedly embracing the future to square.

and framed cartoons drawn specifically for The Teal Club record a constant flow of

appreciative guests throughout those decades. The partying tradition at The Teal, first established by Captain Floyd in the 1880s, was heartily maintained under the Carlisle family with Mr. Carlisle's famous gin martinis served ice cold from platters as guests stepped off the train. His wife Katie Carlisle and her female shooting guests preferred champagne cocktails, no doubt made with Roederer, the same brand of champagne served at lunch out in the blinds during the 1880s. Their son Bud and his fraternity brothers from the University of California, Berkeley, happily drank whatever was being served after a good day's hunt.

By 1972, however, Bud Carlisle was losing interest in duck hunting and chose to sell The Teal Club to a group of young, enthusiastic hunters led by Arthur T. "Chip" McIntosh III, whose family had developed many of the suburbs of Chicago in Illinois - another state with a long and proud heritage of duck hunting. Over the years, members came and went, including some more very prominent San Franciscans like Chuck Schwab, whose Charles Schwab brokerage is still a pillar of the financial industry in the city.

In the early 1990s, The Teal Club welcomed Tony Arnold, a retired career CIA agent and Yale University alumnus whose family name has graced the Arnold Ranch Duck Club across the tracks from The Teal Club since his father founded it about 100 years ago. Tony is best known among



The Teal Club's 15 rooms are named for various waterfowl species, with bedding colors matching the namesake birds' plumage - in this case, the scoter. Outside the room are the author's daughters, Kyla, left, age 5, and Tyra, right, age 9.

waterfowlers for writing the definitive history of duck hunting on the Suisun Marsh, to which this article owes a great debt. The Arnold family's contribution to waterfowl hunting and to wetland conservation in California is immense. While brothers Tony and Stan have both passed on, their older brother Peter, now in his 90s, still hunts each duck season.

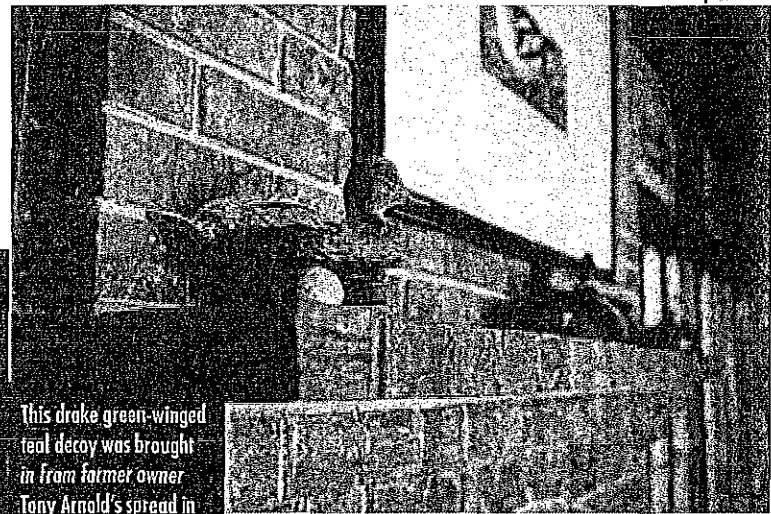
These Tealers, like the generations before them, were thoughtful stewards of the land, always investing in the habitat and improving water circulation for the benefit of waterfowl. However, after more than 100 years sitting on the marsh, the original Teal clubhouse was a wreck—slowly twisting and sinking into the soft earth beneath it, with nothing but rotting wooden posts and an ancient houseboat's disintegrating hull to keep it from being swallowed by the marsh. Not a single floor was level and many were badly sloped. The doorways inside leaned this way and that like a fun house. The overall experience was a feeling of disorienting intoxication before the whiskey was even opened.

The Teal Club has always welcomed women. An 1887 article in the *San Francisco Breeder and Sportsman* noted, "The wives and children of members enjoy all the privileges and benefits of the club without limitation as to invitations, duration of visits or accompaniment of members, such as define the status of ordinary guests of the club."

When the Old Tealers concluded it would be better to sell the entire property to the next generation than to try to maintain the collapsing clubhouse themselves with a dwindling and elderly membership, three friends from Palo Alto—Buddy Arnheim, David Walrod and I—took on the stewardship of this historic club and its

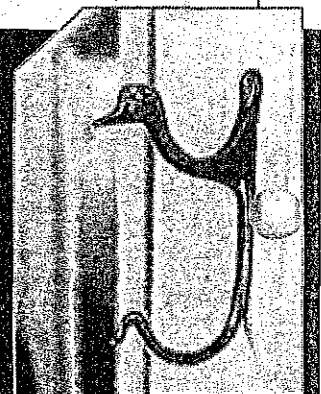
land. In 2016 we undertook the most complicated restoration of an old duck club ever attempted in the Suisun Marsh, and quite possibly anywhere. After extensive engineering reviews, the bold decision was made to attempt to lift the entire 4,000 square foot clubhouse 6 feet above the marsh. The failing structure consisted of five separate phases of construction built over half a century, and two of those sections were 19th Century wooden boats, complete with rotting hulls beneath, so the challenge was enormous.

As the house movers turned on the pneumatic jacks in the spring of 2016 and started to lift the structure off of the Suisun Marsh, everyone fell silent, hoping for the best, but listening for a catastrophic *crack*. Miraculously, nothing ruptured, and in a testament to the incredible strength and longevity of redwood lumber, the clubhouse was lifted successfully above the highest recorded flood level of the marsh, and the floors were re-leveled for the first time in almost a hundred years. Now, a thoughtful restoration of the entire building could begin, starting with a concrete foundation with integrated, custom-made stainless steel screw-jacks throughout so the floors can be kept level in the future even as the soft ground continues to shift beneath the foundation.



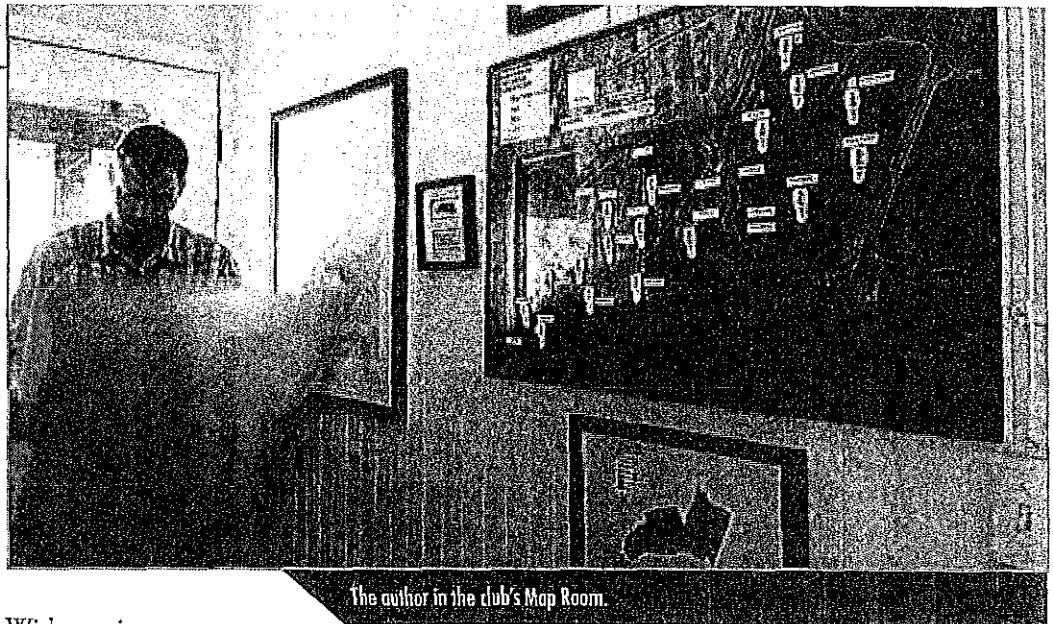
This drake green-winged teal decoy was brought in from former owner Tony Arnold's spread in Blind 5. The new owners kept the spread out for their first season at the club, but they decided to bring this one in lest it be lost in the event of a large storm or flooding - of which there was much in 2016-17.

The author used this original coat hook to have reproductions made for each room and the mud room. He put this Egyptian-looking duck, having a distinctly square head, in the Gadwall Room.





The Head - one of six bathrooms at the Teal Club. The mirror is an original dating to the 1880s, made by the Whittier & Fuller & Co. Both W.F. Whittier and his partner W.P. Fuller were founders of The Teal Club. They made their fortune selling paint and mirrors during the California Gold Rush.



The author in the club's Map Room.

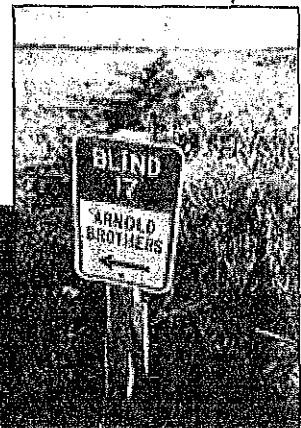
With an investment of nearly \$1 million and 12 months of work by dozens of skilled contractors and craftsmen, the restoration of the clubhouse is complete. The kitchen and all six bathrooms were remodeled to a contemporary standard using traditional period styles, every wall was hand sanded and repainted in the original colors, the original redwood floorboards were sanded and finished for the first time, all of the outdoor decks

and porches were completely rebuilt with new redwood lumber, the exterior siding was replaced with new cedar shingles, and all of the original hardware from the 1880s and 1920s was refinished in brass, bronze or nickel. The Teal Club is reborn.

Nineteenth Century market hunters Jim Payne and Seth Beckwith made names for themselves supplying San Francisco restaurants with vast quantities of waterfowl shot in the Suisun Marsh, but they also guided wealthy clients who went on to secure land in the Marsh and build their own duck clubs. That was what led to The Teal Club's founding.

The surrounding ponds have been hunted by Teal Club members for over 140 years since the early 1870s and still hold some of the largest flocks of overwintering ducks in California. Thousands of ducks including shovelers, wigeon, green-winged teal, mallards, pintail, gadwall, cinnamon teal, buffleheads, goldeneyes, ruddy ducks, scaup, canvasbacks,

ring-necked ducks and wood ducks share the ponds with coots, snipe, geese and swans, and they all call The Teal Club home for part of each year. The levees provide upland habitat for rabbits, pheasants, California quail and doves. Last duck season, Teal Club members took 19 species of game birds on the property, a truly remarkable diversity of waterfowl and upland birds that is unimaginable outside of California. An additional five game species were seen but not taken, offering the patient, persistent hunter an unrivaled diversity of quarry. But it is not the shooting so much as the natural beauty, spectacular sunrises over the marsh and surrounding mountains, and the sound of birds flushing off the water at first light while accompanied by family, friends and good dogs that brings us all back each season—the same experiences that drew the first hunters to the Suisun Marsh and motivated them to conserve this magnificent wetland as we continue to do today.



Blind 17 was the last blind that brothers Tony and Stan Arnold hunted together just before Stan's death—a day Tony wrote about in one of his books. Stan's shotgun was buried there, too. The author and his partners named the blind "in honor of Tony, Stan, their big brother Peter, and their collective contributions to California duck hunting and especially this part of the Suisun Marsh."

Wetland Enhancements LLC
All phases of wetland construction, enhancement, and restoration.
Over 10 years experience in the Northern Sacramento Valley.

Clark Becker
(530) 682-0908

Pat Colver
(530) 701-2848

From: Russell Barretta
To: willielamberson24@gmail.com
Cc: Danielle Letourneau; pcook@ch-sc.org; g_carr@sbcglobal.net; p.davis479@gmail.com;
NSimpson@wingandbarrelranch.com; ryanbarretta@google.com; gina.barretta@me.com
Subject: Voice in Support for Wing and Barrel Ranch
Date: Tuesday, November 14, 2017 6:29:53 AM
Attachments: W&B LoS RJB.pdf

November 14, 2017

Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

CHAIR of Board of Zoning Adjustments
(Sub commission of the Planning Commission)
Chair Willie Lamberson
willielamberson24@gmail.com

Russell Barretta ✓
56 La Cuesta Rd
Orinda, CA94563
russellbarretta@outlook.com

Subject: Voice in Support for Wing and Barrel Ranch

Dear Planning Commission,

I am a long-time resident of California, graduate of Fresno State and recently retired after more than 35 years with the Bechtel Corporation, a San Francisco based Engineering and Construction Company. I am writing this letter for your consideration and in support of the Wing and Barrel Ranch and their permit pending appeal.

My wife and I have an acre of property in the East Bay where we keep chickens, enjoy organic vegetable & fruit gardening, keep bees, tend grape vines, make wine, hunt and fish. We value the environment and are active in our community.

As a young boy, my father instilled these interests in me as part of cultivating values, respect for nature, eating fresh and sustainably (before it was fashionable) and an opportunity to spend quality time together. Each fall we hunted pheasants in the fields of Mendota. Birds were wild and plentiful. We had a German Shorthair "Duke" who worked the field with us. There are few places left in California where one can hunt wild pheasants as a result of over farming and loss of habitat. While my father has passed, I am teaching my son Ryan these same lessons.

Why do I support Wing and Barrel Ranch? The Ranch helps preserve the land and reintroduce birds to the nearby preserves. It provides opportunity to hunt in the North Bay safely and responsibly. We plan to take advantage of their hunter safety and shooting classes to help introduce young people to the sport and unplug. It's a gathering place for friends and family. And, lastly it celebrates the local

area lifestyle and treasures of food and wine.

Thank you for taking the time to hear my voice and consider my points of support.

Respectfully,

Russell Barretta

Russell Barretta

Copies:

Danielle Letourneau

Danielle.Letourneau@sonoma-county.org

Paula Cook

pcook@ch-sc.org

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Larry Reed

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Nancy Simpson

NSimpson@wingandbarrelranch.com

Wing and Barrel Ranch

Ryan Barretta

ryanbarretta@google.com

UMD Engineering Student

Gina Barretta

Gina.barretta@me.com

Spouse, Artist and UC Botanical Garden AB

From: [Daly Thomson](#)
To: [willielamberson24@gmail.com](#); [Danielle Letourneau](#); [pcook@ch-sc.org](#); [larry@reedgilliland.com](#);
[g_carr@sbcglobal.net](#); [p.davis479@gmail.com](#)
Subject: Support for Wing and Barrel Ranch Clubhouse
Date: Tuesday, November 14, 2017 6:47:45 AM

I am a 13 year old boy living in San Francisco, where a place to shoot sporting clays is hard to come by. I've asked my dad to take me a couple of times because it's always a great break from the city to be outdoors, and the club is the perfect distance away. The people are always nice, and the dogs are constantly looking for a pat on the head. The air is always fresh and it is a great place for an afternoon activity. I love coming here, and I think that a new clubhouse would only make me like it more.

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do not click any web links, attachments, and never give out your user ID or password.

Dear Commissioners,

My name is Jeff Holden and I am writing this letter in support of the *Wing & Barrel Hunt Club* use permit.

I grew up in Sonoma Valley working alongside my father who was a long-time large-animal Veterinarian. I learned about, appreciated, and became a responsible steward of wildlife and land through farming, ranching, and hunting, which helped contribute to the rich culture and traditions we continue to enjoy today. I currently serve on the Sonoma County Fish and Wildlife Commission where our mission is the protection, conservation, propagation and preservation of fish and wildlife through education, habitat restoration and support of fish and wildlife enforcement. As a lifelong Sonoma County resident who loves the tradition of hunting and the value it brings to my and my family's life, being a member of this commission is my way of giving back. I am not alone in my conservation goals as most hunters are dedicated to preserving the hunting tradition by protecting and conserving the land for future generations to enjoy. *Wing & Barrel Hunt Club*, previously named *Black Point Pheasant Club*, has been a part of my life for nearly 35 years. I worked at the club for several years when I was younger, participating in protecting, preserving and improving habitat for hunting. I have hunted with friends and family at this club, celebrated special occasions, and been blessed with friendships and experiences that are irreplaceable. The Sutsos family members are lifetime stewards of the land, and without the land, their family business would cease to exist.

The appeal letter questioned whether *Wing and Barrel Hunt Club* met the intention of the Williamson Act in regard to the part stating the property is open to the public for recreational use and the fees charged are reasonable. I am a Battalion Chief for the Petaluma Fire Department and have been in the fire service in this county for over 30 years. I do not have a \$50,000 membership in this hunt club. I am permitted to hunt on this property having purchased a 30-bird guest card for \$1050.00 with no additional fees or services required to hunt. In comparison, *Birds Landing Hunt Club*, one hour further from my home in Petaluma, charges \$1075.00 for a 30-bird card. In my opinion, the *Wing & Barrel Hunt Club's* policy of being open to the public for recreational use with reasonable fees is sensible.

I encourage the Board of Zoning Adjustments Commission to approve the requested use permit for *Wing & Barrel Hunt Club* allowing future generations of the public to enjoy the many recreational opportunities the club can provide. I thank you for your consideration.

Sincerely,

Jeff Holden

November 11, 2017

Chair Willie Lamberson
Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Reference: Wing and Barrel Ranch Appeal

Dear Chair Lamberson,

My name is Steve Jeffress and proudly a founding member of Wing and Barrel Ranch. I had been a member of the predecessor club "Black Point" since 1972 (some 45 years).

It is difficult to put into writing what my family's association with the Sutsos family has been these past decades. The best way to express our experiences is as follows:

My Dad (**first generation**) enjoyed the Black Point experience until the day he passed away. Mike Sutsos Sr. (first owner of club) and my Dad wouldn't work or hunt much but would sit in the club house exchanging stories about family, Marine Corp, and the one that got away. This was a friendship that was passed on to future generations.

The **second generation** includes me, my wife and my two brothers. We have been fortunate to have fished, traveled, and shot with the Sutsos family for decades. I can't tell you how many friends, customers and young children I've had the privilege to teach and enjoy the quest of outdoors experiences at Wing and Barrel. My wife Gail no longer shoots but puts our adventures on film.

The **third generation** is my two children Mike and Jennifer. As with their grandfather and father, they are enjoying the Wing and Barrel experiences. Both were walking fields with me at an early age. Now in their 40's they are sharing these experiences with their children plus their friends and families. Jennifer husband never shot before but is now an avid hunter and sportsman.

The **fourth generation** is my grandchildren Ryan, Sami, Cole and Jasper. Cole and Jasper are a little young yet but Cole at age three was already walking the hunting fields watching the dogs find birds. Ryan, now 15 is hunting, fishing and shooting sporting clays. He started at age of two. Sami has done all the same things is just now starting to shoot at age 12. Ryan has invited numerous of his friends to Wing and Barrel and I have had the privilege to show/teach them outdoor activities.

As you can see Wing and Barrel is a way of life for my family and our heritage. The transition of this club from Black Point Sports Club was due to the Sonoma Land Trust purchase of the property the Sutsos family leased for almost 50 years. This displacement was a very difficult time for all of us, and the purchase of the new property on Noble Road is the future of the club and the Sutsos family's livelihood. Conservation of this land for future generations is the foundation of Wing & Barrel Ranch, and the

clubhouse is part of that plan. I hope I'm around for the fifth generation to teach them the importance of being stewards of the land, and a sincere respect for the outdoors.

In closing Wing and Barrel needs the clubhouse permit that's already been approved to be finalized. This club is good the County of Sonoma, its businesses, and generations of future sportsmen. I plan to attend the meeting on the 16th. Should you have questions or concerns please ask.

Respectfully Yours,

Steve Jeffress and family

S

To: Sonoma County Permit & Resource Management Department

- Chair of Board of Zoning Adjustments

Re. Wing & Barrel Ranch

I, Eric Jeffress, am writing you today on behalf of the Jeffress Family and extended families that are fortunate enough to be a part of Black Point Sports Club. I wanted to reach out to the BZA commissioners to expand on our dedication and commitment to the Ranch and also our history and with the Sutsos family. We have been fortunate to know the Sutsos family starting back in the 1940's with my Grandfather Bill Jeffress being friends with Mike and Marie Sutsos. This relationship was one of sharing the love for hunting, fishing and conservation which has now been in place for over 80 years. As time passed, my father Greg Jeffress and my uncle Steve Jeffress developed a lifelong relationship with Mike Sutsos who currently owns and operates Wing & Barrel. I personally have been involved with these relationships and also have become very close friends with Mike Sutsos the third.


I have been fortunate to have grown up with the Sutsos family and have always made Black point and Wing & Barrel a part of my life. When the club moved to its current location, it was no question the Jeffress family would be a part of this new Ranch. Greg and Steve showed their commitment by investing in Wing & Barrel and becoming the first 2 founding members of the Club. Since its inception we have helped the business grow and have enjoyed the direction it is headed. I thought I knew what to expect having grown up hunting and shooting with Mike and his family, but what I didn't expect was the added direction the Ranch would take on. This direction is one that not only focuses on activities surrounding shooting and hunting, but one which takes a direct stance on conservation and protecting the resources surrounding this industry.

Wing and Barrel Ranch is a place where our families and many other member families can enjoy all the club has to offer. I have four young children and our immediate family enjoys the clay shooting and other small events we are able to participate in. I have personally been to fundraisers raising proceeds to support Northern California Fish and Game which will help protect all of the public lands. Moving forward with the Ranch and installation of the New Clubhouse will only add to the ability of the club to be successful and continue impacting our lives and supporting the community and its members. We have

held small shoots at Wing & Barrel and also use our membership to support our local businesses in Solano County. We are able to invite out our managers and customers to help our business flourish. We live in a high tech time where meeting face to face and enjoying the personal interaction that Wing & Barrel provides is getting fewer and further between.

Our families are looking forward to the future of Wing & Barrel and spending many years to come with the Sutsos family and enjoying the new friendships with the other members. The addition of the clubhouse will not only add to the overall experience of the Ranch and will also bring in new membership to continue supporting the industry and our precious resources. Our family urges you to deny the appeal of our already approved permit for a new clubhouse. Help keep these family businesses successful and continuing to be strong contributors to our local community and economy.

Sincerely



Eric Jeffress

From: Steve Lombardi
To: willelamberson24@gmail.com; [Danielle Letourneau](mailto:Danielle.Letourneau@ch-sc.org); pcook@ch-sc.org; larry@reedquilland.com; g_carr@sbcglobal.net; p.davis479@gmail.com
Subject: APPROVE Wing and Barrel Ranch
Date: Monday, November 13, 2017 3:46:03 PM

Four generations of the Lombardi family have walked the fields of Wing and Barrel Ranch and Black Point Game Club, creating lasting traditions of spending quality time with our children and grandparents and our life-long friends, the Sutsos family.

On these lands, many generations of families have passed down their respect for farming and for wildlife. They have shown how to be good stewards of the land through farming, have shown their respect of life by creating habitat for many types of creatures, and also showing respect and appreciation for all things harvested. Generations of children have received their hunter's safety education as they walked in the footsteps of their grandparents and even today come to Wing and Barrel to have a balanced life without society's "electronic-hand-held device mania." Wing and Barrel has given them an opportunity to understand that there is more to life than what is presented in a glossy plastic package in a store.

This is where we gather with close friends over a glass of wine and toast the great foundations laid by the people who came before us. We want to continue the legacy of farming and family businesses; we want to continue practicing conservation and appreciation for the outdoors.

Please allow us to finalize our APPROVED building process and pursue our goal of keeping Sonoma values and traditions alive and well.

Respectfully submitted,

Bette and Steve Lombardi Jr.

--
LOMBARDI PROPERTIES

Steve Lombardi Jr.

415-606-1701

SteveLombardiJr@gmail.com

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From: Peter Desforges
To: Mike Sutsos; pcook@ch-sc.org; larv@reedquillland.com; g_carr@sbcglobal.net; p.davis479@gmail.com
Cc: Danielle Letourneau
Subject: Wing & Barrel Permit Appeal
Date: Tuesday, November 14, 2017 12:40:33 PM

Dear Members of the Board of Zoning Adjustments,

Unfortunately, I am not able to attend the meeting on November 16th regarding the above referenced permit as I will be out of town but I wanted to write to voice my support of the use permit for a new clubhouse at Wing & Barrel Ranch. I totally respect the right of community members to oppose a project based on their belief that the project will be detrimental to the community because of visual/traffic impacts or environmental concerns. However, let's be honest and up front, the people opposing this project have no argument against the proposed clubhouse itself but have the broader agenda of stopping anything having to do with guns and hunting activity in Sonoma County. This has been made abundantly clear in conversations that have been relayed to our management team wherein the opposition has expressed their strong belief that the permit should be denied not because of it's merits or lack thereof but because the club encourages the use of guns and the "killing and maiming" of wildlife. Although I understand and respect the opposition's right not to hunt or eat animals, I question the reasonableness of their efforts to impose governmental restrictions on those of us who have a different view on these issues. The Zoning Board's responsibility is to enforce the zoning laws and to make decisions that will lead to the appropriate use of land while minimizing the impact on surrounding properties and the overall community. It is not within the purview of the board to impose restrictions on land use based upon political beliefs or views regarding whether or not we should eat meat. Would it be appropriate to deny a proposed restaurant a use permit because it will serve meat? The same people who are opposing the Wing & Barrel permit would also likely argue that the slaughtering of livestock and poultry are cruel and barbaric practices that should be stopped at all cost and that anyone serving meat should be barred from operating in Sonoma County. I'm certain that they would also be opposed to any livestock or poultry operations doing business in the County. Clearly, these are minority views and should not be imposed on the vast majority of people who feel differently about eating meat. Similarly, wingshooting and sporting clays are legal activities that have been enjoyed by many for centuries and the issue of gun ownership has been decided by our courts and should not come into play on a zoning issue. Appealing this permit based on opposition to these activities is certainly their right but it is the obligation of the Zoning Board to approve or disapprove this use permit based solely on the impact that the permitted use will have on the surrounding area and its compliance with zoning codes and the law. Wing & Barrel has demonstrated that the operation of the Club in this location provides numerous benefits for the surrounding environs and has no material adverse impacts. Further, staff and independent consultants have confirmed this position.

Regardless of your own views on gun ownership, hunting and eating meat, I hope that your decision regarding the use permit for Wing & Barrel will be based on your commission to look at land use issues apart from political beliefs or dietary practices and that you will not be influenced by the minority who are opposed to this project for reasons wholly unrelated to the proposed improvements.

Best regards,

Peter Desforges ✓
555 Shiloh Valley
Santa Rosa, CA 95403

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Richard R. Dewey, Jr.

November 14, 2017

VIA EMAIL

Mr. Willie Lamberson, Chair
Board of Zoning Adjustments
Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: **Wing & Barrel Ranch
Approval of Use Permit: New Clubhouse**

Dear Mr. Lamberson:

As a member of the Wing & Barrel Ranch ("Ranch"), this letter is in support for the approval of the use permit for a new proposed clubhouse.

The appellant's claim that the Ranch has not complied with the current use of the property as it relates to the California Land Conservation Act, farming operations and member activities is unfounded.

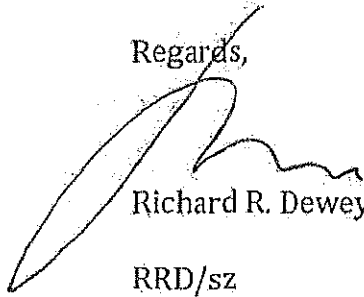
For the past five years the Ranch has been diligent in working with Sonoma County to ensure that the entitlements for various aspects of the Club have been studied, reviewed and approved by the various commissions and agencies of the County. The project has been thoroughly vetted for impacts including environmental, traffic, firearm use, archeological, soil analysis and noise. The Ranch has been committed to restoring native habitat and wildlife corridors, balancing the ecological, recreational and agricultural activities on the site, while the Ranch continues its 100-year tradition as a working family farm growing hay for cattle and horses.

Mr. Willie Lamberson
November 14, 2017
Page 2

As an aside, Wing & Barrel provides a unique opportunity for my family to enjoy the outdoors, and have time together shooting skeet. We are not hunters but thoroughly enjoy the challenge of sporting clays. Regardless of ability, it is something my wife and kids look forward to doing together. Unlike golf, tennis and skiing, where one has to know how to play the sport, one can enjoy a day outside at sporting clays, and yet be a first timer while shooting with other more accomplished persons. Just last week, I had three architects with whom I work join me up at Wing & Barrel for a morning of sporting clays and lunch. Of the four of us, I was the only one who had shot sporting clays. However, the three women had a ball, with one earning the nickname, "Dead Eye" as she knocked just about every target thrown.

I encourage you to allow the relocation and construction of the new clubhouse as it was originally approved in January 2017. The Wing & Barrel Ranch is committed to preserving the traditions of conservation and enjoyment of the outdoors for future generations.

Regards,



Richard R. Dewey, Jr.

RRD/sz

November 14, 2017

Chair Willie Lamberson
Board of Zoning Adjustments

Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Wing and Barrel Ranch
Clubhouse Permit Appeal Hearing

Dear Chair Lamberson and committee members,

I am unable to attend the public hearing being held at 1:00 PM this afternoon and would like my voice to be heard.

I am a member of the Wing and Barrel and fully support this project. I'm a 4th generation sportsman that has supported and maintained wildlife conservation and habitat my entire life. The membership of the Wing and Barrel demonstrates a similar commitment to wildlife management and conservation. The membership of the Wing and Barrel are upstanding citizens that actively support this project and many other projects throughout Sonoma County.

I understand that there are conflicted feelings about this facility. The Wing and Barrel has taken all of the necessary steps required to build this facility and has received the approval of the PRMD throughout this process. The recently encountered delays are unwarranted and politically motivated. I've attached a short string of emails that demonstrates the anger and misinformation harbored by this opposition. The tone of these emails is troubling. Catering to and empowering this behavior by delaying this project is wrong.

Please vote to approve this project.

Respectfully,

Steven Brown ✓
236 2nd St. E.
Sonoma, CA 95476

Encl.

CC: Danielle Letourneau Danielle.Letourne@Sonoma-county.org, Paula Cook, pcook@ch-sc.org, Larry Reed, larry@reedgilliland.com, Greg Carr, garr@sbcglobal.net, Pamela Davis, p.davis479@gmail.com

From: [Andrew Bogan](#)
To: [willielamberson24@gmail.com](#); [pcook@ch-sc.org](#); [larry@reedgilliland.com](#); [g_carr@sbcglobal.net](#); [p.davis479@gmail.com](#)
Cc: [Danielle Letourneau](#)
Subject: Fwd: Letter in Support of Wing & Barrel Ranch
Date: Tuesday, November 14, 2017 12:11:51 PM

Please find below a letter written in support of Wing & Barrel Ranch's permit application by my ten year old daughter, Tyra Bogan, who has grown up training her prized hunting dog on the Ranch.

-Andrew Bogan

----- Forwarded message -----

From: Tyra Bogan <tyra.bogan@icloud.com>
Date: Sat, Nov 4, 2017 at 7:44 PM
Subject: Letter
To: Andrew Bogan <aabogan@gmail.com>

The outdoors are so amazing! We have been members for a few years. Every time we spend time at Wing and Barrel we never want to leave. The delicious pheasants, the beautiful views and the gorgeous dogs are my favorite things at the Ranch. Who would ever want to leave?

First of all, Wing and Barrel is amazing because of all the pheasants, including the smoked ones. At the end of the day nothing is better than pheasants. On the drive home I am constantly asking "What are we having for dinner?" Hoping that we could have roast pheasant.

Also, Wing and Barrel has spectacular views. Even if the weather is poor, the miles and miles of tall grasses still attract pheasants and the views are still great. My favorite days enjoying these views are hunting with my little sister, my dad, my aunt, and my Granddad. It's always exciting to flush the pheasants in front of my pointing dog Tacktor.

Finally, Wing and barrel has beautiful dogs. Thanks to Wing and Barrel we can go on international travel and leave Tacktor our dog for a week for free. Wing and Barrel owners will run the dogs and feed them. Since they have dogs of their own they take very good care of them. An extra bonus is that they improve your dog's hunting skills.

In conclusion, Wing and Barrel is amazing. I am really excited for the new clubhouse to be built. There is no doubt about it, I love Wing and Barrel!!!!

Tyra Bogan
Age 10

Sent from my iPad

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From: Jay Thomson
To: willielamberson24@gmail.com; [Daniele Letourneau](mailto:Daniele.Letourneau@ch-sc.org); pcook@ch-sc.org; larry@reedgilliland.com; g_carr@sbcglobal.net; p.davis479@gmail.com
Subject: Support for Wing and Barrel Ranch Clubhouse
Date: Monday, November 13, 2017 7:43:02 PM

Dear Board of Zoning Adjustment Commissioners:

I am writing to express my support for the planned clubhouse at Wing and Barrel. I have been a member for about three years now, and I can still recall when I first heard about the club. I was so excited to hear that there could be this unique opportunity to participate in outdoor activities of game hunting and sport shooting in the North Bay. These traditions are important to me personally and for my family, and I believe they are also an important part of the traditions of Sonoma County. Wing and Barrel is incredibly unique in its ability to support these traditions in Sonoma County – traditions which quite frankly could virtually die away locally without this club. Further, I am proud that as a member of the club I am also supporting a local farm which similarly represents one of the last of its kind. The clubhouse project will only enhance the appeal and cement the loyalty of the members of the club and in so doing will strengthen Wing and Barrel's role in preserving those traditions and contributing to the community.

In addition to reasons perhaps more technical and legal, I believe this unique and traditional use supports this permit, and would ask you to please take this into consideration in your deliberations.

Kind regards,

Jay Thomson

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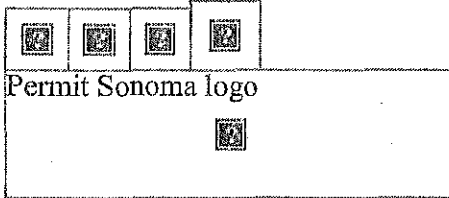
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From: [Dean Parsons](#)
To: [Blake Hillegas](#)
Subject: FW: PLP-15-0060, BZA Hearing
Date: Tuesday, November 14, 2017 8:02:19 AM

FYI

From: Tennis Wick
Sent: Monday, November 13, 2017 5:43 PM
To: Jennifer Barrett <Jennifer.Barrett@sonoma-county.org>; Dean Parsons <Dean.Parsons@sonoma-county.org>
Subject: Fwd: PLP-15-0060, BZA Hearing

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103



Sent from my iPhone

Begin forwarded message:

From: Susan Gorin <Susan.Gorin@sonoma-county.org>
Date: November 13, 2017 at 14:57:28 PST
To: Meg <meg@megbeeler.com>
Cc: Danielle Letourneau <Danielle.Letourneau@sonoma-county.org>, Tennis Wick <Tennis.Wick@sonoma-county.org>, Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Subject: Re: PLP-15-0060, BZA Hearing

Thanks Meg.

Susan Gorin
1st District Sonoma County Supervisor
575 Administration Drive, Room 100A
Santa Rosa, CA 95401
Susan.gorin@sonoma-county.org
Office - 707-565-3752

Cell - 707-321-2788

On Nov 13, 2017, at 1:22 PM, Meg <meg@megbeeler.com> wrote:

Dear Commissioners Lamberson, Carr, Reed, Cook, and Davis,

We are writing to urge that you deny/overturn the Conditional Use Permit modification for PLP-15-0060, known as The Hunt Club.

We recommend that you stipulate the following, instead:

1. A revised and accurate project description, a
2. A full EIR based on the true intent of this expansion, including traffic safety; effects on the proposed weir-bridge approach to flood control associated with highway 37 reconstruction; septic needed to serve peak uses; groundwater needed to serve peak uses; potential county liability for flooding and earthquake damage; and impacts to surrounding public lands.
3. Detailed limitations on Hunt Club usage numbers and activities, consistent with county guidelines for limitations on events, restaurants, and food-provision at similar membership venues.
4. Because this property falls under the jurisdiction of LEA, require that the permit conform to LEA guidelines, including: no table service with wait staff, no serving during normal meal hours (defined), and no food cooked to order.

From the beginning of the permit process for the Hunt Club (PLP-15-0060), planners have ignored serious inconsistencies and discrepancies between the Club's stated plans in its use permit application and its website and member PR.

A new 26,802 square foot clubhouse with full kitchen, demonstration kitchen, restaurant, bar, and plans for numerous "activities" has an entirely different usage intent than the simple hunt club that received the original permit in 2012.

In recommending that the BZA approve this project despite specific and detailed opposition by the appellants, planners have ignored the following significant issues and questions:

- Traffic safety impacts on the almost constant heavy traffic on Highway 37 just past the creek bridge
- Potential county liability for flooding costs on land already below sea level,
- Usage effects of up to 50 people (40 members and 10 staff) on

groundwater supplies and the ability of septic systems to serve peak uses.

- Non-compliance with the intent of the Williamson Act, LAFTA, and CEQA.

For these reasons, we respectfully request that you deny/overturn the Conditional Use Permit and stipulate the conditions above.

Sincerely,

Meg Beeler

Chair, Sonoma Mountain Preservation Board of Directors

Sonoma Mountain Preservation

PO Box 1772, Glen Ellen, CA 95442

<http://sonomamountain.org>

www.facebook.com/SonomaMountain

SMP has worked to preserve the scenic, agricultural and natural resources of Sonoma Mountain for 25 years.

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<BZA re PLP-15-0060.docx>

Sent: Monday, November 13, 2017 4:05 PM
Subject: Fwd: Nov 16 Hearing on Rte 37 Hunt Club

Friends-

I received the email below from my friend Bob Edwards and in his inimitable style he outlined and defined the issue of "hunting," precisely as I see it. For me the bigger issue is not the expansion of this club for killing and maiming wildlife for sport and amusement, but that this adolescent and cruel mentality still pervades. One look at the number and frequency of mass shootings and deaths by firearms in this country, unparalleled in any other country on Earth is proof positive we are a seriously sick society. Remember Bowling for Columbine? It's only gotten worse. First graders slaughtered in their school. How can a society tolerate this insanity? And don't give me the culling of the herd excuse for hunting. Nature got along without humans for a good long time. Violence begets violence and cruelty and barbarism, and senselessly killing innocent animal life for the basest of reasons only serves to encourage and prolong that pathetic behavior. Stop it!

Will Shonbrun

Begin forwarded message:

From: Bob Edwards <r.edwards@comcast.net>

Date: November 10, 2017 9:41:45 AM PST

To: Will Shonbrun <willshonbrun@vom.com>

Cc: Susan Gorin <susan.gorin@sonoma-county.org>, Jennifer Gray Thompson <gray.jennifer@gmail.com>, Richard Dale <richard@sonomaecologycenter.org>, terishore@gmail.com, jason.walsh@sonomanews.com, Val Robichaud <vrobichaud@sonomasun.com>

Subject: Re: Nov 16 Hearing on Rte 37 Hunt Club

Will -

One presumes big game hunters Don Jr. & Eric Trump will be invited to the expanded hunt club's grand opening, where members will participate in the mass slaughter of wildfowl by firing shotguns into their cages.

So pitting dogs against one another I hope this becomes a huge PR headache for the county BOS and a wake up call to environmental groups in the area, some of whom have courted the money & favor of this club's wealthy members & supporters.

Shooting wildlife to death for fun & 'sport' is a barbaric practice that glorifies gun violence. For those wondering how & why our culture and political establishment has come to tolerate mass shootings, this is one explanation of how & why the population & its politicians have become inured to the worship & tolerance of guns and killing as sometimes 'OK.' After all, what's a gun for if not to kill things? And of course while waiting to defend home & hearth from 'Tyrannical Government,' one must keep in practice by killing something -- anything -- right?□

It is sick clubs like this and the people who tolerate, aid & abet them that are the source of the NRA's strength and membership. Even our 'liberal' congressman, Mike Thompson, loves to slaughter waterfowl and has received an award from Safari Club International, a favorite of the Trump spawn, which sponsors hunts such as that which killed the much-beloved Cecil the Lion. In the 21st century of rapid extinction and disappearance of wildlife of all sort, and with Safeway freezers overflowing with the carcasses of farmed animals, hunting is not a 'legitimate' use of guns; it is a totally unnecessary and barbaric 'sport'. It is long past time to make it a felony, not build & expand temples where the slaughter of wildlife is celebrated & worshipped. Consider that if this was a proposed bullfighting or dogfighting club, the outrage would be uncontainable.

Those who want to end gun violence should stop with the 'thoughts & prayers' bullshit and shut down places like this.

bob edwards
Sent from my iPhone

On Nov 10, 2017, at 8:19 AM, Will Shonbrun <willshonbrun@vom.com> wrote:

Hunt Club my ass. It's just an excuse for a bunch of people who want to use their guns to kill something. in this case birds. Tell me where the "hunt" part comes in.

Begin forwarded message:

From: Marilyn Goode <mgoode@vom.com>

Date: November 9, 2017 7:20:26 PM PST

To: Joan Vilms <jv@monitor.net>

Subject: Fwd: Nov 16 Hearing on Rte 37 Hunt Club

Begin forwarded message:

From: Ted Eliot <patandtedeliot@gmail.com>

Subject: Nov 16 Hearing on Rte 37 Hunt Club

Date: November 8, 2017 at 12:42:32 PM PST

To: Rue Furch <pqrst@monitor.net>, Katherine Culligan <kculligan@vom.com>, Tom Culligan <tjculligan@yahoo.com>, Maggie Salenger <maggie@vom.com>, Karen Collins <goplaces@sonic.net>, Margaret Spaulding <mspauld@sonic.net>, Arden Bucklin-Sporer <ardenbucklin@gmail.com>, Steve Barbose <sbarbose@vom.com>, Helen Bates <bateshelen7@gmail.com>, Cynthia Boyer <boyerbird@sonic.net>, CJ Johnson <cjohn@monitor.net>, Claudia Robbins <crobbins@vom.com>, Caryl Hart <chart@sonoma-county.org>, Jean Schulz <jean@flyingace.net>, Maxene Spellman <maxenespellman@gmail.com>, David Keller <dkeller1@sonic.net>, Nancy Kirwan <nancyeverskirwan@gmail.com>, Nancy & Tony Lilly <tallgranch@hughes.net>, Jake Mackenzie <blumacjazz@aol.com>, Mike Benziger <mbenziger@aol.com>, Mary McEachron <mmceachron@hughes.net>, Dee Swanhuysen <pdswan@comcast.net>, Kathy Mugele <kamnicks@sonic.net>, Steve Rabinowitsh <steverabino@aol.com>, Carol Vellutini <carolvsr@sonic.net>, Anne Teller <anneteller@gmail.com>, Marilyn Goode <mgoode@vom.com>, Mickey Cooke <dscooke31@gmail.com>

<Issues list for conservation organizations - rev 1. .docx>

From: Marilyn Goode
To: Danielle Letourneau
Subject: Wing and Barrel Hunt Club application
Date: Tuesday, November 14, 2017 4:04:25 PM

November 16,2017

Honorable Willie Lamerson and other BZA commissioners

My name is Marilyn Goode and I have lived in Sonoma Valley at 2303 Grove Street for over 40 years. I have watched the natural beauty of Sonoma County and its ecology diminished and destroyed over my many years. Now we may have a chance to protect a bit of what was once a marsh that teemed with life.

The Barrel and Wing Ranch is a travesty trying to pass as a historic gun club on an old hay ranch. Certainly the misused term "WORLD CLASS" has more meaning for our current president Mr. Trump and his sons who might enjoy belonging to Mr. Anderson's elitist hunt club. With its talk of a "A UNIQUE CULINARY EXPERIENCE , full service dining throughout the year ,which will provide exceptional ingredients in the diningroom,bar and on the deck overlooking the expansive view". The old Black Point Gun Club was not this and a far cry from Norm Yenni's old hay farm as one can get. I am a millers daughter and my father Richard Van Hoosear and Don Westerbeke his son in law farmed with Glen Yenni, Norman's father in the 1960s, 70's and 80"s. They grew hay on this 1000 acres that is now owned by Darius Anderson and his Kenwood Investments. Glen was a farmer and would not have appreciated what is happening to his Sears Point Farming business. Which is being high jacked into a real estate development that describes Kenwood Investments focuses on real estate development,tourism and high-tech industries? Distinguished by exceptional managerial and political expertise. We navigate the complex path of public policy,land entitlements and pre-venture capital funding." This quote is from Darius's web site and being a well known lobbyist in California I am sure that he has been very busy lobbying our Sonoma political leaders . I know that with his power and influence he may think he can get his way at every turn. You may have noticed how quickly he has positioned him self by forming "Rebuild North Bay FIRE-RECOVERY group" to rebuild after the recent fires. Perhaps starting with our bay lands and his exclusive gun club! Lets prove him wrong and not allow him an Extraordinary Project on the old Yenni 1000 acre hay ranch.

Issues to discuss

Change of use

A private social club primary use

Ag use secondary and incompatible because of the arial spraying of 24-D in the late winter of hay fields.

Excessive expansion

Traffic safety concerns

Sea level rise

Monitoring for compliance

Fresh water

sewage

Respectfully,
Marilyn Goode

From: [Danielle Lefourneau](mailto:Danielle.Lefourneau)
To: [Danielle Lefourneau](mailto:Danielle.Lefourneau)
Subject: FW: BZA -- Use Permit PLP 15-0060 -- Major Expansion of Wing and Barrel Hunt Club
Date: Wednesday, November 15, 2017 4:38:39 PM

From: Steve Birdlebough <scbaffirm@gmail.com>
Date: November 12, 2017 at 18:54:00 PST
To: <willielamberson24@gmail.com>, Pamela Davis <p.davis479@gmail.com>, "Paula Cook" <pcook@ch-sc.org>, <danielle.tourneau@sonoma-county.org>, Larry Reed <larry@reedgilliland.com>
Cc: Tennis Wick <tennis.wick@sonoma-county.org>, Sue Smith <circlebr@gmail.com>, Blake Hillegas <blake.hillegas@sonoma-county.org>
Subject: BZA -- Use Permit PLP 15-0060 -- Major Expansion of Wing and Barrel Hunt Club

I understand that the Board of Zoning Adjustments is scheduled to hear the appeal of an intended administrative approval for a use permit to allow a major expansion of the Wing and Barrel Hunt Club at 6600 Noble Road where it intersects with State Route 37 in Sonoma County.

The current zoning of this largely wetland area is largely for extensive agriculture. Hunting is generally restricted to the months of September through March.

I understand that the proposal is to establish a much larger social clubhouse and restaurant to seat 45, open 7AM to 9PM five days a week year-round. Such a project amounts to a significant change of use, and should propose new zoning, with appropriate environmental study. It is particularly important to determine effects on the surrounding Baylands Area, which has had substantial public investment.

The change of use also presents significant traffic, sea level rise, and fire safety issues. The busy SR-37 intersection lacks turn and acceleration lanes, and we understand that much of the site is already below sea level.

I urge you to deny issuance of the proposed use permit until appropriate environmental review zoning, and public hearings have been completed.
Steve Birdlebough
576-6632

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November 15, 2017

via e-mail

Blake Hillegas
Project Planner

Sonoma county PRMD
2554 Ventura Ave.
Santa Rosa, CA 95403

Re: PLP15-0060: Use Permit and Lot Line Adjustment

Dear Mr. Hillegas,

The referenced application presents a number of challenging issues relating to how Sonoma County should plan to adapt to rising sea level and the extent to which public lands may be appropriated for private development and used in ways that may frustrate those plans. The revised Mitigated Negative Declaration (MND) and PRMD Staff Report (Staff Report) recommending denial of the appeal challenging your earlier administrative approval of the application covers important aspects of the environmental impacts associated with this Hunt Club privatization expansion, and contains a number of helpful conditions that are intended to mitigate some of the more obvious adverse impacts of the project.

Unfortunately, however, both the MND and Staff Report seemingly fail to address the most fundamental question presented by this tightly orchestrated proposed private Hunt Club business expansion—is it in the public's interest or general safety and welfare to approve the use permit modifications sought for this project, and the lot line adjustment required for it to be accomplished, in light of the fact that the project site consists of reclaimed tidal land that with certainty is at high risk to sea level rise intrusion during the expected project life? This question has several elements to it, which I try to outline below. Unless and until those questions have been adequately addressed in the MND (they are not now) it is not in the public's interest to proceed with this project. For those reasons, the present appeal should be granted and the matter should be returned to the PRMD staff for further analysis and action, as directed.

Issues/Questions Requiring Further Assessment

1. Project Interrelationship with SR 37 Sea Level Rise Corridor Improvement Plan

The Hunt Club is but a short shot from Highway 37 (SR 37). SR 37 is a critical congested narrow corridor connecting Interstate 80 and Highway 101. Over the last year or so portions of SR 37 were closed for days due to flooding. UC Davis researchers and others have projected that SR 37 is at high risk for sea level rise inundation in the decades ahead. So-called "Segment B" of SR 37, running from Sears

Point to Mare Island, is a two-lane conventional highway with a median barrier as it crosses the Napa-Sonoma marshlands. Segment B runs past the Hunt Club project site.

A consortium of counties and their transportation funding authorities, including Sonoma County, together with Caltrans and the Metropolitan Transportation Commission have been meeting for the past few years to develop a plan to address critical improvements needed along Segment B to adapt to the sea level rise (SLR) impacts expected in the near future. The options include building a causeway (i.e., an elevated bridge) or an elevated embankment (levee) multi-lane roadway over the Segment B marshlands. One potential strategy for such construction would be “constructing the roadway on the north or south side of the existing SR 37 to minimize construction impacts on traffic and the environment.” (*Draft: SR37 Transportation and Sea Level Rise Corridor Improvement Plan, September 2017, Kimley/Horn and AECOM, at page 19*)

The combination of an elevated causeway (allowing tidal waters to move in and out) with the option of building that causeway to the north side (i.e., inland side) of SR 37 would directly affect the project site. First, the north side location would be likely almost directly on top of the project site, which appears to be more or less than a half-mile from SR 37. Second, assuming that upon completion of construction of the new roadway (regardless of location) the existing SR 37 would be removed, bay tidal forces would directly contact the Hunt Club’s existing levees. During high tides and after more severe storms the Sonoma Creek drainage and the bay seawater intrusion would potentially generate new and different pressures on the current levee system maintained by the Hunt Club and on neighboring parcels. In particularly high water storm drainage situations combined with high tides it is conceivable that the former Reclamation District territory might better function as a retention basin to minimize severe up-drainage flooding. The Hunt Club’s new business plan with the proposed member clubhouse and operational expansion would seem to make those sorts of options economically impracticable.

Of course this is all speculative, at this point. What is not speculative, however, is that a Segment B Corridor Improvement Plan is being developed and that the MND neither acknowledges that nor assesses the potential impact that the proposed use modifications and lot line adjustments might have on the options, viability and effectiveness of that plan. Put more directly, at a time when landward retreat and sea level adaptation is being considered all around the San Francisco bay, why would it be in the public interest to allow a new 27,000 sq foot three story structure to be built in the middle of the Sonoma Creek drainage and potentially directly in the way of an improvement plan for SR 37 necessary to adapt to the certain sea level rise that will otherwise render that critical road segment inoperable?

The MND wholly fails to identify, let alone address this critical question. That omission is fatal to the adequacy of the MND. Whether this impact is required to be assessed under the CEQA checklist categories 9i, 14a or 18b, or elsewhere, the MND

simply failed to reconcile the effect and interplay of this project with the SR 37 Corridor Improvement Plan. That assessment must occur in order to fully comply with CEQA and before this use permit may be adopted in final form.

2. Impact of the Project on Williamson Act Public Recreational Use of Project Lands

Stripped to its core the HC use permit modification and lot line adjustment proposal takes Reclamation District wetland sloughs acquired via the dissolution of District #2061 and substitutes a portion of them for existing and proposed new Hunt Club facilities located/to be located in the acreage currently subject to the Williamson Act contract. The Hunt Club facilities are thereby privatized and released from any public use obligation, allowing the private Hunt Club to operate free from the Williamson Act public use recreational obligations. The HC voluntarily undertakes to allow restricted use by the public of the hunting fields and the existing clubhouse on Monday and Tuesdays and on other days on an "as available" basis. Compared to the existing public use availability the modified use permit project proposal significantly constrains public use. Public participation is entirely excluded on the weekends, when the highest demand for use occurs. Public use today is apparently not limited to only two weekdays. That the HC would take public property (i.e., parcels owned by the Reclamation District) essentially gifted to it in the dissolution proceeding at LAFCO and use them to in effect substitute out the primary project facilities from the Williams Act contract and thereby curtail the days and extent of public use on the site is a cruel irony. At a minimum the public use option should carry over *pari passu* (on an equal footing as exists currently) under the new privatized clubhouse arrangement. The public interest demands at least that much.

3. Prior to any Final Action on this Appeal, Staff should Investigate whether Section 57454 of the Government Code Prohibited the Hunt Club in a Dissolution Proceeding from Acquiring any Real Property or Assets of Reclamation District 2061. To the Extent that the Transfer of any Real Property to the Hunt Club as Directed as a Condition of the Dissolution is Determined to be a Voidable Conversion of Public Property, the Hunt Club may not have the Rightful Ability to Accomplish the Proposed Lot Line Adjustment to Facilitate the Williamson Act Contract Parcel Substitution.

Applicant Hunt Club does not come to this proceeding with entirely clean hands. The Hunt Club apparently represented to Sonoma LAFCO in the Reclamation District #2061 dissolution proceedings it initiated by petition that no changes in the use of the district's territory were planned or anticipated. (LAFCO Staff Report, September 9, 2015, at pages 3-5) LAFCO staff was apparently not apprised of the plan to exchange via lot line adjustment lands from the Hunt Club's Parcels A and B so as to remove the site of the existing and proposed new Hunt Club Clubhouses from the Williamson Act contract. LAFCO Staff was apparently also not apprised of the plan for a 26,800 sq ft new clubhouse and other expansion plans for the Hunt Club.

Despite its silence on its plans at LAFCO, as early as December 2014 the Hunt Club was apparently already discussing with PRMD staff a proposed transaction to develop a new private clubhouse on the project lands. (See, Attachment B to supplemental letter from Sue Smith to PRMD dated August 14, 2017, included as Exhibit I of the Staff Report dated November 16, 2017).

Based on the information provided it, or lack thereof, LAFCO did process with and approve the request for dissolution of Reclamation District No. 2061 (and, based on the information and representations given by the Hunt Club, also exempted the dissolution and transfers from any CEQA review), as reflected in Resolution No. 2649. Co-Petitioner Vallejo Sanitation and Flood Control District (VSFCD) was designated as the "successor agency." As a condition of that approval LAFCO directed the successor agency VSFCD to transfer all District #2061's real property and assets north of Highway 37 to the Hunt Club (i.e., to Kenwood-BPSC Hunt Club, LLC). In its dissolution petition the Hunt Club and VSFCD had proposed that specific real property allocation framework for dealing with the District's real property and assets. The acquisition of the District 2061 real property appears to be a keystone element of the Hunt Club's business plan to privatize the new clubhouse.

Sonoma LAFCO processed the dissolution proceeding under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Cortese-Knox Act). Government Code Section 57454 codifies certain provisions of the Cortese-Knox Act. That section provides in pertinent part that "no inhabitant, property owner, taxpayer, consumer or user within the territory of a dissolved district shall be entitled to either of the following :(a)... any property, real or personal, of the dissolved district." As a non-public entity it thus does not appear that the Hunt Club was entitled to be the beneficiary of a LAFCO-conditioned order directing a public-to-private conversion of Reclamation District 2061 real property, as was proposed by the Hunt Club in its petition for dissolution of District 2061. Staff should investigate this matter and determine whether the Hunt Club's title to the District 2061 is clear and whether the proposed lot line adjustment utilizing the District 2061 lands would be lawful and feasible.

4. The MND for the Project did not Undertake any Assessment of the Current Conditions of the Levees and Contiguous Lands Owned and Operated by the Hunt Club and/or previously Owned or Operated by Reclamation District 2061. In light of the Expanded Proposed Use of the Project Lands, CEQA Checklist Item 9(i) Requires that Assessment. Staff's Proposed Condition of Approval #70 is not an Adequate or Lawful Substitute for Conducting That Assessment prior to Approving the Use Permit for the Project.

The Sonoma LAFCO Staff Report dated September 9, 2015, issued in connection with the dissolution of Reclamation District 2061, reveals that the District has been flying under the LAFCO radar for decades. ("Staff was not aware of the District until 2013, upon receiving a telephone call from an attorney representing the VSFCD who requested information about dissolution." Staff Report, pg1)_The Staff Report

indicates that to the knowledge of staff "the Commission [LAFCO] never established a sphere of influence for the District." The Staff Report also indicates that as of June 30, 1992, the Board of Directors of the District had declared the District "inactive." Apparently, according to the Staff Report, at their own cost the owners of the parcels thereafter continued operational and maintenance duties, including maintenance and repair of surrounding levees and interior channels to prevent flooding.

It is not apparent from the LAFCO Staff Report that obligations and responsibilities, if any, to the California State Lands Commission (CSLC) for maintenance of levees on the parcels within the District have been monitored or met during the period from 1992 to the present. And, while the successor agency VSFCD apparently assumed all obligations and responsibilities, if any, to the CSLC for the maintenance of levees on all VSFCD parcels, there is no indication whether the same is true for the District 2061 lands transferred to the Hunt Club.

Given the long inactive status of District 2061 and the fact that LAFCO was not aware of District 2061 and had apparently never established a sphere of influence for the District, a reasonable question arises as to whether the maintenance activities of the levees in the District territory meet Federal Emergency Management Agency (FEMA) requirements, as applicable, or CSLC and State Department of Water Resources requirements, as applicable. Many levees in California are thought to be fragile and subject to degradation from natural forces and from the effects of human activities, despite the best efforts of the Reclamation Districts and other owners of those levees, within the limits of their financial resources.

Without prejudging the adequacy of the levees and flood control procedures for lands under the control of the Hunt Club, including those parcels acquired as a result of the dissolution of District 2061, it is simply the case that some review of the current state of the adequacy of the levees which surround the facilities where the expanded uses proposed by the Hunt Club will occur is required under CEQA Checklist item 9(i). Without that assessment, Staff's judgment that the elevated building standards proposed for the new Clubhouse render the risk of loss, injury or death due to levee failure "less than significant," even if the levees fail, is conjecture. Further, Staff may not preemptively attempt to mitigate any existing or future risk by simply requiring by proposed Condition of Approval #70 that the levees under the control of the Hunt Club "be maintained to ensure life safety." COA #70 is a positive step, but CEQA requires that the risk and impacts of levee failures, based on their current conditions, be assessed in the context of the proposed use prior to the issuance of the use permit. That assessment should also encompass the extent to which any of the project improvements and facilities would impede flood flows in the event of a levee failure, as covered by Item 9(h).

5. The MND representations regarding Caltrans' assessment of the project are ambiguous and inadequate to the extent they suggest that Caltrans has affirmatively reviewed the entire series of Hunt Club traffic studies and signed off on the Project's transportation impacts. Staff should respond to Caltrans' inquiry regarding who at Caltrans reviewed the transportation studies and confer with Caltrans before the use permit is approved.

The extent to which Caltrans has substantively reviewed the March 16, 2016, July 11, 2017 and September 22, 2017 W-Trans traffic studies is unclear. The MND indicates, "Caltrans reviewed the revised updated analysis and did not have any requirements." (MND, Item 16, pg 38) On its face that does not indicate that Caltrans reviewed the September 22, 2017 Amendment to the focused traffic study.

That Caltrans itself is uncertain of the extent to which it has substantively reviewed the project is clear from Caltrans' October 26, 2017 response, included as Exhibit M of the Staff Report. At page 2 of that letter under the heading "Travel Demand Analysis" Caltrans states the following: "Please identify the date of Caltrans' review and reviewer as referenced on page 38 of the MND." Nowhere in the October 26, 2017 letter does Caltrans indicate that it did not have any "requirements" for this project. Indeed, on page one of the letter Caltrans states: "Additional comments may be forthcoming pending final review."

Given Caltrans' role in the SR 37 Corridor Improvement Plan effort, as referenced above in item 1, it would be unwise to affirm the administrative approval of this use permit until Caltrans has affirmatively weighed in on all transportation aspects of this project. In particular, and apart from the critical involvement relating to the SR 37 work, Caltrans must be afforded the opportunity to comment on the impacts based on the Hunt Club's revised September 22, 2017 proposal statement and the Staff's November 16, 2017 Report. While the congestion and peak period impacts of the project are an important element, the safety issues associated with the shift to a 9 pm close time together with the likely mass peak exit of 20-40 vehicles following the Vintner dinners ending between 8:30 and 9:00 pm present a distinct safety issue. All vehicles attempting to exit east bound across westbound SR 37 in the late evening after the drivers had consumed wine and other spirits during and after dinner would present a high-risk accident exposure.

6. Comments on draft Conditions of Approval

The BZA should consider whether also to establish a) maximum daily limits for numbers of persons (excluding staff) using the Hunt Club facilities, and b) maximum numbers of persons (including staff) at any one time at the Hunt Club facilities. As to the latter, based on the Staff Report and the Proposal Statement it would seem

that somewhere in the range of 50-55 would seem appropriate in view of the conditions as proposed. The Hunt Club appears to be willing to consider such limits.

Thank you for the opportunity to provide comments.

Roger Peters

Roger Peters



Sonoma County Conservation Action

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Re: Appeal of intended administrative approval of Use Permit PLP 15-0060 that would allow an expansion of the Wing and Barrel Hunt Club operated by Kenwood BPSC Hunt Club at the intersection of 6600 Noble Road and SR 37 in Sonoma County

Relates to: APs 068-190- 05, 07, 08, 09, 13, 15, and 17, and 068-180- 008.

Zoning: LEA (Land Extensive Agriculture), B6 (100 acres), F2 (Secondary Flood Plain), RC 50/20 (Riparian Corridor 50/20) and SR (Scenic Resource).

Dear Mr. Hillegas and BZA Staff,

Sonoma County Conservation Action urges you to grant the appeal filed by Sue Smith, Tom Rusert and others of the administrative approval of Use Permit PLP 15-0060 for the expansion of the Wing and Barrel Hunt Club, which we believe requires a full EIR before approved. The expansion area rests alongside thousands of acres of protected lands, paid for by taxpayers and non-profits, who would see greatly increased traffic congestion in addition to the peppering of increased gunfire while trying to enjoy the protected lands.

At a time when thousands of Sonoma County residents are struggling with the aftermath of the fires, and quiet open space opportunities are diminished, it is inappropriate to approve this project without a full EIR and reasonable opportunity for public comment. To spend valuable agency time approving an expansion of an elite hunting club while so many homes have been lost is unfitting.

We have identified several areas of concern with this project:

- Change of use: The proposed changes in size and character of the use of the property, including an elaborate private social club with a full scale restaurant that would be open 7AM to 9PM five days a week year-round. This represents "change of use" of the property that should require both a rezoning and a General Plan amendment, with full EIR, and the necessary public hearings before it is allowed.
- Excessive expansion: The proposal is to expand the "clubhouse" facilities on site from 8,500 to a proposed total of 35,300 sq. ft. - an increase to four times what is there now. Additionally the hours of operation would be expanded to 7 AM to 9 PM, five days a week, year round.

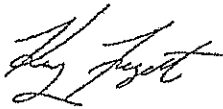
Both expansions are excessive for the "simple hunt club" that this is made out to be, particularly when hunting of domestic game bird is regulated by the State to occur only between September 1 and March 31, with hunting hours limited to a half-hour before sunrise and a half-hour after sunset.

• A private social club would now be the primary use, agriculture would be secondary: The expansion, and the extensive facilities it contains, would make the hunt club and its private 500 member social club into the primary uses on the property, with hay production virtually now an afterthought. That is in violation of the present zoning under the County code which requires that a hunt club be a subsidiary use to agriculture in the LEA zone.

• Change of setting: The MND and PRMD's stated intention to approve the project ignores the fact that the setting for the project has changed dramatically since 2012 when the hunt club was first relocated to that site.

Thank you for considering this grant appeal.

Best Regards,



Kerry Fugett

Executive Director, Sonoma County Conservation Action

Copied to:

Tennis Wick, Planning Director

Willie Lamberson, BZA Chair

Greg Carr, BZA representative (First District

Supervisor Susan Gorin

Ted Eliot

Sue Smith

Larry Reed, 2nd District

Paula Cook, 3rd District

Pamela Davis, 5th District

From: [MarkB](#)
To: [Danielle Letourneau](#)
Subject: Wing and Barrel Ranch
Date: Wednesday, November 15, 2017 7:45:42 AM

Hello. Please add my email voice to those protesting the issuance of an expansion of the existing use permit for Wing and Barrel Ranch event/gathering/activity center. Current use is already sufficient to meet the stated needs of the members. A ten-fold (or even two-fold) increase in activity level serves no good public purpose.

Please support the APPEAL of the permission being given to the expansion of use. Thanks, Mark Braunstein.
Santa Rosa CA 95407

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From: crobbsins@vom.com
To: [Danielle Letourneau](#)
Subject: Use Permit PLP 15-0060 Nov. 16 Hearing
Date: Wednesday, November 15, 2017 11:58:32 AM

To the Board of Zoning Adjustments:

I urge the Board of Zoning Adjustments to support the appeal of Use Permit PLP 15-0060 for the Wing and Barrel Hunt Club operated by Kenwood BPSC Hunt Club at the intersection of 6600 Noble Road and SR 37 in Sonoma County. Use Permit PLP 15-0060 should require both a rezoning and a General Plan amendment, with full EIR, and the necessary public hearings.

The proposed expansion of the Wing and Barrel Hunt Club significantly changes the use of the property, adding a new clubhouse that is 3 times larger than that in the original permit with a full-scale restaurant that would be open 7AM to 9PM five days a week year-round, a 1.5-acre casting pond, an 85-foot high clay shooting tower, and a new parking lot. These are significant changes that represent a "change of use" rather than the present revised permit.

This property is under the Land Conservation Act and is zoned primarily for agricultural use under the County code. The expansion of the hunt club and its private 500-member social club change the primary uses on the property from agricultural hay production to commercial. Such a change requires a rezoning and General Plan Amendment.

A new EIR is necessary to fully consider the significant traffic-safety issues associated with the club and its intended expansion. Highway 37 is increasingly congested from 2-7 p.m.; trucks and automobile traffic travel at full speed at other hours. The Wing and Barrel Hunt Club location on this busy highway leaves its patrons open for serious accidents when entering or leaving the single-lane highway; there are no turn or acceleration lanes and no speed limits at the intended location. A new EIR should report the traffic impact of the club's expansion and the costs of necessary mitigations to the public.

There are serious problems with the Wing and Barrel Hunt Club application. The hunt club should not be located at the intersection of 6600 Noble Road and SR 37 in Sonoma County. I urge the Board of Zoning Adjustments, to reject the staff report and support the appeal of Use Permit PLP 15-0060.

Yours truly,

Claudia M. Robbins

19167 Robinson Road, Unit A ✓

Sonoma, CA 95476

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From: Steve C
To: Danielle Letourneau
Subject: file PLP15-0060
Date: Wednesday, November 15, 2017 4:27:45 PM

Good afternoon, Danielle;

I am writing to ask that the proposed expansion of the Wing and Barrel Hunt Club (file PLP15-0060) be denied.

1. Change of Use – site is currently zoned for agriculture/ hay production; the proposed change of use

would allow a full scale restaurant and social club. (Hours 7 AM-9PM, five days a week, year around.)

This use is incompatible with land use of surrounding area –

Sears Point and Sonoma Baylands; since 2012, over 120 millions in public funds have been used for wildlife conservation and habitat preservation and reclamation.

2. Excessive Expansion- the site would be expanded 4 X from 8500 sq.ft. to 35,300 sq.ft.

3. Traffic Safety- Guests would enter and leave property from Hwy. 37, a high speed major traffic artery.

There is no provision in proposal for exit or entry lanes to allow merging with traffic.

4. The proposal would encourage a much larger human footprint in low- lying land already at risk of damage

from sea level rise; and put at risk property that could involve liability to the citizens and county of Sonoma.

5. Compliance monitoring- there are no provisions in proposal for ongoing compliance monitoring of the site;

and relying on "good faith" arrangements to ensure compliance with the terms of the proposal seems reckless.

This proposed facility is a very bad fit for this site.

Best regards,
Steve Corey

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Blake Hillegas

From: David Keller <dkeller1@sonic.net>
Sent: Wednesday, November 15, 2017 2:58 PM
To: Willie Lamberson, BZA Chair; Larry Reed, 2nd District; Paula Cook, 3rd District; Pamela Davis, 5th District; Greg Carr, 1st District
Cc: Tennis Wick; Blake Hillegas; Susan Gorin; Ted Eliot; Sue Smith; Norman Gilroy; Kerry Fugett; Michael Allen; Barbara Salzman; Phyllis Faber; Shirlee Zane; Lynda Hopkins; James Gore; David Rabbitt; Kathy Pons; Members- Sonoma County Water Coalition
Subject: Petaluma River Council Comments re: PLP15-0060 In support of Appeal
Importance: High

From:
David Keller, Director
Petaluma River Council
1327 I St.
Petaluma, CA 94952
(707) 763-9336
Nov. 15, 2017

RE: *Appeal of PLP15-0060, "Wing and Barrel Hunt Club" aka Kenwood-BPSC Hunt Club LLC, aka Black Point Sports Club*

6600 and 5400 Noble Road; APN 68-190-005, -007, -008, -009, -013, -015, -017 and 068-180 -008

Zoning: LEA (Land Extensive Agriculture) B6 100, Z (Accessory Dwelling Exclusion) F2 (Flood Plain)

RC 50/25 (Riparian Corridor) SR (Scenic Resource)

Proposal: Appeal of staff's administrative approval of a Conditional Use Permit modification authorizing a new 26,802 square foot hunting clubhouse, a 1.5 acre fly casting pond, and an 85 foot tall sporting clay shooting tower and related facilities on 978.5 acres utilized as a hay farm and hunting club. The project includes a proposed lot line adjustment between the 825.6 acre hay farm/hunting club property (Lot A) under a non-prime land conservation contract and an associated 152.9 acre parcel (Lot B) containing levees, riparian wetland sloughs and adjoining hay land. The Lot Line Adjustment is subject to Board of Supervisors approval due to the Land Conservation Act contract. The proposal is to remove 89 acres of land for the clubhouse from the contract and add 89 acres of the levee and wetland slough parcel to the reconfigured 825.6 acre contract parcel.

http://kenwoodpress.com/files/PLP15-0060_Hunt_club.pdf

To: Sonoma County Board of Zoning Adjustments
Attn: Chairman Willie Lamberson and BZA Members

Dear BZA Chairman Willie Lamberson, members of the BZA, and Planning Director Tennis Wick:

Since 1991, members of the Petaluma River Council in Sonoma, Marin and San Francisco Counties, have worked to protect, restore and support the integrity of the Petaluma River, her tributaries, watershed lands, and the vast Petaluma Marsh and baylands.

The following are comments on the proposed expansion and construction of structures, activities and appurtenant facilities and related environmental impacts of the Wing and Barrel Hunt Club, PLP15-0060 ("Project") in the Sonoma Baylands. We firmly share and support the expressed concerns and appeal of the CUP ("Appeal") initially filed by Sue Smith and Tom Rusert and other concerned citizens and neighbors. Further, we protest the administrative approval of the CUP and Mitigated Neg Dec for the Project with no

public hearing.

Petaluma River Council strongly urges BZA to grant the Appeal and deny the administrative approval of the CUP, and to subject the Project to a full EIR under CEQA, including the requisite public notice and public hearings.

As well described in the Appeal and other documents submitted in support of the Appeal, the Project would impose many significant and unmitigated impacts on the fish, birds (particularly within the effective refuge areas of the Pacific Flyway), wildlife, plants, biotic, visual and scenic resources of the Baylands, Sonoma and Tolay Creeks; traffic congestion and safety of Highway 37; air and water quality; increased flooding risks to life and property as global warming and sea level rise inundate this property increasingly over its expected 50+ year lifespan; as well as the long-term health of San Pablo Bay wetlands complex and tidal margins.

In addition, the proposed change of intensity, expanded times and days of use and areal extent of the Project's structures and impacts is inconsistent with LEA agricultural use and the overlay zoning limitations on site and on neighboring parcels, and essentially converts the property into a social club and large event center in an unsuitable location. The Project includes a retail pro shop for firearms, ammunition and other sporting supplies, instructional facilities for sporting and cooking activities, a large 'clubhouse', and three 85' towers, with all the impacts predictably associated with those changes, including significant traffic, noise, lights, visual intrusions in an area that currently has mostly unimpeded views from Hwy. 37 to San Pablo Bay, San Francisco Bay and the Bay's urban skyline silhouettes, polluted runoff, and water supply, groundwater and wastewater disposal impacts.

This proposed Project is growth inducing within a large region of the Sonoma County baylands and San Pablo Bay frontage that has been protected from development and been preserved for tidal, wetlands, and agricultural preservation through the investment of millions of dollars of public and NGO funds. There is no demonstrated need to start taking that preservation and restoration efforts apart with this Project.

We believe strongly that this Project requires a full EIR under CEQA. The mitigated Neg Dec used for this Project does not satisfy the obligations under CEQA to fully inform both the public and decision makers of the potential impacts and means and methods to identify, avoid or mitigate predictable negative environmental impacts while also examining reasonable and feasible alternatives, including the "No Project" alternative. These problems were compounded by not having any public hearings on the Project's CUP or Neg Dec. Nor does it give the public the opportunity to address a wider range of substantive issues raised in the Appeal, and to have the issues responded to and considered in advance of any agency decisions or approvals.

Petaluma River Council urges that the Appeal be granted, and that the proposed Project and administrative approval of the CUP be denied, and that it be subject to a full EIR under CEQA.

Sincerely,

David Keller
Director, Petaluma River Council
Petaluma, CA

By email, with cc's.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

November 15, 2017

via e-mail

Blake Hillegas
Project Planner
Sonoma county PRMD
2554 Ventura Ave.
Santa Rosa, CA 95403

Re: PLP15-0060: Use Permit and Lot Line Adjustment

Dear Mr. Hillegas,

The referenced application presents a number of challenging issues relating to how Sonoma County should plan to adapt to rising sea level and the extent to which public lands may be appropriated for private development and used in ways that may frustrate those plans. The revised Mitigated Negative Declaration (MND) and PRMD Staff Report (Staff Report) recommending denial of the appeal challenging your earlier administrative approval of the application covers important aspects of the environmental impacts associated with this Hunt Club privatization expansion, and contains a number of helpful conditions that are intended to mitigate some of the more obvious adverse impacts of the project.

Unfortunately, however, both the MND and Staff Report seemingly fail to address the most fundamental question presented by this tightly orchestrated proposed private Hunt Club business expansion—is it in the public's interest or general safety and welfare to approve the use permit modifications sought for this project, and the lot line adjustment required for it to be accomplished, in light of the fact that the project site consists of reclaimed tidal land that with certainty is at high risk to sea level rise intrusion during the expected project life? This question has several elements to it, which I try to outline below. Unless and until those questions have been adequately addressed in the MND (they are not now) it is not in the public's interest to proceed with this project. For those reasons, the present appeal should be granted and the matter should be returned to the PRMD staff for further analysis and action, as directed.

Issues/Questions Requiring Further Assessment

1. Project Interrelationship with SR 37 Sea Level Rise Corridor Improvement Plan

The Hunt Club is but a short shot from Highway 37 (SR 37). SR 37 is a critical congested narrow corridor connecting Interstate 80 and Highway 101. Over the last year or so portions of SR 37 were closed for days due to flooding. UC Davis researchers and others have projected that SR 37 is at high risk for sea level rise inundation in the decades ahead. So-called "Segment B" of SR 37, running from Sears

Point to Mare Island, is a two-lane conventional highway with a median barrier as it crosses the Napa-Sonoma marshlands. Segment B runs past the Hunt Club project site.

A consortium of counties and their transportation funding authorities, including Sonoma County, together with Caltrans and the Metropolitan Transportation Commission have been meeting for the past few years to develop a plan to address critical improvements needed along Segment B to adapt to the sea level rise (SLR) impacts expected in the near future. The options include building a causeway (i.e., an elevated bridge) or an elevated embankment (levee) multi-lane roadway over the Segment B marshlands. One potential strategy for such construction would be "constructing the roadway on the north or south side of the existing SR 37 to minimize construction impacts on traffic and the environment." (*Draft: SR37 Transportation and Sea Level Rise Corridor Improvement Plan, September 2017, Kimley/Horn and AECOM, at page 19*)

The combination of an elevated causeway (allowing tidal waters to move in and out) with the option of building that causeway to the north side (i.e., inland side) of SR 37 would directly affect the project site. First, the north side location would be likely almost directly on top of the project site, which appears to be more or less than a half-mile from SR 37. Second, assuming that upon completion of construction of the new roadway (regardless of location) the existing SR 37 would be removed, bay tidal forces would directly contact the Hunt Club's existing levees. During high tides and after more severe storms the Sonoma Creek drainage and the bay seawater intrusion would potentially generate new and different pressures on the current levee system maintained by the Hunt Club and on neighboring parcels. In particularly high water storm drainage situations combined with high tides it is conceivable that the former Reclamation District territory might better function as a retention basin to minimize severe up-drainage flooding. The Hunt Club's new business plan with the proposed member clubhouse and operational expansion would seem to make those sorts of options economically impracticable.

Of course this is all speculative, at this point. What is not speculative, however, is that a Segment B Corridor Improvement Plan is being developed and that the MND neither acknowledges that nor assesses the potential impact that the proposed use modifications and lot line adjustments might have on the options, viability and effectiveness of that plan. Put more directly, at a time when landward retreat and sea level adaptation is being considered all around the San Francisco bay, why would it be in the public interest to allow a new 27,000 sq foot three story structure to be built in the middle of the Sonoma Creek drainage and potentially directly in the way of an improvement plan for SR 37 necessary to adapt to the certain sea level rise that will otherwise render that critical road segment inoperable?

The MND wholly fails to identify, let alone address this critical question. That omission is fatal to the adequacy of the MND. Whether this impact is required to be assessed under the CEQA checklist categories 9i, 14a or 18b, or elsewhere, the MND

simply failed to reconcile the effect and interplay of this project with the SR 37 Corridor Improvement Plan. That assessment must occur in order to fully comply with CEQA and before this use permit may be adopted in final form.

2. Impact of the Project on Williamson Act Public Recreational Use of Project Lands

Stripped to its core the HC use permit modification and lot line adjustment proposal takes Reclamation District wetland sloughs acquired via the dissolution of District #2061 and substitutes a portion of them for existing and proposed new Hunt Club facilities located/to be located in the acreage currently subject to the Williamson Act contract. The Hunt Club facilities are thereby privatized and released from any public use obligation, allowing the private Hunt Club to operate free from the Williamson Act public use recreational obligations. The HC voluntarily undertakes to allow restricted use by the public of the hunting fields and the existing clubhouse on Monday and Tuesdays and on other days on an "as available" basis. Compared to the existing public use availability the modified use permit project proposal significantly constrains public use. Public participation is entirely excluded on the weekends, when the highest demand for use occurs. Public use today is apparently not limited to only two weekdays. That the HC would take public property (i.e., parcels owned by the Reclamation District) essentially gifted to it in the dissolution proceeding at LAFCO and use them to in effect substitute out the primary project facilities from the Williams Act contract and thereby curtail the days and extent of public use on the site is a cruel irony. At a minimum the public use option should carry over *pari passu* (on an equal footing as exists currently) under the new privatized clubhouse arrangement. The public interest demands at least that much.

3. Prior to any Final Action on this Appeal, Staff should Investigate whether Section 57454 of the Government Code Prohibited the Hunt Club in a Dissolution Proceeding from Acquiring any Real Property or Assets of Reclamation District 2061. To the Extent that the Transfer of any Real Property to the Hunt Club as Directed as a Condition of the Dissolution is Determined to be a Voidable Conversion of Public Property, the Hunt Club may not have the Rightful Ability to Accomplish the Proposed Lot Line Adjustment to Facilitate the Williamson Act Contract Parcel Substitution.

Applicant Hunt Club does not come to this proceeding with entirely clean hands. The Hunt Club apparently represented to Sonoma LAFCO in the Reclamation District #2061 dissolution proceedings it initiated by petition that no changes in the use of the district's territory were planned or anticipated. (LAFCO Staff Report, September 9, 2015, at pages 3-5) LAFCO staff was apparently not apprised of the plan to exchange via lot line adjustment lands from the Hunt Club's Parcels A and B so as to remove the site of the existing and proposed new Hunt Club Clubhouses from the Williamson Act contract. LAFCO Staff was apparently also not apprised of the plan for a 26,800 sq ft new clubhouse and other expansion plans for the Hunt Club.

Despite its silence on its plans at LAFCO, as early as December 2014 the Hunt Club was apparently already discussing with PRMD staff a proposed transaction to develop a new private clubhouse on the project lands. (See, Attachment B to supplemental letter from Sue Smith to PRMD dated August 14, 2017, included as Exhibit I of the Staff Report dated November 16, 2017).

Based on the information provided it, or lack thereof, LAFCO did process with and approve the request for dissolution of Reclamation District No. 2061 (and, based on the information and representations given by the Hunt Club, also exempted the dissolution and transfers from any CEQA review), as reflected in Resolution No. 2649. Co-Petitioner Vallejo Sanitation and Flood Control District (VSFCD) was designated as the "successor agency." As a condition of that approval LAFCO directed the successor agency VSFCD to transfer all District #2061's real property and assets north of Highway 37 to the Hunt Club (i.e., to Kenwood-BPSC Hunt Club, LLC). In its dissolution petition the Hunt Club and VSFCD had proposed that specific real property allocation framework for dealing with the District's real property and assets. The acquisition of the District 2061 real property appears to be a keystone element of the Hunt Club's business plan to privatize the new clubhouse.

Sonoma LAFCO processed the dissolution proceeding under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Cortese-Knox Act). Government Code Section 57454 codifies certain provisions of the Cortese-Knox Act. That section provides in pertinent part that "no inhabitant, property owner, taxpayer, consumer or user within the territory of a dissolved district shall be entitled to either of the following :(a)... any property, real or personal, of the dissolved district." As a non-public entity it thus does not appear that the Hunt Club was entitled to be the beneficiary of a LAFCO-conditioned order directing a public-to-private conversion of Reclamation District 2061 real property, as was proposed by the Hunt Club in its petition for dissolution of District 2061. Staff should investigate this matter and determine whether the Hunt Club's title to the District 2061 is clear and whether the proposed lot line adjustment utilizing the District 2061 lands would be lawful and feasible.

4. The MND for the Project did not Undertake any Assessment of the Current Conditions of the Levees and Contiguous Lands Owned and Operated by the Hunt Club and/or previously Owned or Operated by Reclamation District 2061. In light of the Expanded Proposed Use of the Project Lands, CEQA Checklist Item 9(j) Requires that Assessment. Staff's Proposed Condition of Approval #70 is not an Adequate or Lawful Substitute for Conducting That Assessment prior to Approving the Use Permit for the Project.

The Sonoma LAFCO Staff Report dated September 9, 2015, issued in connection with the dissolution of Reclamation District 2061, reveals that the District has been flying under the LAFCO radar for decades. ("Staff was not aware of the District until 2013, upon receiving a telephone call from an attorney representing the VSFCD who requested information about dissolution." Staff Report, pg1)_The Staff Report

indicates that to the knowledge of staff "the Commission [LAFCO] never established a sphere of influence for the District." The Staff Report also indicates that as of June 30, 1992, the Board of Directors of the District had declared the District "inactive." Apparently, according to the Staff Report, at their own cost the owners of the parcels thereafter continued operational and maintenance duties, including maintenance and repair of surrounding levees and interior channels to prevent flooding.

It is not apparent from the LAFCO Staff Report that obligations and responsibilities, if any, to the California State Lands Commission (CSLC) for maintenance of levees on the parcels within the District have been monitored or met during the period from 1992 to the present. And, while the successor agency VSFCO apparently assumed all obligations and responsibilities, if any, to the CSLC for the maintenance of levees on all VSFCO parcels, there is no indication whether the same is true for the District 2061 lands transferred to the Hunt Club.

Given the long inactive status of District 2061 and the fact that LAFCO was not aware of District 2061 and had apparently never established a sphere of influence for the District, a reasonable question arises as to whether the maintenance activities of the levees in the District territory meet Federal Emergency Management Agency (FEMA) requirements, as applicable, or CSLC and State Department of Water Resources requirements, as applicable. Many levees in California are thought to be fragile and subject to degradation from natural forces and from the effects of human activities, despite the best efforts of the Reclamation Districts and other owners of those levees, within the limits of their financial resources.

Without prejudging the adequacy of the levees and flood control procedures for lands under the control of the Hunt Club, including those parcels acquired as a result of the dissolution of District 2061, it is simply the case that some review of the current state of the adequacy of the levees which surround the facilities where the expanded uses proposed by the Hunt Club will occur is required under CEQA Checklist item 9(i). Without that assessment, Staff's judgment that the elevated building standards proposed for the new Clubhouse render the risk of loss, injury or death due to levee failure "less than significant," even if the levees fail, is conjecture. Further, Staff may not preemptively attempt to mitigate any existing or future risk by simply requiring by proposed Condition of Approval #70 that the levees under the control of the Hunt Club "be maintained to ensure life safety." COA #70 is a positive step, but CEQA requires that the risk and impacts of levee failures, based on their current conditions, be assessed in the context of the proposed use prior to the issuance of the use permit. That assessment should also encompass the extent to which any of the project improvements and facilities would impede flood flows in the event of a levee failure, as covered by Item 9(h).

5. The MND representations regarding Caltrans' assessment of the project are ambiguous and inadequate to the extent they suggest that Caltrans has affirmatively reviewed the entire series of Hunt Club traffic studies and signed off on the Project's transportation impacts. Staff should respond to Caltrans' inquiry regarding who at Caltrans reviewed the transportation studies and confer with Caltrans before the use permit is approved.

The extent to which Caltrans has substantively reviewed the March 16, 2016, July 11, 2017 and September 22, 2017 W-Trans traffic studies is unclear. The MND indicates, "Caltrans reviewed the revised updated analysis and did not have any requirements." (MND, Item 16, pg 38) On its face that does not indicate that Caltrans reviewed the September 22, 2017 Amendment to the focused traffic study.

That Caltrans itself is uncertain of the extent to which it has substantively reviewed the project is clear from Caltrans' October 26, 2017 response, included as Exhibit M of the Staff Report. At page 2 of that letter under the heading "Travel Demand Analysis" Caltrans states the following: "Please identify the date of Caltrans' review and reviewer as referenced on page 38 of the MND." Nowhere in the October 26, 2017 letter does Caltrans indicate that it did not have any "requirements" for this project. Indeed, on page one of the letter Caltrans states: "Additional comments may be forthcoming pending final review."

Given Caltrans' role in the SR 37 Corridor Improvement Plan effort, as referenced above in item 1, it would be unwise to affirm the administrative approval of this use permit until Caltrans has affirmatively weighed in on all transportation aspects of this project. In particular, and apart from the critical involvement relating to the SR 37 work, Caltrans must be afforded the opportunity to comment on the impacts based on the Hunt Club's revised September 22, 2017 proposal statement and the Staff's November 16, 2017 Report. While the congestion and peak period impacts of the project are an important element, the safety issues associated with the shift to a 9 pm close time together with the likely mass peak exit of 20-40 vehicles following the Vintner dinners ending between 8:30 and 9:00 pm present a distinct safety issue. All vehicles attempting to exit east bound across westbound SR 37 in the late evening after the drivers had consumed wine and other spirits during and after dinner would present a high-risk accident exposure.

6. Comments on draft Conditions of Approval

The BZA should consider whether also to establish a) maximum daily limits for numbers of persons (excluding staff) using the Hunt Club facilities, and b) maximum numbers of persons (including staff) at any one time at the Hunt Club facilities. As to the latter, based on the Staff Report and the Proposal Statement it would seem

that somewhere in the range of 50-55 would seem appropriate in view of the conditions as proposed. The Hunt Club appears to be willing to consider such limits.

Thank you for the opportunity to provide comments.

Roger Peters

Roger Peters

Mr. Willie Lamberson
Chair, Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

November 14, 2017

Dear Chair Lamberson:

As part of the agricultural community through my involvement with the Hearst Ranch and Jack Ranch in Central California, and a resident of Northern California, I am supportive of the Wing & Barrel Ranch plan with the balance of agriculture and recreational opportunities the property supports. Part of the attraction to the club is celebrating and continuing the outdoor traditions of the western lifestyle in the North Bay, where access to hunting and shooting land is limited. One must reflect on the history of both farming and shooting in this bay region--I am proud to lend my support to a locally owned club that is offering this opportunity for those of us who live in the area.

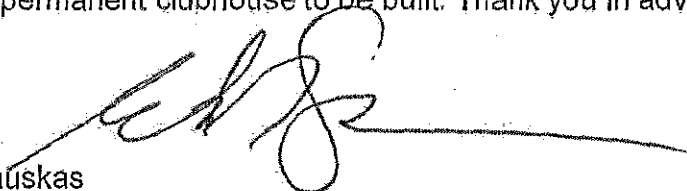
Wing & Barrel Ranch is more than just a hunt club and farm, it represents values and a way of living we as Californians hold dear. One of those values is conservation. The Ranch and its members are committed to utilizing forward thinking management of the land by balancing the ecological, recreational and agricultural activities on the site, and has worked with local conservation groups to increase wildlife corridors, reintroduce native species of plants and trees and grow cover crops for nourishment and habitat for wildlife.

Another value Californians honor is the enjoyment of the outdoors. Wing & Barrel is the last remaining shooting club in the North Bay. It offers experiences for families to celebrate the outdoors and offers non-hunting, family friendly opportunities for shooting sports in the form of sporting clays.

The BZA is reviewing an appeal for the use permit to build a new clubhouse for small member gatherings. Much less impactful than the surrounding businesses, winery tasting rooms and event centers throughout Sonoma and Napa, this member clubhouse will house basic operations meant to maintain a shooting club of this type. It is a permit to simply replace the temporary clubhouse, not change the use of the property which was unanimously approved by the Board of Supervisors in 2012.

Wing & Barrel Ranch is a perfect example of the type of business we want in the North Bay. Please support conservation and appreciation of the outdoors by denying the appeal and allowing the permanent clubhouse to be built. Thank you in advance for your consideration of this matter.

Sincerely,


Marty Cepkauskas
2820 Sacramento Street
San Francisco, CA 94115

From: George.Lawson
To: willelamberson24@gmail.com
Cc: Danielle.Letourneau; pcook@ch-sc.org; larry@reedgilliland.com; g_carr@sbcglobal.net; p.davis479@gmail.com
Subject: Wing & Barrel Ranch
Date: Wednesday, November 15, 2017 12:04:27 PM

Mr. George C. Lawson
1460 Drake Avenue ✓
Burlingame, California 94545

November 12, 2017

Mr. Willie Lamberson, Chairman
Sonoma County Permit & Resource Management Dept.
2550 Ventura Avenue
Santa Rosa, California 95403

RE: Wing & Barrel Ranch

Dear Mr. Lamberson;

It is brought to my attention that a project, of which I am involved as a member, is under protest to be heard by you with regard to an issued permit for the construction of a "club house" at the Wing and Barrel Ranch in Sonoma, California.

Although I find this protest quite frustrating, I will put my personal issues aside and address the more important issues of this case. I joined Wing and Barrel to enjoy the outdoors and the shooting sports which they have done a fabulous job in providing, not only me, but many from the community of outdoor enthusiasts. With the closing of many of the shooting venues in the bay area, the latest Pacific Rod and Gun Club, the efforts of the Wing and Barrel were a god-send to many of us. Their approach to provide this opportunity to us was deliberate and well executed and have shown respect for the system and complied with all the rules, requests and regulations to secure their position to build from the County.

I personally, along with probably all of the members of Wing and Barrel, have been a member of many conservation groups whose missions are to secure

and protect the outdoor sports through contributions and volunteer time. My joining Wing and Barrel is no different. They, as you know, are rooted in family tradition of the outdoors, shooting sports and conservation. They have successfully managed to balance the agricultural activities of the Ranch with balancing the ecological and recreational activities of the many acres under their control.

At the beginning of my letter, I referenced the "issued" permit. It is a little disturbing that Wing and Barrel can literally "go the all the processes", "jump through all the hoops", secure the building permit over an extended period of time and fall prey to someone who wants to protest just for the sake of protesting, or so it appears. This, if I am not mistaken, goes back to 2012 when Black Point Sports Club cooperated with Sonoma Land Trust when they were "asked" to leave their site and moved to the new location which, I believe was originally supported. I also believe the County Supervisors supported and issued the permits for the new location. They also unanimously supported and approved the permits for the new location.

In conclusion, based on the clear facts that Wing and Barrel has acted faithfully and dutifully complied with all requests and demands, be allowed to continue with the project as outlined and as permitted by the County of Sonoma. Further to this, it is my intention, as well as a few members I have talked with, to purchase a small residence to stay in the area to further enjoy the facility once it is complete. I will become a taxpayer to the city of Sonoma.

I wish to thank you for your time in reading my letter and I am sure this will be an easy resolve for the County Board of Supervisors on the continuance of this building permit.

Respectfully submitted,

George C. Lawson

George C. Lawson, President
Lawson Drayage, Inc.
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SONOMA-MARIN
Young Farmers & Ranchers

November 14, 2017

Mr. Willie Lamberson
Chair, Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Chair Lamberson:

As a sub-committee of the Sonoma County Farm Bureau, The Young Farmers & Ranchers are an active group of local farmers who range from 18-35 years old. We are the future of the Sonoma County ranching community involved in many aspects of our local economy and farming industry including banking, agriculture production and farming methodology. We also serve as a county representative for the Sonoma County Farm Bureau, with the mission of YF&R focused to attract, train and empower future agriculture advocates, Farm Bureau leadership and to train and empower the next generation to protect the future of agriculture as a way of life.

The Sonoma-Marín Young Farmers and Ranchers enthusiastically support the denial of the appeal of the use permit to build the new member clubhouse at Wing & Barrel Ranch. This club has been a cornerstone of support for our budding members by supporting the annual gathering of the farming community to raise funds to support the future of agriculture in our community. For the last two years, YF&R has applied for a special event permit to hold the annual sporting clays shoot for its members and families. With gratitude, Wing & Barrel Ranch has donated and provided the location, clays and support for our annual fundraiser, and for this we are thankful. They have graciously hosted us based the club's requirement for us to apply for this one-day event permit.

With the steady decline in family owned and operated farms in Sonoma County, the founders of the Wing & Barrel Ranch understand the importance and need of preserving agriculture in the North Bay. This is not only a club, but mainly a "working" family farm which is operated by the Yenni family who has been farming the land for over 75 years. The use of this land was approved by the Board of Supervisors in 2012, and the clubhouse remains an important part of the plan for this third-generation family business run by the Sutsos family.

For the reasons included in this letter, The Sonoma-Marín Young Farmers & Ranchers urge the Board of Zoning Adjustments to support agriculture in Sonoma County and deny this absurd appeal.

Sincerely,



Taylor Serres
Founding Member/Executive Member

From: [Bruce King](#)
To: willielamberson24@gmail.com
Cc: [Danielle Letourneau](#); pcook@ch-sc.org; larry@reedgilliland.com; g_carr@sbcglobal.net; p.davls479@gmail.com
Subject: Support for Wing and Barrel
Date: Tuesday, November 14, 2017 7:11:59 PM
Attachments: [image002.jpg](#)

Mr. Willie Lamberson
Chair, Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

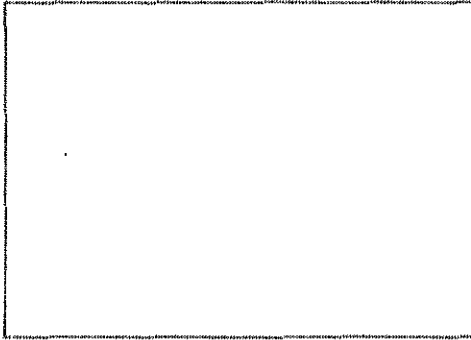
Dear Mr. Lamberson and Commission Members,

I am both saddened and troubled by the way the approval process for the Wing and Barrel clubhouse has been so delayed by what feels like a hijacking for personal agendas. If the misrepresentations about what Wing and Barrel is and intends to become were accurate I would never have joined.

I grew up in Marin County and have lived in Novato for the past 14 years. I served on the Novato Chamber of Commerce board for three years as well as the North Bay Leadership Council for three years and have deep ties to the North Bay.

My connection to the Club dates back to 1980 when my grandfather took me pheasant hunting for the first time at Black Point Sports Club. He was the tenth generation from a family of share-croppers in Connecticut who left in 1938 to come to California and I have him to thank for instilling in me a love of nature and the outdoors and an appreciation for conservation. I grew up fishing and hunting with him, my father and my uncle where the actual fishing and hunting was simply a means to the end of spending quality time in the outdoors together with friends and family.

I have similarly raised my 10 year old son and 12 year old daughter to appreciate the outdoors and respect nature and we've been out fishing and hunting many times together. My grandfather always taught me to "try to leave it a little better than the way you found it" and so just as I did 40 years ago with him, we make an effort to pick up some trash as a way of reinforcing the message that we are all stewards of nature. Our family involvement with the Club provides a connection to my grandfather's legacy and the values he instilled in me. Below is a photo of my kids from several years ago – the smile says it all. She's now 12 years old breaking clays on the sporting clays course.



Beyond the hunting and shooting offered, the Club provides a rare opportunity in the North Bay to teach gun safety which, in my opinion, is terribly lacking in today's society. I am currently Committee Chair for Cub Scout Pack 85 and a member of the Shooting Sports Committee for the Marin Council of Boy Scouts of America. I am an NRA certified Range Safety Officer providing supervision and guidance for cub scouts and boy scouts as I believe it's paramount that we place "safety first" when it comes to firearms. Sadly, I suspect that the majority of my kids' friends have never been told that if they were to find a gun to "not touch it and to tell an adult" or other instruction about safety. I've seen this same commitment to safety and education at the Club.

I appreciate your time and every effort to ensure quick approval. Please reach out to me if you have any questions.

Sincerely,

Bruce King
Novato, CA
(415) 519-7440

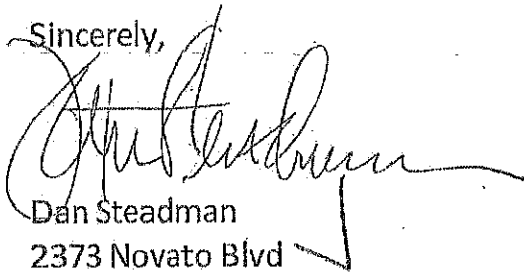
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November 15, 2017

My name is Dan Steadman and I have been member of both the original Black Point-Gamebird Club as well as the Wing and Barrel Ranch. I am unable to attend the Board of Zoning Adjustments (BZA) meeting on Thursday, November 16, 2017, but I would like to express my support for the building permit for Wing and Barrel's Club House.

This project has been going on for many years without objection and I am hopeful that the approval for the final phase for Wing & Barrel Ranch will happen.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Steadman". The signature is written in black ink and is positioned above the printed name and address.

Dan Steadman
2373 Novato Blvd
Novato, CA 94947

From: [Richard Harding](#)
To: [willielamberson24@gmail.com](#); [pcook@ch-sc.org](#); [larry@reedcilliland.com](#); [g_carr@sbcglobal.net](#); [p.davis479@gmail.com](#)
Cc: [Danielle.Letourneau](#)
Subject: Wing & Barrel Ranch Application
Date: Wednesday, November 15, 2017 3:14:39 PM

To the members of the Board of Zoning Adjustments

I write in support of Wing & Barrel Ranch's petition and to correct some of the errors presented by those appealing the club's application. I also write as a certified firearms instructor. Over the past ten years I have taught ethical hunting practices and safe firearms handling to more than four thousand students in the Bay Area; students of all genders, ethnicities, creeds and sexual orientations and ranging from seven to eighty-five years of age.

Many of those classes have been offered to the public by Wing & Barrel Ranch at no or *de minimis* cost. The club's generosity has allowed these students to appreciate the success of the American Wildlife Management Model, widely regarded as the most successful model of its kind in the world. These students have also learned how to conduct themselves safely in any environment where firearms may be present.

The opponents of the application willfully ignore the fact that all hunters in the state of California are licensed and regulated by the Department of Fish and Wildlife ("the Department"). In order to hunt in California, every hunter must pass an examination set by the Department that affirms the principles of "fair chase" ethical hunting and the importance of harvesting game humanely.

Similarly, every hunting club is licensed and subject to regular inspection by the Department's officers to ensure compliance with all state laws. Conservation (by which the Department means "wise use") of natural resources is the very *raison d'etre* of the Department. Its statutes and principles are passionately embraced by every ethical hunter and hunting club.

The opponents of the application would paint a picture whereby hunters cheerfully maim or slaughter wildlife and then abandon it in the field. That is a blatant falsehood. The fact is that the law *requires* that all game harvested—whether in the wild or on a hunting club—be used for its meat. Specifically, California Fish & Game Code Section 4304 prescribes that:

- **"No person shall at any time leave through carelessness or neglect any game mammal or game bird which is in his possession, or any portion of the flesh thereof usually eaten by humans, to go needlessly to waste."**

Indeed, so seriously does the state take this crime (known as "wanton waste") that the penalty upon conviction may be a fine of up to \$40,000 and imprisonment for up to one year in a county jail. Every ethical hunter would endorse that.

The opponents of the club's application seem determined to sow division and hate between groups whose worldview differs from theirs. As a political centrist, I advocate that we tolerate one another's different worldviews and that we be willing to co-exist with one another.

We can best achieve this by respecting the right of law-abiding citizens to engage in lawful activities on private land and accepting the right of local business-owners to run a lawful business in Sonoma County.

I respectfully ask the Board to look favorably upon the club's application and to deny the appeal to the permit.

Yours truly,

Richard Harding

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11/15/17

To the Board of Zoning Adjustments,

I am writing on behalf of the Wing and Barrel Ranch in regards to the appeal of the Use Permit. As a current member, I'd like to voice my support of the Wing and Barrel Ranch.

I was raised in family of hunting, farming and conversation. I have been fortunate to be the benefactor of amazing outdoor experiences and conversation opportunities due to those who have come before me and passed these traditions down from one generation to the next. I feel that it is my responsibility to carry these traditions of outdoor sporting and conversation and pass them down to my family and friends. Wing and barrel embodies the very spirit of not only outdoor sport, but conserving land for generations to come. Wing and barrel has given me the opportunity to ensure that my family and friends will have a place to enjoy the outdoors for years to come and a sense of pride in being a steward of the land.

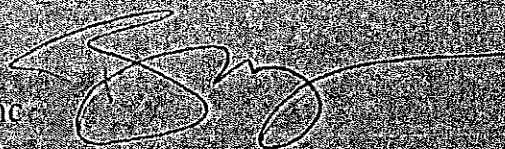
More importantly family farms have been on the decline in Sonoma for the past many years. Coming from a family who was entrenched in farming and ranching, this is very important aspect of the club. Wing and barrel Ranch is committed to the preservation of the Yenni family farm. The ranch is committed to preserving this working farm, and using forward thinking strategies to improve the ecological value of the land.

The clubhouse will be such an asset to the club. The clubhouse will allow for members to gather after a day in the field or a round shooting. It is easy to get to, low traffic flow, and tastefully designed for the area. It is very important to me that the club has taken the responsible approach to complete all the proper studies to ensure that the Ranch and clubhouse have minimal impacts on traffic and the environment. Capping the memberships, completing these studies, and preserving the Yenni family farm shows the commitment that Wing and Barrel Ranch has to the environment and civil impacts of the clubhouse.

I am excited to be a part of such an environmental responsible and committed club. Having this clubhouse allows the chance to cement a legacy of preservation and sporting that I can share with my family. I am looking forward to sharing the clubhouse with friends and passing down my love of the outdoors and conversation to my daughter when the time comes.

Thank you for your time and consideration in this matter

Blake McRay
Owner Blake W McRay DDS, MSD, Inc





November 14, 2017

Mr. Willie Lamberson, Chair
Board of Zoning Adjustments
Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Support for Wing and Barrel Ranch Clubhouse

Dear Chairman Lamberson:

The California Waterfowl Association (CWA) respectfully requests that you uphold the granting of a use permit for a new clubhouse at the Wing and Barrel Ranch (Ranch).

CWA is a 20,000 member nonprofit organization dedicated to the conservation of California's waterfowl, wetlands and hunting heritage.

Many of our members use and enjoy the Ranch, and we believe that it provides significant benefits to Sonoma County residents and sportsmen throughout the Bay Area. In particular, the Ranch offers hunting, dog training and recreational shooting opportunities for the public which are scarce in the rest of the Bay Area. These opportunities not only help to maintain our outdoor heritage and rural lifestyle, but support important wildlife conservation efforts through the generation of hunting license and upland game bird stamp sales as well as Pittman-Robertson Act excise taxes.

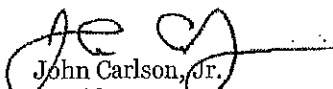
The Ranch itself is actively dry-farmed and maintained as open space, providing feed for Sonoma County livestock and key wildlife habitat for a variety of upland game and nongame species. Restoration efforts are underway, with a particular focus on re-establishing native vegetation beneficial to local wildlife.

Upon the completion of the new clubhouse, the Ranch will host hunter education classes that promote firearm safety, awareness of Fish and Game laws and the long-term conservation of wildlife. These classes will especially benefit youth and underserved populations from nearby urban areas that have little access to the outdoors.

Please note that the project has already been vetted for impacts including environmental, traffic, firearm use, archeological, soil analysis and noise via review by various Sonoma County Permit and Resource Management Departments. This includes an updated traffic study which concluded that there would be no significant impact on traffic on Highway 37 based on anticipated membership numbers.

Thank you for the opportunity to comment.

Sincerely,


John Carlson, Jr.
President

1346 Blue Oaks Blvd., Roseville, CA, 95678
916.648.1406 • www.calwaterfowl.org



Cc: Danielle Letourneau
Danielle.Letourneau@sonoma-county.org

Paula Cook
pcook@ch-sc.org
District 3

Larry Reed
larry@reedgilliland.com
District 2

Greg Carr
g_carr@sbcglobal.net
District 1

Pamela Davis
p.davis479@gmail.com
District 5

Neil J. Hennessy

2077 Hatch Road, Novato, CA 94947 ✓

Cell 415-999-9742

Email neil@hennessyfunds.com

November 15, 2017

Chair Willie Lamberson
Chair of Board of Zoning Adjustments
Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Via email: willielamberson24@gmail.com

Dear Chairman Lamberson:

My name is Neil Hennessy and I am currently traveling for business and unable to attend the Board of Zoning Adjustments (BZA) meeting on Thursday, November 16, 2017. I would like to discuss several important points related to the building permit for Wing and Barrel's Club House. I have been following the approval process for Wing & Barrel Ranch and have understood that all issues related (but not limited) to the following matters have already been addressed since this permit process began in 2012:

1. **Family Farm Sustainability:** In addition to being a hunt club, Wing & Barrel continues to operate as a working family farm run by the Yenni family. The ranch has grown hay for cattle and horses for over 100 years.
2. **Conservation:** The ranch is committed to restoring native habitat and wildlife corridors, and all of this was addressed and approved in the permit process. All efforts have been made to adhere to a respectful stewardship of this land.
3. **Compliance with Current Use Permit:** There have been no complaints or police reports filed for the use of the property.
4. **Environmental Reviews:** The entire project has gone through a rigorous and well documented review by several Sonoma County Permit & Resource Management Departments.
5. **Traffic:** There was a traffic study - which has been amended to reflect current traffic conditions. The conclusion was that because of the limited number of members and the proposed usage, there would be no big impact on traffic.

I realize these are not the only pertinent points, however this project has been moving through official and public approval channels for an extended time (over 5 years). The residents of Sonoma County have known or easily could have known the details of this project. Wing & Barrel Ranch is the last remaining hunting and shooting club in the area. The founders have respectfully considered the hunting and shooting tradition that came with the history of the

Black Point Sports Club, the importance of farming, and the impact environmental and traffic concerns. They have limited the usage and membership to address all of those issues. I firmly believe that the Board of Zoning and Adjustments should continue to use logic and common sense and deny this appeal. There are over 500,000 residents of Sonoma County and only a handful that want to impede the building of the club house. The club house application specifically addressed usage concerns and impact on the region.

I understand that people are entitled to their views on hunting and gun use, but Wing & Barrel Ranch should not be political forum for gun control. If the community had misgivings about Wing & Barrel Ranch, they have had sufficient time to voice their concerns. The bottom line is that up until recently, the community did not object to this project, a project that has taken years to be approved through all appropriate and official departments in Sonoma County. I would encourage you to allow the approved permit to stand on the merit that the founders have gone through all necessary legal steps in good faith to move this project forward. It is time to trust in the process and trust that we have already proven to be and will continue to be very good neighbors and an asset to the overall community in Sonoma County.

Sincerely,



Neil J. Hennessy

Terry Nilsen

425 Indian Springs Road
Novato, CA 94947
Cell 415-999-4542

November 15, 2017

Chair Willie Lamberson
Chair of Board of Zoning Adjustments
Sonoma County Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Via email: willielamberson24@gmail.com

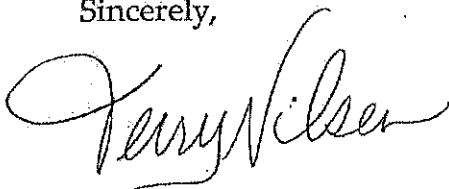
Dear Chairman Lamberson:

My name is Terry Nilsen and I am a member of Wing & Barrel Ranch. I am unable to attend the Board of Zoning Adjustments (BZA) meeting on Thursday, November 16, 2017, but I would like this letter to illustrate my support for the approved building permit for Wing and Barrel's Club House.

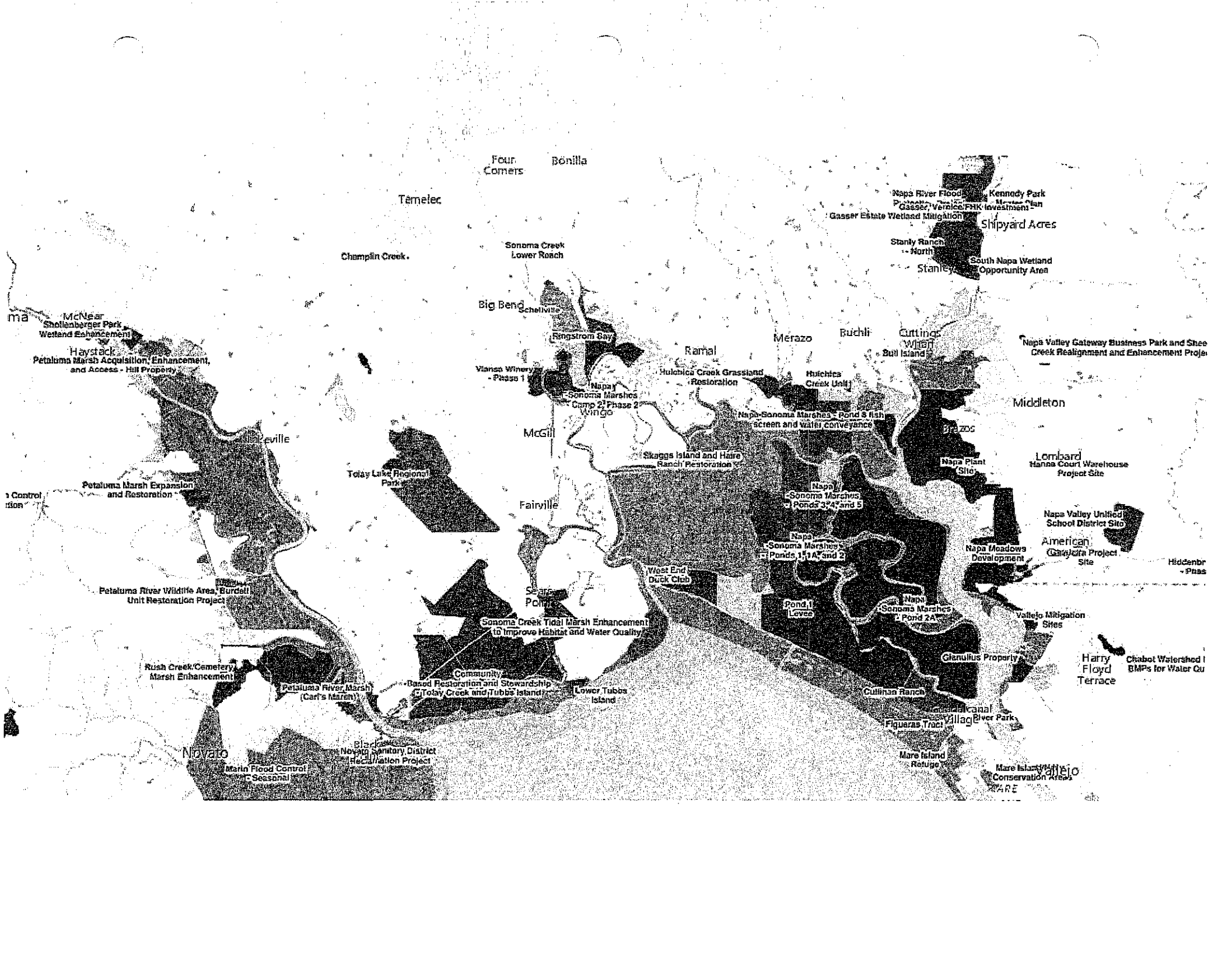
I have been following the permit and approval process for Wing & Barrel ranch for many years, and it has truly appeared as though the founders have painstakingly checked every box in order to make sure this project met the important standards set forth by the planning commission and all of the other agencies involved. The project leaders have made accommodation for traffic, family farming, conservation, use permits, and environmental reviews. And they did all of this while maintaining the history and tradition of the only remaining hunting and shooting club in the North Bay.

I also feel that the Sonoma community had ample time to vocalize their misgivings for this project. I believe that the permit should remain current and in good order, as it has already gone through the required approvals.

Sincerely,

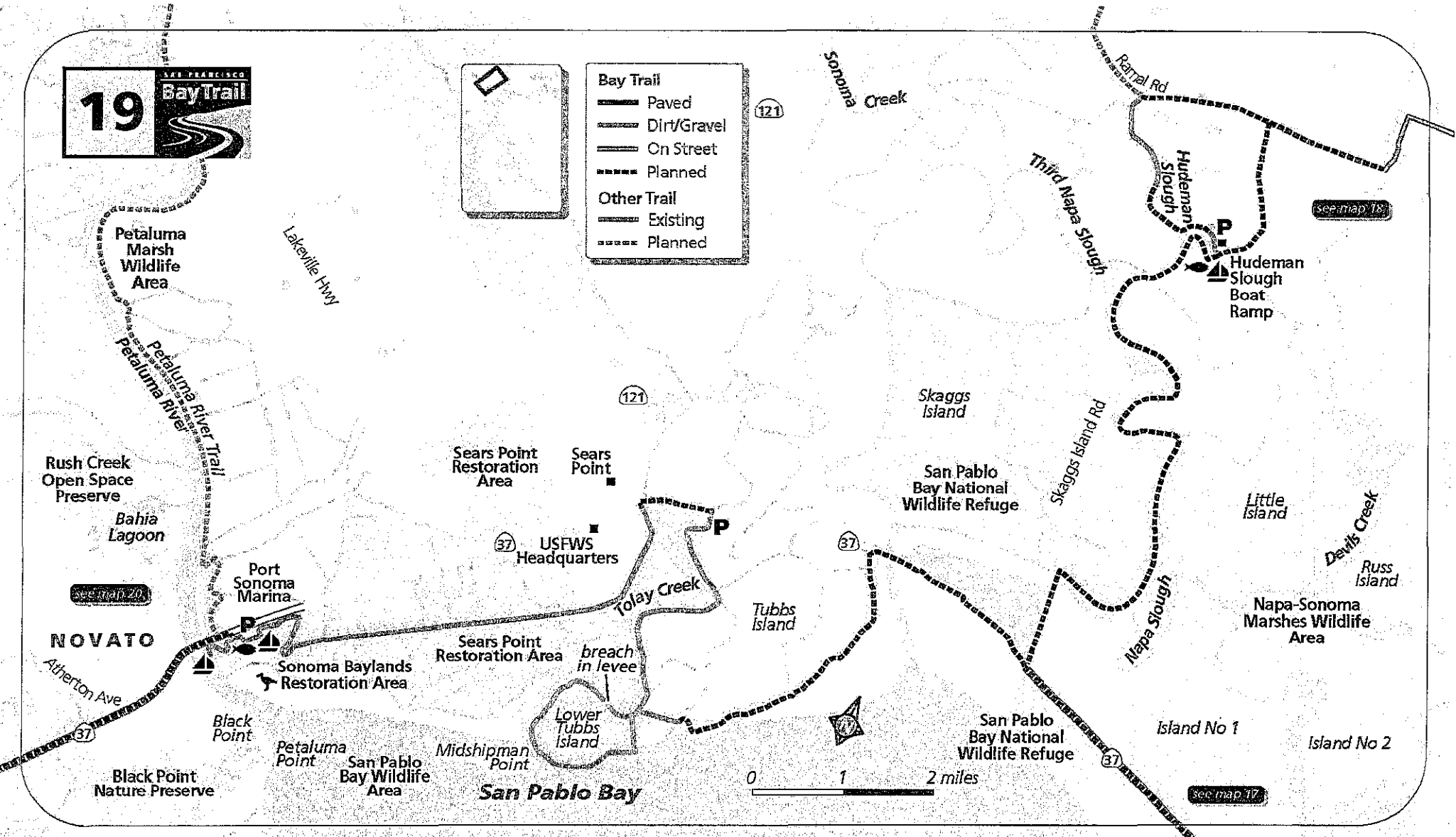


Terry Nilsen



19 **SAN FRANCISCO BayTrail**

Bay Trail	
	Paved
	Dirt/Gravel
	On Street
	Planned
Other Trail	
	Existing
	Planned



From: Donald O'Shei
To: wilhelamberson24@gmail.com; [Danielle Letourneau; pcook@ch-sc.org](mailto:Danielle.Letourneau@ch-sc.org); larry@reedgilliland.com;
g_carr@sbcglobal.net; pdavis479@gmail.com
Subject: Wing & Barrel Ranch
Date: Wednesday, November 15, 2017 8:45:37 PM

I would like to voice my support for the Wing & Barrel Ranch and more specifically urge the commissioners to vote on Thursday to deny the appeal to the already approved use permit for the new clubhouse. The Club is a valuable addition to the Community and has demonstrated its strong support for traditional hunting ethics and practices as well as wildlife conservation. The new clubhouse will strengthen the camaraderie of the Club membership and promote the qualities of good sportsmanship.

The Wing and Barrel Ranch Organization:

- Promotes sportsmanlike conduct in hunting and fishing
- Fosters good fellowship among sportsmen
- Teaches and preserves sound traditional hunting and fishing customs
- Encourages wildlife conservation and protects endangered species
- Promotes the concept of hunting as an intangible cultural heritage of humanity
- Enhances respect for responsible hunting and fishing practices.

I urge you to vote to deny the appeal.

Thank you, Donald M. O'Shei

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From: [A. Leslie Shein](mailto:A.Leslie.Shein)
To: willielamberson24@gmail.com; [Danielle Letourneau](mailto:Danielle.Letourneau); pcook@ch-sc.org; larry@reedgilliland.com; g_carr@sbcglobal.net; pdavis479@gmail.com
Subject: Permit for Wing & Barrel
Date: Wednesday, November 15, 2017 9:38:08 PM

Dear Board of Zoning Adjustments,

I would like to voice my support for the Wing & Barrel Ranch and more specifically urge the commissioners to vote on Thursday to deny the appeal to the already approved use permit for the new clubhouse. The Club is a valuable addition to the Community and has demonstrated its strong support for traditional hunting ethics and practices as well as wildlife conservation. The new clubhouse will strengthen the camaraderie of the Club membership and promote the qualities of good sportsmanship.

The Wing and Barrel Ranch Organization:

- Promotes sportsmanlike conduct in hunting and fishing
- Fosters good fellowship among sportsmen
- Teaches and preserves sound traditional hunting and fishing customs
- Encourages wildlife conservation and protects endangered species
- Promotes the concept of hunting as an intangible cultural heritage of humanity
- Enhances respect for responsible hunting and fishing practices.

I urge you to vote to deny the appeal.

Thank you,

Leslie Shein

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From: Blake Hillegas
To: Danielle Letourneau
Subject: FW: Hunt Club BZA Hearing
Date: Thursday, November 16, 2017 9:29:15 AM

For today's hearing.

Thanks

-----Original Message-----

From: Rick Hill [mailto:bunnyday@sonic.net]
Sent: Thursday, November 16, 2017 9:28 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Greg Carr <g_carr@sbcglobal.net>
Cc: Tennis Wick <Tennis.Wick@sonoma-county.org>
Subject: Hunt Club BZA Hearing

November 16, 2017

Via email

Blake Hillegas, Project Planner

Greg Carr, Commissioner
Permit Sonoma
2554 Ventura Ave.
Santa Rosa, CA 95403

Re: PLP15-0060: Use Permit and Lot Line Adjustment

Dear Blake and Greg,

I urge Board of Zoning Adjustments to order additional analysis with respect to the above referenced proposal. Is it really in the public interest to approve a Use Permit and Lot Line modifications for the Hunt Club, given that its site consists of reclaimed tidal lands at high risk of inundation? Being adjacent to the overburdened Route 37 makes careful study of this proposal all the more critical. Who among us know how Hwy 37's myriad challenges will be addressed, and whether this project will complicate or impede that endeavor?

Commissioners and Permit Sonoma staff should pursue in-depth environmental review of this project's longer-term impacts before giving it the green light.

Thank you for your consideration.

Rick Hill

6489 Highway 12
Santa Rosa CA 95409

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From: [Blake Hillegas](#)
To: [Danielle Letourneau](#)
Subject: FW: Pending Caltrans review of the Black Point Sportman's Hunt Club project
Date: Thursday, November 16, 2017 9:29:44 AM

For today's hearing

Thanks

From: Conteh, Stephen@DOT [mailto:Stephen.Conteh@dot.ca.gov]
Sent: Thursday, November 16, 2017 9:26 AM
To: Blake Hillegas <Blake.Hillegas@sonoma-county.org>
Cc: Maurice, Patricia@DOT <patricia.maurice@dot.ca.gov>
Subject: Pending Caltrans review of the Black Point Sportman's Hunt Club project

Good morning Mr. Hillegas,

We are in the process of preparing and sending a comment letter regarding sea level rise and requesting information for the Black Point Sportman's Hunt Club. Hence our review of the project is not complete.

Regards,

Stephen Conteh
Associate Transportation Planner
Local Development-Intergovernmental Review, District 4
111 Grand Avenue, MS 10D ✓
Oakland, CA 94612

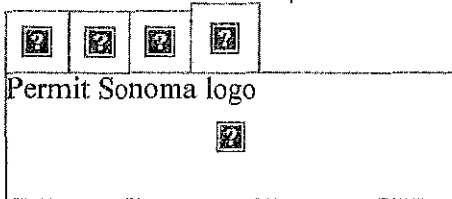
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From: Dean Parsons
To: Danielle Letourneau; Amanda Rhodes; Blake Hillegas
Subject: FW: file PLP15-0060
Date: Thursday, November 16, 2017 10:13:05 AM

FYI – Hunt Club email below.

From: Tennis Wick
Sent: Thursday, November 16, 2017 9:49 AM
To: Jennifer Barrett <Jennifer.Barrett@sonoma-county.org>; Dean Parsons <Dean.Parsons@sonoma-county.org>
Subject: Fwd: file PLP15-0060

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103



Sent from my iPhone

Begin forwarded message:

From: Steve C <steve7_c@att.net>
Date: November 15, 2017 at 16:36:18 PST
To: <tennis.wick@sonoma-county.org>
Subject: file PLP15-0060

Good afternoon, Tennis;
Planning Director; Board of Zoning Adjustments;

I am writing to ask that the proposed expansion of the Wing and Barrel Hunt Club (file PLP15-0060) be denied.

1. Change of Use – site is currently zoned for agriculture/ hay production; the proposed change of use would allow a full scale restaurant and social club. (Hours 7 AM-9PM, five days

a week, year around.)

This use is incompatible with land use of surrounding area –

Sears Point and Sonoma Baylands; since 2012, over 120 millions in public funds have been

used for wildlife conservation and habitat preservation and reclamation.

2. Excessive Expansion- the site would be expanded 4 X from 8500 sq.ft. to 35,300 sq.ft.

3. Traffic Safety- Guests would enter and leave property from Hwy. 37, a high speed major traffic artery.

There is no provision in proposal for exit or entry lanes to allow merging with traffic.

4. The proposal would encourage a much larger human footprint in low- lying land already at risk of damage

from sea level rise; and put at risk property that could involve liability to the citizens and county of Sonoma.

5. Compliance monitoring- there are no provisions in proposal for ongoing compliance monitoring of the site;

and relying on "good faith" arrangements to ensure compliance with the terms of the proposal seems reckless.

This proposed facility is a very bad fit for this site.

Best regards,
Steve Corey

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From: Sue Smith
To: Willie Lamberson; Larry; Paula Cook; Gregory N Carr; Tennis Wick; Danielle Letourneau; Susan Gorin; Pamela Davis
Subject: BZA Hearing PLP15-0060 Going UP: Sea Level Rise In San Francisco Bay - KQED QUEST - YouTube
Date: Wednesday, November 15, 2017 1:46:48 PM

Should Sonoma County be allowing new development in highly vulnerable tidal flood zones? It seems by approving the expansion of the Hunt Club, PRMD with be opening a "can of worms". What will keep other developers from building in an area which the County should be retaining for future flood control projects as well as for addressing issues with Hwy 37?

Please take time to watch this short video.

Thank you,

Sue Smith, appellant

https://www.youtube.com/watch?v=LDy021_zW-E

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From: Douglas B. Jensen
To: p.davis479@gmail.com; willielamberson24@gmail.com; Danielle Letourneau; pcook@ch-sc.org; larry@reedgilliland.com; g_carr@sbcglobal.net
Cc: Danielle Letourneau; Nancy Simpson
Subject: Sonoma County Zoning Adjustment Board; Wing and Barrel use permit for lodge
Date: Wednesday, November 15, 2017 5:52:30 PM

Dear Commissioners:

This letter is intended to support the application of Wing and Barrel Ranch to construct a lodge on its property. As a customer of the Black Point Sports Club and a member of Wing and Barrel Ranch, I have personally experienced the careful way in which the people who worked at that Club and now work at the Ranch and live in Sonoma County have cared for and preserved that property. Sonoma County, and every other county in California, faces the usual challenges, such as maintaining and expanding job opportunities for residents, providing recreational opportunities for both residents and visitors, preserving businesses that provide services that appeal to and attract local and visiting customers, and enhancing desirable and attractive amenities. Now Sonoma County must contend with the impact on its economy and communities of the recent tragic fires, which compound the usual and common challenges. Now more than ever, Sonoma County is in need of positive steps to regain and increase its unique and appealing character.

Wing and Barrel Ranch is one such opportunity. Supporting its use permit for a beautiful lodge is a step in the direction of revival and even further advancement of Sonoma County's renown as a place to enjoy. The improvement of this property is consistent with its historic use by a family that has long ago proven that it uses the area's natural characteristics to provide recreation compatible with other uses in the area.

Having seen the plans for the proposed lodge, I hope you agree that it will be another example of special places in Sonoma County. The activity that will result from the use of the lodge by both local and visiting members will benefit Sonoma County and be another attraction that will provide revenue, jobs and distinction within its territory.

Thank you for considering my request that you support the use permit for the Wing and Barrel lodge.

Very truly yours,
Douglas B. Jensen

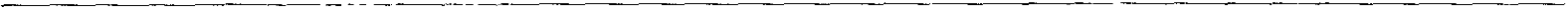
Douglas B. Jensen
Esq.

BAKER MANOCK & JENSEN, PC
5260 North Palm, Suite 421
Fresno, CA 93704
Tel: (559) 432-5400 ext. 202
Fax: (559) 432-5620
bakermanock.com



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From: guymarksimmons@gmail.com
To: willelamberson24@gmail.com; [Danielle Letourneau](mailto:Danielle.Letourneau); pcook@ch-sc.org; larry@reedgilliland.com;
g_carr@shcglobal.net; p.davis479@gmail.com
Subject: WING & BARREL RANCH
Date: Wednesday, November 15, 2017 8:19:56 PM

Mr. Lamberson and esteemed colleagues,

I am writing on behalf of the Wing & Barrel Ranch. Ove the past year I have been taken my family and friends to shoot Sporting Clays at the club. The facilities are amazing and my children have enjoying learning to shoot at the clay pigeons in a safe and highly entertaining environment. My girlfriend who have never seen a shotgun before took a couple of lessons and in now an avid clay pigeon shooter. I hope that you appreciate the safe fun that is enjoyed by many of us and allow us to continue to the have use of the facilities at the Wing & Barrel. Please feel free to contact me if you have any questions.

Guy Simmons
916-519-6139

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Mr. Willie Lamberson
Chair, Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Chairman Lamberson:

I'm an avid outdoorsman who I grew up hunting and fishing with my parents and grandparents. As relatively recent arrivals to the Bay Area, my family and I were excited to learn of the existence of Wing and Barrel Ranch and we became members shortly thereafter. Our twelve-year old boy/girl twins enjoy taking sporting clays lessons at the ranch as well as getting afield with me as often as possible during the hunting season. My son is very much looking forward to competing in trap/skeet/sporting clays competitions throughout the Western States, which was catalyzed by the incredible instructors and staff at the ranch. Both of them are fans of Kim Rhode, a fellow Californian who has won Olympic Medals in each of the last six Summer Olympic Games. Yes, six consecutive Olympic Games, dating back to 1996.

Since becoming a member of Wing and Barrel Ranch, we've hosted my twin's friends and their parents for shooting instruction and lunch and several members of our extended family who were visiting from the Midwest after which my eleven year old niece was insistent that I take her out shot gunning when we visit them in Indiana. We've introduced non-shooting friends to the club who enjoyed the sporting clays, member dinners and camaraderie so much that they immediately inquired about membership. Additionally, I had the pleasure of being a part of a truly enlightening benefit in support of the California Game Warden's Association. It was an honor meeting and shooting with those ladies and gentlemen who are the essential stewards of California's remaining public lands. Furthermore, my wife and I have recently discussed hosting a small 'Team Building' shoot for her San Francisco based investment firm at the club, which she intends to do once the new clubhouse is in place.

In short, as member of Wing & Barrel Ranch my family has a place where we can enjoy California's natural beauty a mere twenty-five minutes from our home in the Dominican neighborhood of San Rafael. Before we found Wing and Barrel, we discussed joining a country club but wanted something more than just golf and tennis. Wing and Barrel provides my children, family and friends something that is unique and special in today's Bay Area. It assists in teaching my children a love of nature and knowledge of the shooting sports with an emphasis on safety and conservation. Given that we've found a home in the North Bay, some of the appeal of this membership is that I can pass our family membership to my children, ensuring the longevity of the traditions of conservation and enjoyment of the outdoors.

The construction of the clubhouse, as planned, will enable Wing and Barrel's owners, members and staff to introduce the next generation of Californians to the joy of nature, the importance of stewardship and conservation as well as an understanding of and respect for firearms. I respectfully request as a Dad, a sportsman and a steward of the land and on behalf of my children to please support the construction of this clubhouse

and deny the appeal before you so we may have years of enjoyment and education at the club.

Please enjoy the enclosed photos of some cherished memories already created during our membership to this point.

Respectfully,

Charles E. Roell Jr.
Major, USMC(ret)
San Rafael, CA



The twins and our niece.



Our 'newbie' friends enjoying the club with us.



My son's pals and their parents for lessons and lunch.



My wife and daughter taking lessons.

November 15, 2017

TO: Sonoma County Board of Zoning Adjustments

FROM: Karen Luchner

RE: Wing & Barrel Ranch Permit Appeal Letter of Support to Deny the Appeal

I joined Wing & Barrel Ranch in 2015, with the anticipation of enjoying a new Clubhouse while playing my "game of choice" of shooting clays. With a limited number of members, this club is one of only a few in the state of California that offers the opportunity to families to shoot. The construction does not change the number of members using the club, it simply allows for a place for us to manage our activities while on the property.

There are many types of sporting organization: tennis, golf, baseball, and shooting to name a few. These games are also part of the leading international sporting event: the Olympics. Not only are shooting clays a competitive sport, it is training for hunting. Hunters take great pride in legally harvesting their game with an ethical and safe shot.

Many of these sporting groups organize so that members can utilize a 'clubhouse' for various services, including maintenance of their sporting equipment, pro-shops, locker rooms, and member dining.

I have observed how the Ranch is committed to restoring native habitat and wildlife corridors utilizing forward thinking management of the land, balancing ecological, recreational and agricultural activities on the site. I truly believe that the ecological value of this property will be improved due to the long-term commitment of the members of Wing & Barrel Ranch.

We are all committed to preserving open spaces and America's sportsmen and women support conservation every time they shoot or hunt. I sit on the board of a local chapter of a national conservation group and as a matter of record, \$821 million are generated in the US from hunting licenses alone, and since 1939, state fish and wildlife agencies have received over \$56.9 billion towards conservation. Wing & Barrel has been supporting conservation in California. I am part of that number and so are all of our members.

There are many ways to conserve our natural resources, but what is undisputable, is that Wing & Barrel Ranch is creating a legacy of conservation for future generations of Californian's. I implore you to support our already approved use permit to build this clubhouse for our future conservationists. Please deny this unnecessary appeal.

Sincerely,

Karen Luchner



San Pablo Baylands: Ensuring a Resilient Shoreline

October 26, 2017

State Route 37 — Baylands Group

Audubon California

Ducks Unlimited

Friends of San Pablo Bay Wildlife Refuge

Marin Audubon

Point Blue Conservation Science

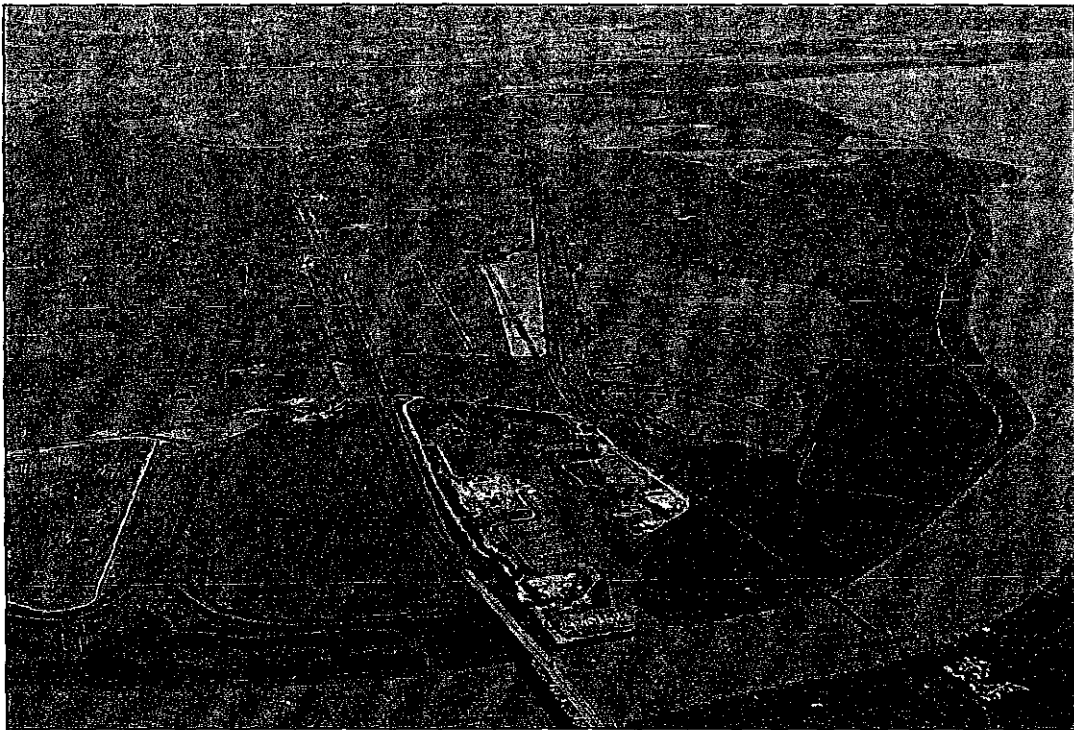
San Francisco Estuary Institute

Sonoma Resource Conservation District

Sonoma Ecology Center

Sonoma Land Trust

State Coastal Conservancy



State Route 37 crosses the North Bay and is shown here from the Petaluma River to the Napa-Sonoma Marshes. (Photo: Stephen Josef, 2004)

Purpose and Introduction

This white paper was prepared in response to the State Route 37 (SR 37) redesign effort led by the Metropolitan Transportation Commission (MTC) and the transportation authorities of Marin, Sonoma, Napa, and Solano counties. The SR 37 — Baylands Group is comprised of North Bay wetland land managers, ecological restoration practitioners, and other stakeholders who have a long-term interest in the conservation and restoration of the tidal wetlands at the edge of the North Bay (San Pablo Baylands). Significant public investments have already been made along the length of the SR 37 corridor to protect and restore functional wetlands and ecosystem connectivity, increase climate resilience, and protect infrastructure, including SR 37. We recognize that the challenges of severe congestion and seasonal flooding that currently plague the highway will be exacerbated by sea level rise and increasing population in the North Bay, and a solution is required. However, the redesign of SR 37 must be guided by principles that protect the values and services that the natural and agricultural lands provide and increase their resilience in the future. We are committed to ensuring that the redesign is compatible with and advances the ecological restoration and conservation goals for the San Pablo Baylands. Investment in long-term resilience now will pay enormous dividends for future generations.

The redesign of SR 37 provides an unprecedented opportunity for collaboration between transportation agencies and groups who have spent decades rebuilding the bay's system of marshes. This white paper includes a set of recommendations, based on resiliency principles, for the redesign process that will protect the ecological and economic values and services of the natural and agricultural lands of the San Pablo Bay, which benefit the entire region. Our goal is to provide long-term dividends for future generations by avoiding unexpected infrastructure costs and premature infrastructure failure due to increasingly frequent extreme weather events caused by climate change, while maintaining critical ecosystem services provided by marshes such as wildlife support, flood protection, carbon storage, and water quality enhancements. We look forward to working with all local stakeholders and regulatory agencies to ensure that the SR 37 alternatives include design features that maximize the quantity, quality and connectivity of our baylands.

The Landscape

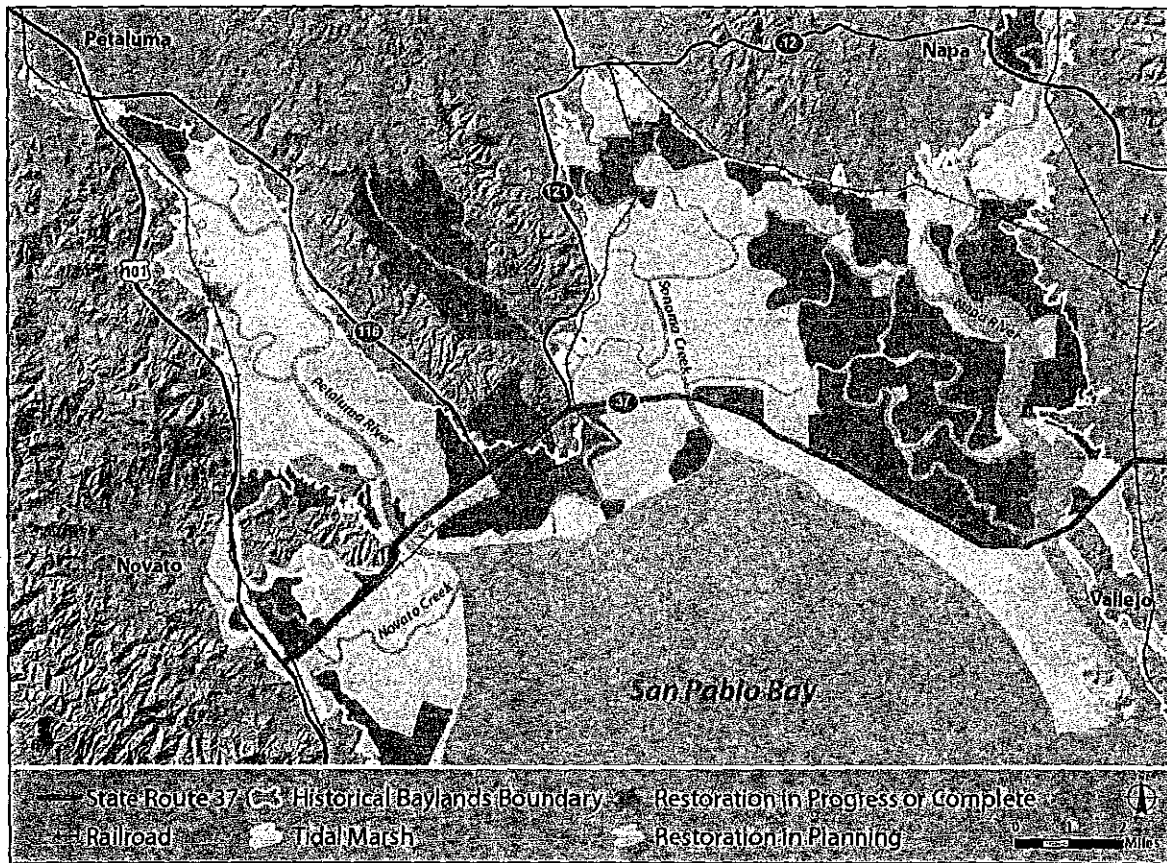
The San Francisco Bay is an extraordinary resource of regional, national, and global importance¹ and the North Bay (Marin, Sonoma, Napa and Solano counties) is characterized by broad expanses of shallow bays and tidal and seasonal wetlands that once encompassed more than 50,000 acres fringing the San Pablo Bay. Tidal wetlands serve as a nursery for fisheries, wintering areas for migratory waterbirds, habitat for endemic species, and sources of nutrients for aquatic species.

Historically, these tidal wetlands received substantial runoff from local streams that delivered sediment and nutrients essential to maintaining the wetlands and other baylands ecosystems. However, beginning in the mid-1800s, 75% of San Pablo Bay's tidal wetlands were diked, drained, and disconnected from the estuary for urban development, agriculture, salt ponds, and

¹ The San Francisco Bay Estuary has been recognized as a Wetland of International Importance by the Ramsar Convention on Wetlands, the International Union for the Conservation of Nature. The San Francisco Bay is also recognized as a Western Hemisphere Shorebird Reserve Network Site of Hemispheric Importance for shorebirds – the highest possible ranking.

infrastructure such as SR 37 and rail lines. This area of diked historical baylands extends from the edge of the bay inland along rivers and creeks to Petaluma, Novato, and the town of Sonoma. Once disconnected from the Bay, the soils dried and the land subsided up to seven feet below sea level. An extensive system of levees and pumps, primarily managed by private landowners and wildlife agencies, is now required to drain excess water and prevent daily flooding of SR 37 and other roads, railroads, farms, and residences.

The North Bay's transportation infrastructure — SR 37 and the Sonoma-Marín Area Rail Transit (SMART) line — passes through the very heart of the San Pablo Bayland's remaining historical tidal wetlands (see the map below). The segments of SR 37 and the SMART rail that were constructed in subsided areas are vulnerable to flooding and dependent on the aging system of berms and pumps that will be under increasing pressure as sea level rises. During the winter of 2016 – 2017, SR 37 experienced catastrophic flooding resulting in more than three weeks of road closure that forced commuters to find alternative routes. Such extreme flooding and storm events will become increasingly frequent in decades to come.



San Pablo Bay ecological restoration investments, opportunities and constraints (Map: Micha Salomon, SFEI)

Ecological Significance

The loss of San Pablo Bay's tidal wetlands reflect a bay-wide trend that resulted in cascading negative

impacts to regional ecosystems, our economy, and our community. Species that depend on tidal wetlands for their survival, such as California Ridgway's rail (*Rallus longirostris obsoletus*) and salt marsh harvest mouse (*Reithrodontomys raviventris*), which are only found in the San Francisco Bay Area, have been pushed to the brink of extinction due to habitat loss. Modification and loss of ecosystem functions and processes have diminished the ability of tidal wetlands to self-maintain in the face of other environmental changes, such as sea level rise and storm events. Decreased freshwater flows to the tidal wetlands and estuary have impaired water quality and quantity, and also resulted in the loss of nurseries for fish, such as steelhead trout and salmon.

Thanks to land protection and restoration efforts, stewardship of farms and ranches, and conscientious land use planning, the San Pablo Baylands remains rich in ecological resources, with tidal wetlands providing a wide array of benefits, including:

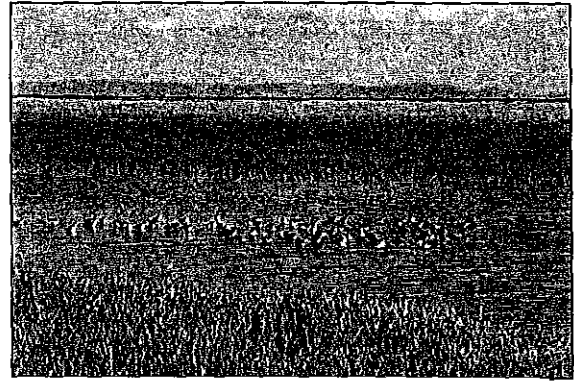
- Buffering urban areas, working lands and transportation infrastructure from the impacts of climate change, including sea level rise, flooding, and increased frequency and intensity of storm surges;
- Supporting species of conservation concern, including two endangered animals, California Ridgway's rail and salt marsh harvest mouse, and soft bird's beak (*Chloropyron molle* ssp. *molle*), an endangered plant;
- During floods and extreme high tide events, tidal wetlands reducing flood damage and erosion in low-lying areas like Petaluma, Novato, the town of Sonoma, Napa, and SR 37 by detaining floodwater and attenuating waves. This buffering action is crucial in the face of sea level rise and increased frequency and intensity of storm surges;
- Benefitting regional water quality and the sequestration and storage of carbon, augmenting statewide and global efforts to reduce greenhouse gas emissions; and
- Delivering scenic, aesthetic, recreational, historical, economic, and cultural values that provide benefits to human communities. It is estimated that recreational activities throughout baylands ecosystems, such as fishing, hunting, bird watching, and hiking, contribute between \$6.3 and \$22.9 billion to the California economy annually (SFBJV 2001). Local, state, and federal agencies, conservation organizations, scientists, and members of the public agree that restoration and protection of baylands ecosystems are vitally important to maintain these benefits, as demonstrated by the collaborative Baylands Ecosystem Habitat Goals Report (Goals Project) in 1999 and 2015 and the passage of Measure AA in 2016. The Goals Project is a set of recommendations from over 100 scientists who represent a cross-section of expertise and experience in conserving the San Francisco Bay focused on the

Ecosystem processes involve the transportation of energy and materials within and between ecosystems. Baylands ecosystems rely on several different ecosystem processes for their maintenance and formation.

For example, the process of marsh migration refers to the movement of tidal wetlands upslope into their watersheds. This process is governed by sea level, hydrology, sediment supply, plants, topography, and land subsidence. If marsh migration is unable to occur, tidal wetlands may drown in rising seas and be converted to subtidal and mudflat ecosystems.

Another important ecosystem process is accretion, which is the vertical buildup of marshes with sediment and organic matter. The process of accretion has implications for whether a marsh may migrate or drown under sea level rise.

need to restore 100,000 acres to tidal marsh in the San Francisco Bay Area. Restoration of wetlands has been advanced by policy, funding, and regulatory programs and initiatives implemented by a diverse coalition of partners and stakeholders. The Goals Project also highlights the need to protect and expand investment in scenic and recreation assets such as the Bay Trail, which ultimately will be a 500-mile walking and cycling path around the entire San Francisco Bay.



SR 37 is known as the "flyway highway" because it passes through marshes that are a stopover for migratory birds on the Pacific Flyway. (Photo: Stephen Joseph, 2004)

Restoration Investments

In comparison to the rest of the San Francisco Bay, the San Pablo Baylands are relatively undeveloped, with fairly intact natural processes. As a result, there is tremendous opportunity for restoration to create a mosaic of dynamic, diverse, and connected habitats from the bay to its watersheds. The Goals Project sets acreage targets in different habitat goal categories for protection, restoration, and enhancement, and identifies the following additional recommendations for the San Pablo Baylands:

- Restore a broad swath of tidal marsh along the shore as soon as is feasible, with the widest marshes being in the Napa-Sonoma Marsh;
- Manage the marsh bordering northern San Pablo Bay to sustain high waters as sea levels rise;
- Reconnect major tributaries (Napa River, Sonoma Creek, Novato Creek, Tolay Creek, and Petaluma River) to the bay and extend tidal wetlands into the watersheds;
- Restore riparian corridors to connect the baylands to the lower watersheds;
- Protect wet meadows, vernal pools, and swales in the lowlands adjacent to the baylands, and increase their connectivity to the baylands;
- Work with willing sellers to conserve valleys and plains with low-intensity agriculture adjacent to tidal areas for future marsh and transition zone migration; and
- Elevate SR 37 and modify or realign rail lines and other infrastructure to allow the unimpeded passage of water, sediment, and wildlife.

Since the 1980s, many organizations and agencies have actively implemented land acquisition and restoration projects, and significant progress has been made towards meeting restoration goals for the San Pablo Baylands region. Approximately \$600 million has been invested in the conservation and restoration of these baylands as private, local, state, and federal agencies work to strengthen



Setback levee built to protect SR 37 for the Cullinan Ranch tidal marsh restoration project, part of the USFWS San Pablo Bay National Wildlife Refuge. (Photo: Ducks Unlimited)

and improve habitat for threatened and endangered species. For example, California Department of Fish and Wildlife owns and manages the 15,000-acre Napa-Sonoma Marshes Wildlife Area and the U.S. Fish and Wildlife Service owns and manages the 19,200-acre San Pablo Bay National Wildlife Refuge.

The SR 37 Redesign

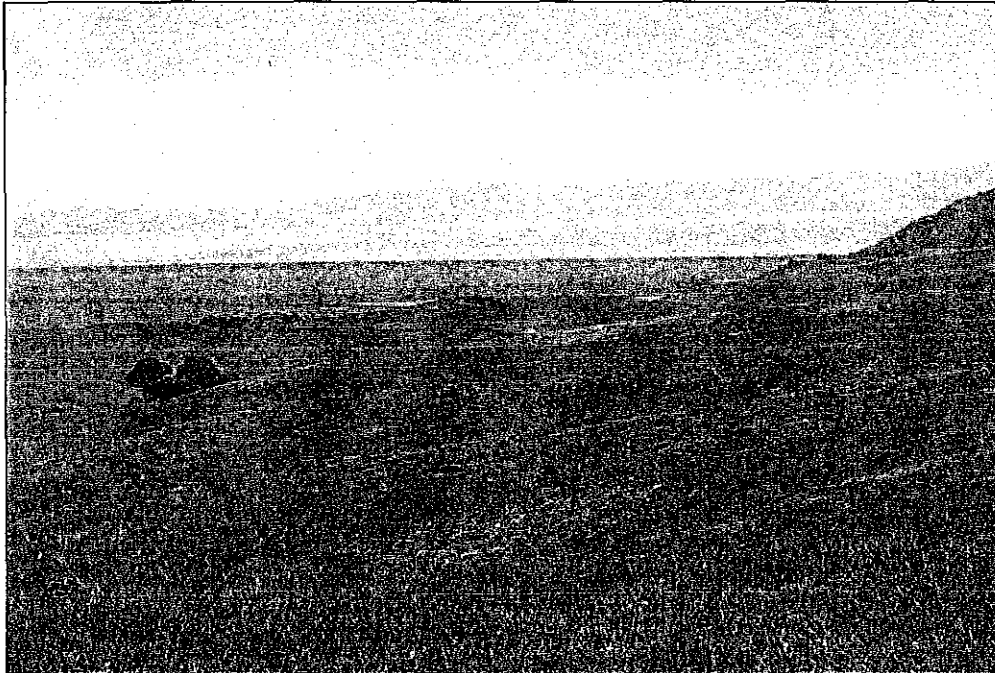
SR 37 is the 21-mile roadway that spans the northern arc of San Pablo Bay, connecting the counties of Marin, Sonoma, Napa, and Solano. Some 40,000 cars use the road each day, which links communities across the North Bay from Vallejo to Marin and beyond to the rest of the San Francisco Bay Area. Traffic conditions on SR 37 are highly congested, and commuters face lengthy and increasing commute times.

In 2015, MTC and the transportation authorities and elected officials of Marin, Sonoma, Napa and Solano counties formed the SR 37 Policy Committee to develop a solution to the severe congestion that plagues SR 37. The flooding event and closure of SR 37 during the winter of 2016 — 2017 was a dramatic demonstration of the urgent need to rebuild the highway, not only to relieve congestion, but to prepare for future flooding and sea



SR 37 flooding, January 23, 2017
(Photo: Sonoma County Transportation Authority)

level rise. With approval from Caltrans, MTC initiated a Design Alternatives Assessment (DAA) to evaluate design alternatives for the highway. Completion of the DAA is scheduled for spring of 2018. The SR 37 Policy Committee is also conducting an analysis to evaluate financing options for rebuilding the highway (including construction of a toll road), and options for public, private, or public-private ownership of the highway. To ensure that the design is aligned with conservation and restoration goals for the region, MTC has formed an Environmental Working Group, which includes representatives of the SR 37 — Baylands Group, environmental regulatory agencies, and transportation agencies.



Upland to tidal marsh transition in the Sonoma Baylands (Photo: Scott Hess, 2008)

Recommendations

This white paper demonstrates the consensus around the critical importance of protecting, enhancing, and restoring the tidal wetlands, natural resources, ecosystem services, and habitats of the San Pablo Baylands. Climate change effects, including sea level rise and extreme storm events, pose a direct and urgent threat to the ecosystems and infrastructure of the baylands. Tidal wetland restoration and acquisition of upland tidal wetland migration areas over the next two decades will help buffer infrastructure and communities from storms and flooding for the rest of the century. We recommend integration of infrastructure improvements for SR 37 with existing and future habitat planning, conservation, and restoration projects to ensure healthy ecosystem function and resilience to landscape-scale change of San Pablo Bay. Our specific recommendations include the following:

- Improvements to the SR 37 corridor should be integrated with the continued implementation of existing habitat goals and the extensive ecological planning for this region that has already occurred, to ensure ecosystem function and landscape resiliency into the future.
- Improved ecological connectivity should guide the development of alternatives for

reconstructing SR 37 along its current alignment. The Goals Project recommendation to achieve this objective is to “elevate Highway 37 and modify or realign rail lines and other infrastructure to allow the full passage of water, sediment and wildlife” (Goals Project 2015a, page 139).

- The diversity and complexity of the San Pablo Baylands require a variety of design solutions which are appropriate to the landscape setting. To support conservation and restoration of the baylands, SR 37 corridor improvement should include consideration of historical ecology; changes that have occurred since the land was diked and drained for agriculture, including subsidence; remaining historic habitats and other valuable existing habitats; habitat conservation and restoration projects that have been completed or are ongoing or planned; the impacts of projected sea level rise on wetlands, including the need for marsh migration; and the needs of specific wildlife populations. In some areas, elevation of SR 37 may be needed to restore a historical tidal connection, while in other areas elevation of the highway may be needed to improve habitat connectivity for endangered tidal marsh species, or to accommodate marsh migration due to sea level rise.
- Although the planning for the new design may be done in segments, it is essential that planning for the corridor be North Bay-wide to capture the breadth of ecological processes in the region, including the contribution from upland habitats, rather than focusing solely on the area immediately adjacent to the SR 37 corridor.
- Sea level rise and storm projections should be based on the most recent report on the subject by the Ocean Protection Council (OPC) that will be updated in January 2018. For infrastructure projects with long life spans, such as the SR 37 project, OPC recommends using long-term, end-of-century sea level rise projections. For the SR 37 project, MTC should use a range of sea level rise projections. This range should include an optimistic projection (e.g. 1.6 feet by 2100 Representative Concentration Pathway (RCP) 2.6 median), a moderate projection (e.g. 4.4 feet by 2100 RCP 8.5 5% probability) and a high projection (e.g. 10 feet by 2100 H++). Moreover, for each projection MTC should plan for storms and other extreme events in addition to sea level rise. The projections should be used to inform project design as well as to evaluate the costs and benefits of various design alternatives.
- The corridor-wide redesign of SR 37 is anticipated to occur over decades and it is likely that Caltrans will implement near-term solutions to relieve urgent congestion and flooding issues. It is imperative that wetland resources are protected and an array of restoration options remain open during implementation of these solutions. Near-term solutions should avoid filling wetlands and the bay and installation of infrastructure, such as sea walls, that would be barriers to tidal exchange. Moreover, near-term solutions should avoid foreclosing design options for the rest of the corridor. Near-term solutions should not foster acceptance of the status quo or a premature commitment to incremental improvements rather than open-minded consideration of a design that is significantly different from the current one.
- Disadvantaged communities are disproportionately affected by tolls. Therefore, the SR 37 redesign should seek opportunities to minimize financial impacts to disadvantaged drivers and to ensure that the highway design relieves, rather than redirects, transportation pressure.
- The SR 37 redesign corridor plan should include opportunities for multi-modal transportation

options that reduce greenhouse gas emissions, including passenger rail, ferries, and bike paths, as well as recreation options, such as the Bay Trail.

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DEPARTMENT OF TRANSPORTATION

DISTRICT 4

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*Making Conservation
a California Way of Life.*

November 16, 2017

SCH# 2017092084
04-SON-2017-00199
GTS ID 8029

Mr. Blake Hillegas
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Blackpoint Sport's Hunt Club (PLP15-0060) – Mitigated Negative Declaration (MND)

Dear Mr. Hillegas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach in evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the MND. Additional comments may be forthcoming pending final review. Please reference Caltrans previous comment letter dated October 26, 2017 as these comments still apply. Additional comments may be forthcoming pending final review.

Project Understanding

The applicant requests a Lot Line Adjustment and Conditional Use Permit Modification to construct a 26,802 square foot (sf) three-story clubhouse, 36 surface parking spaces, an 850-foot clay shooting tower within the existing clay shooting range, and a 1.5 acre casting pond. The proposed project would demolish three underutilized barns, construct a new septic system, gray water storage tank, and a 10,000 gallon rainwater storage tank. The applicant proposes to employ five full-time and five part-time employees. Hours of operation are 7:00 A.M. to 9:00 P.M.

The three-story clubhouse will include the following:

First floor – approximately 4,640 sf for eight parking spaces and 5,538 sf of storage, restrooms, gun vault, and break rooms;

Second-floor – 17,223 sf of demonstration kitchen, dining area, bar, lounge, wine room, hunters pro shop, locker rooms, and gun vault, cigar room, and restrooms; and

Third-floor – 4,041 sf of administrative office, a conference room for training, additional lounge

area, and restrooms.

The Clubhouse would host cooking demonstration classes, gun safety classes, food and wine pairings featuring local food, game, and wines for approximately 20 to 40 people. These activities would generally be held on weekend from 3:00 P.M. to 9:00 P.M. The applicant proposes to prohibit group activities during weekday evening peak traffic hours from 4:00 P.M. to 6:00 P.M. The new clubhouse will be open to annual club members, family members, and guests only.

To meet the Land Conservation Act requirements that recreational uses on contracted land be available to the public for a reasonable fee, the existing 8,500 sf clubhouse is proposed to remain open on Monday and Tuesday, and other days on an as available basis, to accommodate public access to hunting and shooting. The applicant proposes public access to the existing clubhouse via requiring the purchase of day use bird cards priced at \$35-\$45 per bird, with a minimum five bird minimum purchase.

The purpose of the Lot Line Adjustment is to accommodate the proposed expansion of the private membership hunting clubhouse on the proposed reconfigured Lot B, a 152.9 acre non-contracted parcel, while maintaining Lot A, a 825.6 acre non-prime land conservation contract parcel.

Access to the site is provided via two existing driveways on Noble Road. The project site is regionally accessed approximately 0.4 miles north of the State Route (SR) 37/Nobel Road interchange.

Lead Agency

As the Lead Agency, the County of Sonoma is responsible for all project mitigation, including any needed improvements to the STN. The project's financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures.

Required Analysis

Our review is not complete until we receive the following studies including technical appendices: the March 16, 2016 *Updated Focused Traffic Study*, July 11, 2017 *Revised Updated Focused Traffic Study*, and the September 22, 2017 *Amendment to the Focused Traffic Study* cited in the Transportation/Traffic section of the MND. Please submit the Staff Report and Conditions of Approval for the project. Please allow three weeks to review the requested documents from the day they are received by Caltrans.

Sea Level Rise

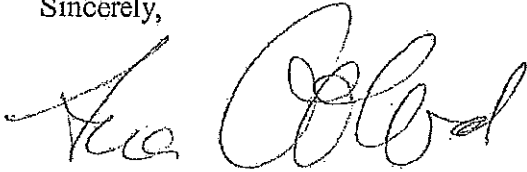
The project site, as well as the surrounding area and transportation network are located in an area that is extremely vulnerable to flooding. Related impacts from future sea level rise and storm surge events are not adequately addressed in the MND. Current climate science suggests that this area will be subject to permanent inundation from sea level rise projected to occur by mid-century. Since the analysis in the MND concludes there will be less than significant impacts, it should be

Mr. Blake Hillegas, County of Sonoma
November 16, 2017
Page 3

revised to assume water elevations will increase over time throughout the life of the project, and analyze potential impacts based on these increasing water elevations.

Should you have any questions regarding this letter, please contact Stephen Conteh at (510) 286-5534 or stephen.conteh@dot.ca.gov.

Sincerely,



for PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse



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Re: Appeal of intended administrative approval of Use Permit PLP 15-0060 that would allow an expansion of the Wing and Barrel Hunt Club operated by Kenwood BPSC Hunt Club at the intersection of 6600 Noble Road and SR 37 in Sonoma County

Relates to: APs 068-190- 05, 07, 08, 09, 13, 15, and 17, and 068-180- 008.

Zoning: LEA (Land Extensive Agriculture), B6 (100 acres), F2 (Secondary Flood Plain), RC 50/20 (Riparian Corridor 50/20) and SR (Scenic Resource).

Dear Mr. Hillegas and BZA Staff,

Sonoma County Conservation Action urges you to grant the appeal filed by Sue Smith, Tom Rusert and others of the administrative approval of Use Permit PLP 15-0060 for the expansion of the Wing and Barrel Hunt Club, which we believe requires a full EIR before approved. The expansion area rests alongside thousands of acres of protected lands, paid for by taxpayers and non-profits, who would see greatly increased traffic congestion in addition to the peppering of increased gunfire while trying to enjoy the protected lands.

At a time when thousands of Sonoma County residents are struggling with the aftermath of the fires, and quiet open space opportunities are diminished, it is inappropriate to approve this project without a full EIR and reasonable opportunity for public comment. To spend valuable agency time approving an expansion of an elite hunting club while so many homes have been lost is unfitting.

We have identified several areas of concern with this project:

- **Change of use:** The proposed changes in size and character of the use of the property, including an elaborate private social club with a full scale restaurant that would be open 7AM to 9PM five days a week year-round. This represents "change of use" of the property that should require both a rezoning and a General Plan amendment, with full EIR, and the necessary public hearings before it is allowed.
- **Excessive expansion:** The proposal is to expand the "clubhouse" facilities on site from 8,500 to a proposed total of 35,300 sq. ft. - an increase to four times what is there now. Additionally the hours of operation would be expanded to 7 AM to 9 PM, five days a week, year round.

Both expansions are excessive for the "simple hunt club" that this is made out to be, particularly when hunting of domestic game bird is regulated by the State to occur only between September 1 and March 31, with hunting hours limited to a half-hour before sunrise and a half-hour after sunset.

- A private social club would now be the primary use, agriculture would be secondary: The expansion, and the extensive facilities it contains, would make the hunt club and its private 500 member social club into the primary uses on the property, with hay production virtually now an afterthought. That is in violation of the present zoning under the County code which requires that a hunt club be a subsidiary use to agriculture in the LEA zone.

- Change of setting: The MND and PRMD's stated intention to approve the project ignores the fact that the setting for the project has changed dramatically since 2012 when the hunt club was first relocated to that site.

Thank you for considering this grant appeal.

Best Regards,



Kerry Fugett

Executive Director, Sonoma County Conservation Action

Copied to:

Tennis Wick, Planning Director
Willie Lamberson, BZA Chair
Greg Carr, BZA representative (First District
Supervisor Susan Gorin
Ted Eliot
Sue Smith
Larry Reed, 2nd District
Paula Cook, 3rd District
Pamela Davis, 5th District

Tom Rus

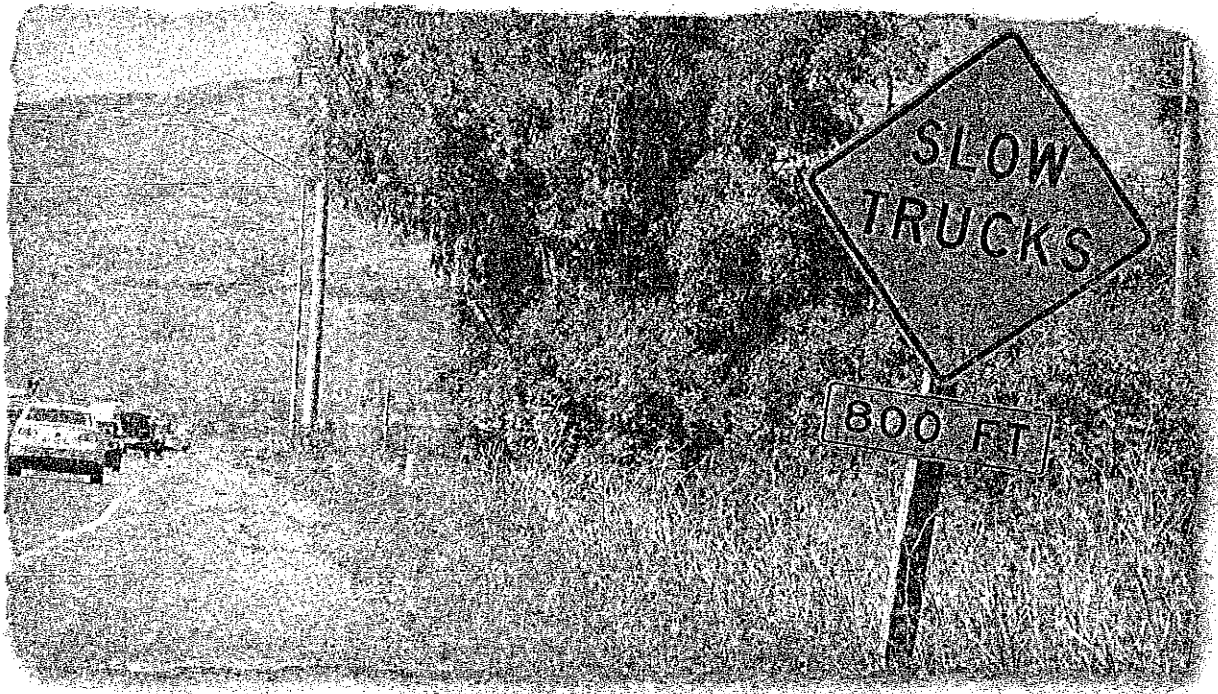
Traffic Safety
RE: PLP15

Blake - Public
comments from
the 11/16/17
BZA Hearing.

They are scanned
to the file.

-Amanda

PRMD Report - App



(with appellant - Sue Smith)



Nov 11, 2016. 1:00PM

Thursday - Nov 15, 2017. (Hunt Club Appeal)

"Celebrate Sonoma's Good Nature"

PAGE 1. My focus is Traffic Safety:

(Imagine an Hour glass - 8 lanes to 4 to 2 lanes)

- I drive HWY 37 -weekly to take the Mare Island ferry to work in the city. We all know it is a critical congested "clay bridge" - A 2 lane narrow corridor - actually called "Blood Alley" for decades".

- SAFTY can only be made worse when we attempt to turn at ^{an} old farm "TRUCK CROSSING" ⁱⁿ with a 55 MPH sign and pretend that it is an official "INTERSECTION" to serve this proposed event center.

^{now year around}

- For many this "Truck Crossing" in 800 Feet is an illegal "U-TURNS" at the club entry.

- This particular Section B, as its called, is currently ranked as the 6th busiest communte corridor in all of California.

So what else is here:

PAGE 2.

GOOD Examples:

- A few miles east of the club, there is a Kayak Launch with newly designed Deceleration-Acceleration ramps with complete safety signage for just **six** car parking ~~spaces~~. (NOT 40)
Σ LOT
- Even closer to this hunt venue is the SKAGGS Island turn lane with a real turn lane and a blinking electric yellow light > to a dead end!
- A new 2017 SR 37 Report states "the duration of serious traffic congestion is now 6-7 hours on weekdays and weekends."
- "Section B" which incorporates this "truck crossing" entry to the hunt club club was identified as the most "AT RISK" section of HWY-37.

PAGE 3

• The club entry is hidden totally but for the yellow 800" Truck Entry" sign to alert the on-coming high-speed traffic. Then we try to leave the club?

• This road between Sears Pt and Mare Island was plagued with fatal accidents in the mid 1990's with 31 people killed prior to putting the concrete dividers intended to stop "CROSSOVER". Today we have a new definition of "CrossOver" at this ^{"U"} hot spot. CLUB ENTRANCE. _{TURN}

• Even Mike Thompson said "this highway is so dangerous, CalTrans didn't want to send employees out there to change the signage". Nothing has changed... Go out there today and attempt to make this "truck entry turn" - in... or out, with alcohol or stone sober. NOT SAFE!

• PAGE - 4

• FINALLY - according to emails on file -

• The W-TRANS Traffic Study was ~~completed~~ ^{Consultant} ~~on~~ ^{"SUBMITTED"} ~~March 16, 2016.~~ ^{The Next MORNING}

On March 17, 2016 @ 8:14 AM ^{1 hour} ~~one day after the~~ ~~study is dated...~~ came a request to CalTrans for response to referral.

Three minutes later, March 17, 2016 @ 8:17AM CalTrans responded "we have no additional comments at this time".

~~EG~~ "FLAWED"
Something is not right about this response? Where are the missing puzzle pieces???

John Muir says - "Tug on anything and you will find it connected to everything else".

Traffic Safety should matter dearly to all parties to ~~this appeal.~~ ^{here today!}

"Let Your Finest Passions Collide"
Thank you! tr ^{marketing}
We can only hope it is not at that Truck Crossing Entrance

GREENWING KIDS COUNT 2!

By Tom Rusert and Darren Peterie, Co-founders of Sonoma Birding, Sonoma Valley, CA.

More than a century ago, people engaged in a holiday tradition known as the Christmas "Side Hunt." They would choose sides and go afield with their guns, and whoever brought in the biggest pile of feathers and furs won. Conservation was in its beginning stages around the turn of the 20th century, and many observers and scientists were becoming concerned about declining bird populations. On Christmas Day 1900, ornithologist Frank Chapman, an early officer in the newly budding Audubon Society, proposed a new holiday tradition known as the "Christmas Bird Census" that would count birds during the holidays rather than hunt them. So began the Audubon Christmas Bird Count.

Today there are more than 2,100 bird counts and nearly 60,000 participants in North America during the holiday season. This event was slowly evolving approximately 35 years prior to Ducks Unlimited's founding. Today DU is a major conservation and habitat leader, conserving more than 12 million acres while Audubon has some 100 wildlife sanctuaries and nature centers throughout the United States.



All of this is very significant, but there continues to be a lot of hand ringing in both camps about a sustainable future and how we involve kids. Maybe, by working together with Greenwing members we can do something to help change this paradigm. Yes, it does seem like strange bed fellows... until you look down the road. How can we sustain all of this great conservation effort without somehow engaging kids and the family? Opportunities that encourage families to be out in nature together may be the key. Many years ago, Rachel Carson said, "If a child is to keep alive his inborn sense of wonder, he needs the companionship of at least one adult who can share it, rediscovering with him the joy, excitement and mystery of the world we live in."

As sponsors, we learned during the traditional 110-year-old CBC that young kids with their families were often not included in this important 24 hour rigorous "citizen science" effort. In Sonoma Valley's first CBC in 2005, we had to turn away a dozen kids because the 36 birding teams and leaders felt that their hands were full. We did find a silver lining in this unfortunate situation though. Four years ago in Sonoma Valley, we decided to create a community based **CBC 4 Kids** and their families. This new celebration is rapidly taking hold in several U.S. locations and has now become an exciting half day stand-alone family and community-based event that instills important basic ingredients of its century-old parent event.

The **CBC for Kids** (aka New Year's Bird Count for Kids) might spark a partnership with the Greenwing families that have similar goals. The objective is to educate kids and celebrate the outdoors over the holidays. Hopefully we create a "hometown team" of young birders, hunters, hikers, conservationists and potentially even spark future related careers. We are all in the same boat today when it comes to getting kids out in nature.

/ We can provide a helpful 10 step formula for anyone interested. Start simple and have fun. It only takes two or three teams to begin. Target a holiday date between the second weekend in December through the third weekend in January that works best in your community outside legal hunt days. It is a wonderfully simple, healthy holiday celebration for almost any duck club, school, youth group, Audubon chapter, nature center, wildlife refuge or local community organization. The event needs



a good local sponsor, planned birding routes and a few knowledgeable birders that will guide the kids (ages 8-15) in this wonderful half day experience that culminates with a tabulation and brown bag lunch celebration with presentations by the kids to each other. It can happen anywhere.



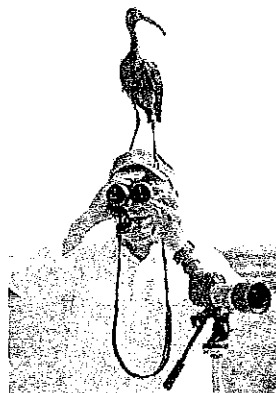
We started the event in Sonoma, California four years ago with 34 kids and 60 adults. Now we have more than 50 kids participating annually in Sonoma Valley. Today the holiday celebration has spread to five states with nearly 20 events involving about 1,000 kids and adults. The seed is planted and the idea is easily customized with some local creativity. The great news is that everyone attends because they want to be a part of it.

It is important that we build bridges to non-traditional allies engaging in education and sustainability in the sports of hunting and birding. We have more in common than some may think. We would be happy to coach and share what has worked for us with Ducks Unlimited and

the Greenwing members. Why not learn from each other? John Muir said "Tug on anything and you will find it connected to everything else." Our collective future depends on it.

Tom Rusert and Darren Peterie pioneered the CBC 4 Kids (aka New Years Bird Count 4 Kids) in Sonoma Valley, California in 2007. Contact sonomanature@gmail.com or visit www.sonomabirding.org for a packet or coaching.

Pictures courtesy of Christine Hansen and Duy Nguyen.



Cullinan Ranch Land Restoration
San Pablo Bay National Wildlife Refuge



Pond 1

Existing Gravel Road

New Trail Surface

Westbound to
San Rafael

New Acceleration Lane

Existing
Parking Lot

Concrete
divider

HWY
37

New 12x100' Wooden Fishing Pier

New Kayak Channel

Cullinan
Ranch

New 15x130' Kayak Launch
Facility (for DFG Pond 1)

New Viewing Platform

New Pickleweed Bench

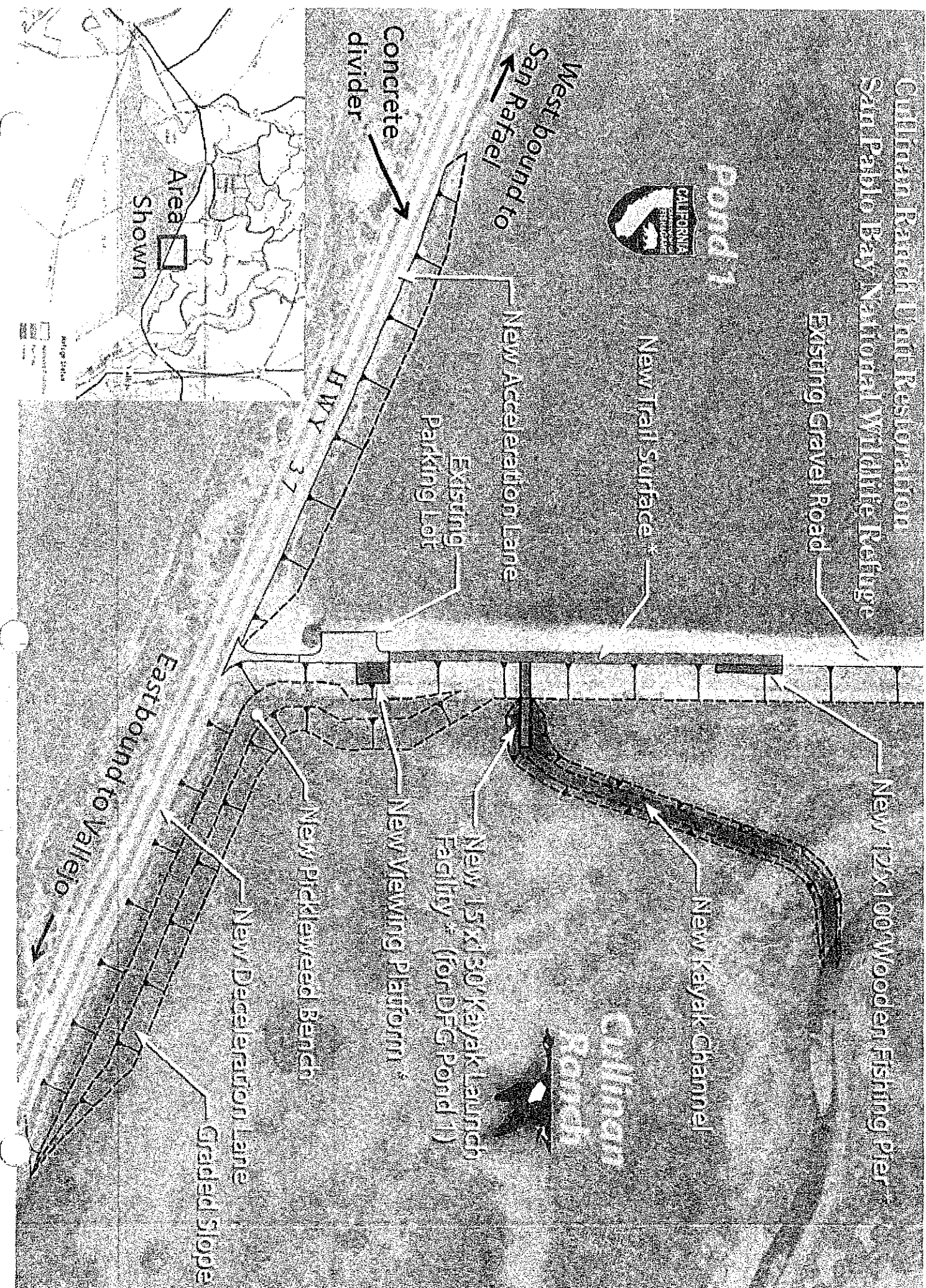
New Deceleration Lane

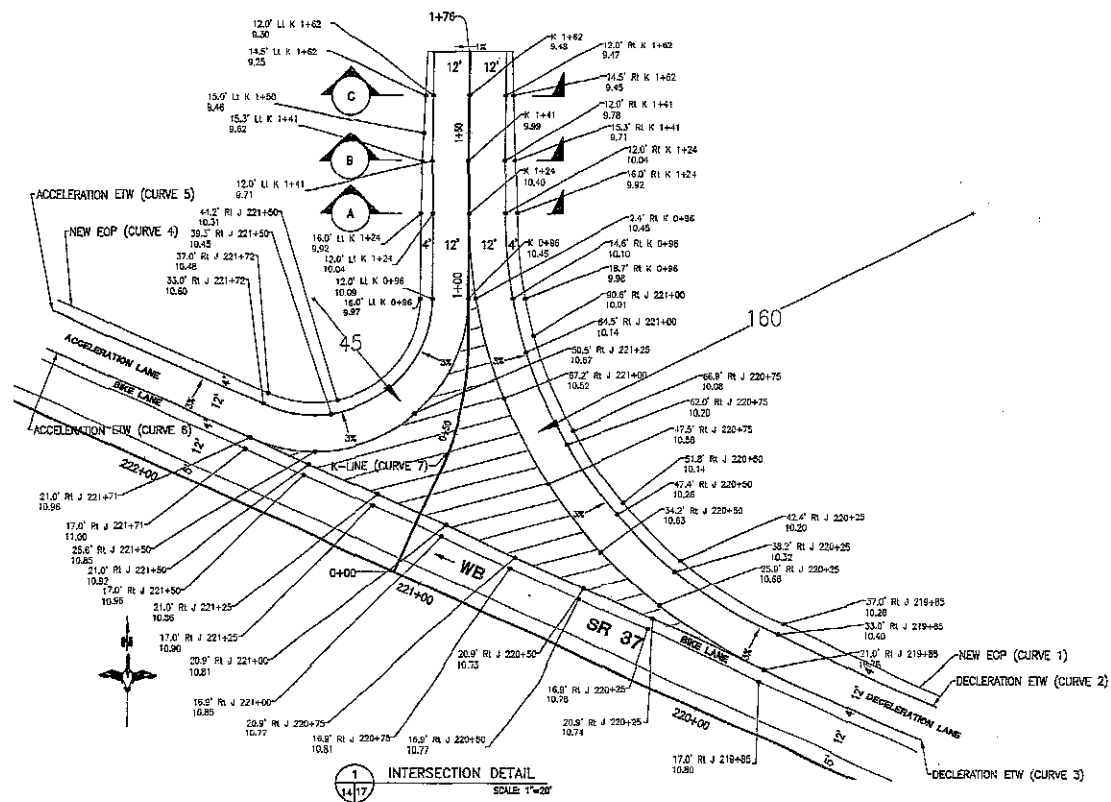
Graded Slope

Eastbound to
Vallejo

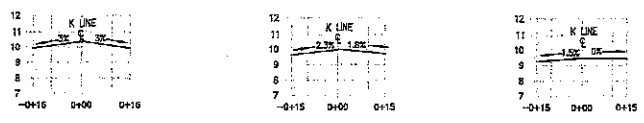
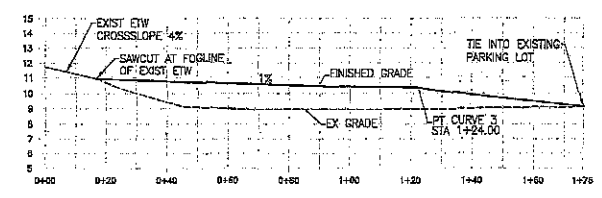
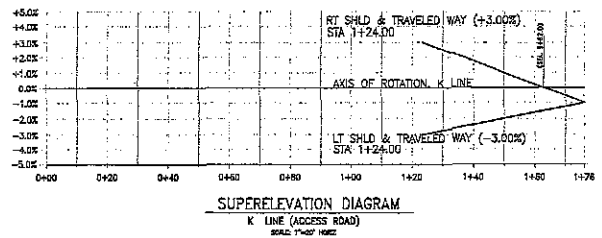
Area
Shown

Refuge Station
Management Station





1 INTERSECTION DETAIL
SCALE 1"=20'



CURVE DATA						
NO.	R	Δ	L	PC	PT	C
1	150	65°43'12"	172.05'	37.00' RI J 219+85.00	16.00' RL K 1+24.00	N:1811174.9343' E:6482728.9005'
2	154	65°43'12"	175.64'	33.00' RI J 219+85.00	12.00' RL K 1+24.00	N:1811174.9343' E:6482728.9005'
3	166	65°43'12"	190.41'	21.00' RI J 219+85.00	0.00' RL K K 1+24.00	N:1811174.9343' E:6482728.9005'
4	35	114°16'58"	69.81'	16.00' LL K 0+96.00	37.00' RI J 221+71.00	N:1811148.5638' E:6462511.9002'
5	39	114°16'58"	77.79'	12.00' LL K 0+96.00	33.00' RI J 221+71.00	N:1811148.5638' E:6482511.9002'
6	51	114°16'58"	101.73'	0.00' LL K 0+96.00	21.00' RI J 221+71.00	N:1811148.5638' E:6462511.9002'
7	100	26°18'0"	42.36'	K 0+37.56	K 0+79.94	N:1811131.0056' E:6482682.9002'

UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



VERIFY SCALE
THIS DRAWING IS ONE INCH ON ORIGINAL DRAWING
0" = 1"
ADJUST SCALES ACCORDINGLY, IF NOT ONE INCH ON THIS SHEET

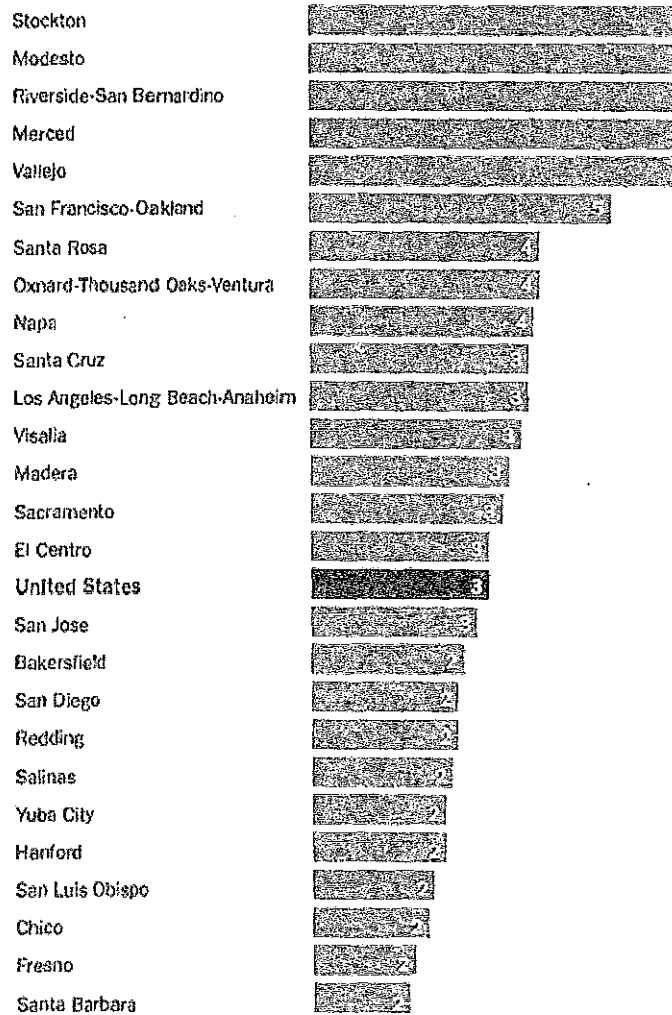
CONFORMED SET			
REV.	DATE	DESCRIPTION	BY
WETLAND RESTORATION - PHASE III PAVING PROFILE & SUPERELEVATION DIAGRAM PROFILE			
DESIGNED	DRAWN	CHECKED	DATE
			7/8/14
DRAWING NO.			
BR-CA-870-12-17.0			

DS-CA-115-10

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THE WORST COMMUTES IN CALIFORNIA

The share of commuters who travel 90 or more minutes to work.



I AM TED ELIOT. I AM FROM SONOMA AND I SUPPORT THE APPELLANTS.

IF THE PEOPLE OF SONOMA COUNTY LEARNED ABOUT THE DETAILS OF THIS PROJECT, THEY WOULD OPPOSE IT.

THEY WOULD NOT LIKE ITS BEING PLANTED INTO A PRISTINE, PROTECTED AREA, GREAT FOR RECREATION AND FOR TEACHING ABOUT WETLANDS, AND FUNDED BY MORE THAN \$600 MILLION OF PRIVATE AND TAXPAYER DOLLARS.

HOW DO WE KNOW THEY WOULD OPPOSE IT? BECAUSE WE KNOW THAT WHEN THEY LAST VOTED TO PAY A SALES TAX TO FUND OUR OPEN SPACE DISTRICT, 75% OF THEM VOTED YES. AND WE KNOW THAT EVERY TIME AN URBAN GROWTH BOUNDARY HAS BEEN VOTED ON, IT HAS WON. AND WE KNOW THAT THE "COWS NOT CASINOS" REMOVED ANOTHER DEVELOPMENT OF SIGNIFICANT SIZE FROM THIS SAME AREA.

PEOPLE LIVE IN SONOMA COUNTY AND VISIT IT BECAUSE OF ITS BEAUTY. THEY WOULD NOT APPRECIATE HEARING GUNFIRE, OR SEEING THE LIGHTS OF A 3-STORY CLUBHOUSE, AS THEY WALK THE BAY TRAIL IN THE TWILIGHT.

THE BEAUTY OF SONOMA COUNTY IS NOT JUST IN THE BAYLANDS IN DISTRICT ONE. IT IS IN ALL 5 DISTRICTS REPRESENTED BY YOUR BOARD, FROM THE OCEAN TO THE VINEYARDS, FROM THE REDWOODS TO THE BAY.

HOW WOULD YOU FEEL IF SUCH A HUGE CLUB FOR THE BENEFIT OF A FEW WEALTHY PEOPLE WERE TO BE BUILT, SAY, ON TAYLOR MOUNTAIN, OR ON THE PETALUMA OR RUSSIAN RIVER, OR ON BODEGA BAY?

OTHER SUPPORTERS OF THE APPELLANTS ARE POINTING OUT TO YOU SOME OF THE LEGAL AND REGULATORY QUESTIONS WE HAVE, BUT WE ARE SURE THAT, TO YOU AS COMMISSIONERS, YOUR PUBLIC SERVICE MEANS SERVING THE PUBLIC, NOT JUST THE FORTUNATE FEW.

AND THE DEVASTATION THE RECENT WILDFIRES HAVE WROUGHT ON OUR COUNTY REQUIRES THAT WE, ITS CITIZENS, REPAIR WHAT WE HAVE LOST BEFORE CONSIDERING PROJECTS LIKE THIS.

Thoughts on the Hunt Club Expansion -- Sea Level Rise and No look to the future

There are huge pressures for development throughout Sonoma County. If we don't think far enough ahead and plan appropriately, we will lose the very nature of this area that we and everyone else loves. We are losing the rural character, and quality of life for residents is on the decline. This, I believe, is happening countywide. The southern part of the county is rapidly becoming congested with increased commercial activity, and it is a major commute route to and from Hwy 101, both south and north. It seems that County government is looking to serve visitors over residents.

I realize that the southern part of the county is rather "out of sight, out of mind." And there is a general idea that "Oh, there's nobody down there anyway". As the Commissioners who toured the area the past few days saw, it's a very complex area. It is the only area of the County that has tidal influence and not many County officials or county residents understand what happens during the rainy season and flooding.

Last year, Hwy 37 was a mess; closed for weeks due to flooding in at least 2 locations in Sonoma and Marin Counties. The intersection at Hwy 37 and 121 became incredibly dangerous when Tolay Creek overflowed during the evening commute. Flood water forced drivers into oncoming traffic or onto the shoulder to avoid having their car stall in a pond of water. This situation went unaddressed by State and County officials

By allowing large development on Hwy 37, the County is limiting its future options for both flood control projects and redesigning Hwy 37 between Hwy 121 and Mare Island. This is extremely short sighted with no concern for future needs of the community at large.

There has been an effort to restore the San Pablo Baylands since at least the 1970's and continues today. Early efforts are now providing some mitigation and protection from sea level rise. Please see the "Goals Report", a continually evolving document produced by Federal, State and local agencies and organizations which recommends restoring as much of historic San Pablo Bay as possible for the benefit of all, human and wildlife.

Flooding of Hwy 121 at Schellville is still an unsolved issue which currently threatens residents and will only get worse. A possible solution which has been discussed is constructing a causeway to the mouth of Sonoma Creek in order to move flood waters out of the Valley. We don't know what is going to have to be done to protect Sonoma Valley from flooding in the future. When Sonoma Creek backs up during large storm events and concurrent high tides, the town of Sonoma virtually becomes an island – it happened December 31, 2005/January 1, 2006.

Does the County really want to limit their options for flood control by allowing large development at the current (not historic) edge of San Pablo Bay?

Something that was not addressed in the MDN was how do you protect a septic system in a site highly vulnerable to flooding and a levee breach?

What happens to the non-native trout if there is a levee failure that breaches to Sonoma Creek or the Bay?

Submitted the BZA by Sue Smith, appellant

November 16, 2017

November 16, 2017

Honorable Willie Lamerson and other BZA commissioners,

My name is Marilyn Goode and I have lived in Sonoma Valley at 2303 Grove Street for over 40 years. I have watched the natural beauty of Sonoma County and its ecology diminished and destroyed over my lifetime. At this moment we have a chance to protect a bit of it, a marshland that once teemed with life.

The Barrel and Wing Ranch is a travesty trying to pass as a "historic gun club" on an old hay ranch. This proposed establishment certainly is not in the tradition of the old Black Point Gun Club, and is a far cry from Norm Yenni's old hay farm. I am a miller's daughter, and my father, Richard Van Hoosear, and my brother-in-law, Donald Westerbeke, farmed with Glen Yenni's, Norman's father, in the 1960s, 70s and 80s. They grew hay on these 1000 acres now owned by Darius Anderson and his Kenwood Investments.

The misused term "World Class" may appeal to the likes of our current president, Mr. Trump, and his sons; they might well enjoy belonging to Mr. Anderson's elitist hunt club. With its talk of "a unique culinary experience, full service dining throughout the year, which will provide exceptional ingredients in the dining room and bar and on the deck overlooking the expansive view." But Glen was a farmer and would have been horrified by what is happening to his Sears Point farming business. It is being hijacked by a real estate development plan that exemplifies Kenwood Investments' focus on development, tourism and high-tech industries.

"Distinguished by exceptional managerial and political expertise, we navigate the complex path of public policy, land entitlements and pre-venture capital funding." This quote is from Mr. Anderson's website, and as a well-known lobbyist in California I am sure he has been very busy lobbying our Sonoma political leaders on behalf of his gun club. I know that with his power and influence, Mr. Anderson may think he can get his way at every turn. You may have noticed how quickly he positioned himself to further his agenda by forming the "Rebuild North Bay Fire-Recovery Group" after the recent fires. Perhaps using our bay lands for his exclusive gun club is just the first of many self-enriching plans to rebuild the county! Lets prove him wrong and not allow him an "Extraordinary Project" on the old Yenni 1000-acre Sears Point Farming Company.

Please revoke all permits until an EIR is required and county staff looks at the significance and precedent of this poorly conceived project?

Conflicts to consider and a need for a General Plan ammendment.

- Change of use:
- A private social club as primary use.
- Agriculture use secondary and incompatible with habitat for wildlife because of aerial spraying of 2,4-D on hayfields in the late winter and lead shot pollution caused by bullets used on site.
- Excessive expansion.
- Traffic safety concerns.
- Sea level rise
- Monitoring for compliance not proposed.
- Fresh water availability in low lands and marsh.
- Disposal of Sewage waste.

Respectfully,
Marilyn Goode

MULAS DAIRY CO., INC.

DAIRY AND FARMING
2034 FREMONT DRIVE ✓
SONOMA, CALIFORNIA 95476

707-938-3134 FAX 707-938-5308

November 14, 2017

Chair Willie Lamberson
Board of Zoning Adjustments
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Wing & Barrel Ranch Appeal

Dear Chair Lamberson:

As a third generation member of a Sonoma Valley farm family; I am requesting you support the Wing & Barrel Ranch project. Applicants have addressed those conditions required by PRMD and the many other regulatory agencies required for approval.

For years the former Black Point Sports club allowed hunters and sport enthusiasts the opportunity to gather and socialize with other like minded enthusiasts until the original property was purchased by the Sonoma Land Trust; relocated to its present site and now known as Wing and Barrel . Many generations have fond memories of those days and traditions. It would be a shame to deny future generations the same opportunities simply because there are a few who disagree with said use.

Over the years I have seen valuable pasture and hay fields lost to either development or preservation efforts that ultimately remove said lands from much needed farm lands for livestock feeds. Applicants proposed plan will enable the continued farming operation of the Yenni Family or future young farmers interested in continuing with this historical stewardship.

As one of the few dairy families left in Sonoma Valley; we have been dependant on the farming of these lands to help us reduce our carbon footprint by purchasing as much local feed as possible.

This project appears to be a win win for continued recreational enjoyment as well as much needed sustainable productive agriculture.

Respectfully,


Vickie Mulas, CFO

Mulas Dairy Company

NORMAN OILROY,

Summary of presentation re appeal of Wing and Barrel Hunt Club application.

Key issues and what the applicant can do about them.

Process.

Protest will be filed separately for the record about procedures that have been used in the processing of this project.

Business Plan

A lot has been said by the applicant about his **business plan**.

- At heart that business plan seems to be based on:

Pushing the limits, including:

- **major monetization of a simple hunt club (500 memberships at a value of \$100K each after expansion - valuation of \$50M (500 x \$100K) – excessive for the “simple hunt club on a hay field” this is made out to be.**
- **Substitution of a private social club for the modest public hunt club allowed under agricultural zoning**
- **Maximization of number of people with rights of use to the club and its facilities – and therefore customers of the club - each member allowed family without limit, guests without limit - could easily reach 1800 people with implied “member rights”**
- **Addition of 75 corporate memberships – further increases number of users (members, family, guests) with member rights,**
- **Aggressive marketing to member base and family and guests – extracts from web site until taken down in preparation for this hearing,**

All a recipe for unrestrained expansion once the approval is obtained.

What the applicant can do about that:

- **Reduce membership to the 300 on which 2012 permit was based and stick to that number,**
- **Classify family members other than a spouse as “guests” of the member.**
- **Allow only 3 guests to use the club at any one time (facilitates a party of 4)**





• **Traffic safety concerns:**

- Present traffic studies focus entirely on traffic flow and congestion.
- Significant traffic-safety issues are associated with the club's intended expansion
- Present conditions include unmarked intersection, no turn or acceleration lanes, no speed limits at the intended location, no signage, etc.
- And none required by present conditions of approval.
- Huge risk for patrons when entering or leaving the single-lane highway on which trucks and automobile traffic is traveling at full speed.

- Limited emergency egress in the event of an earthquake or another fire like the one we just had.

- The restaurant is a major factor in that regard.
- creates a "magnet" or "concentrator" for large numbers of members, family members and guests to congregate on site at meal times,
- encourages particular concentration during the dinner period when traffic on SR 37 is at its most intense and dangerous.
- Impacts exacerbated by winemaker events, with patrons entering SR 37 after an evening of wine drinking and dining
- Recipe for serious accidents at that site
- Who will take the blame when the first one occurs?

- reasonable projection of the daily attendance at the restaurant is 20 to 60 for breakfast, 30 to 50 for lunch, and 40 to 90 for dinner, with two, even three, sittings.
- Additionally, family gatherings could be attended by up to 40 people at a time,
- more than one gathering could occur at a time as part of the "member activities" - allowed without limit on the site.
- five days a week, year round, with a probable peak activity late in the week or on the weekends,

- most wealthy people do not car-pool to social clubs like this,
- yet traffic study assumes an average car occupancy of 2.5 people per car
- simply not believable.
- 1.5 per car might be a more believable average (one person in most cars, 2 or sometimes 3 in others where guests or family members accompany members)

- taken together, therefore, attendance at the club could conservatively generate an average of more than 150 traffic movements a day,
- far greater than predicted in the applicant's traffic study.
- over a year, that would represent 39,000 opportunities for a serious sideswipe accident at the location.

- in apparent disregard for his patrons, and their families and guests, no traffic safety improvements are proposed by the applicant.
- Who will take responsibility for the first accident that happens at that location after the club is expanded?
- only half a mile away, the Culligan Ranch has installed just such improvements – and there to serve a much-less-used launching ramp
- there patron safety was thought to be the primary consideration - why not at the Wing and Barrel Hunt Club?

What the applicant can do about that:

- Agree voluntarily to (or be required to) install traffic safety improvements at the driveway intersection with SR 37 that are at least as comprehensive, safe and well designed as those at Culligan Ranch,
 - Agree (or be required) to bear the cost of any future connections to a reconstructed SR 37 when it is replaced
- **Traffic impacts during construction not included in MND.**
 - Slowing and turning of heavy loaded trucks across lanes of on-coming highway speed traffic a major safety issue
 - For truck drivers and for drivers on highway
 - **Suggestion for cap on the number of people on-site, limitation on events to non-peak afternoon hours (4 to 6)**
 - Peak hour at SR 37 is more like 3 PM to 7 PM, and getting worse
 - During hunting season much of that period is after dark – most dangerous period on highway for people leaving the bar and restaurant,
 - How would it be policed? Who turns people away?
 - Who would stop a paid up member from entering the site to eat at the restaurant “because we have reached our quota”

What the applicant can do about that:

- Limit operations to daylight hours only during hunting season
 - Eliminate the magnet – the restaurant that draws people in for other than hunting activities
 - Then perhaps impose a cap on number of people on site at any one time and a limit on timing of organized activities
- **Dangers of sea-level rise:**
 - All studies indicate area of site will be flooded by sea level rise,
 - Growing need to rebuild Highway 37 to combat the sea level rise expected to inundate the area in which the project is located.
 - Inevitable right-of-way conflict with hunt club site in that regard
 - Q. Is it good policy to allow a major expansion of human occupancy on land that all the experts predict will inevitably be flooded?
 - Or a huge building placed in the way of tidal or storm water flow at mouth of Sonoma Creek?
 - Or where there is a risk of being isolated when surrounding highway is flooded?
 - Or where the presence of the expanded facility creates the risk of major claims against the taxpayers of the County for repairs should damage occur?.
 - **Risk to members due to settlement or levee failure in an earthquake.**
 - New buildings and present levees would be built on land that is underlain with deep layer of tidal sediments
 - Subject to liquefaction in earthquake – like in Marina area in 1989.
 - Huge danger of flooding or building collapse and fire to patrons present on site.

What the applicant can do about those risks:

- Inform prospective members, and also present members, of the dangers they face and the potential limitations on their membership rights – as anyone would have to do with any real estate investment or sale.
- Move the club to another site where those dangers do not exist.

- **Lot line adjustment and Williamson Act amendment.**

- LAFCO's decision to waive CEQA review of dissolution of Reclamation District 2061 was based upon misleading statements by applicant that no development was contemplated in the vicinity. Violation under CEQA.
- Transfer of sloughs on which application relies violated California Code Section 57545(a) which prohibits transfer of real property of Reclamation District under dissolution to a private entity. Applicant is a private entity.
- Statute of limitations for dissolution of district may have expired, but limits for lawsuits under CEQA or for making false statements to a governmental official have not.

What the applicant can do about that:

- Remove the application to take the site out of the Williamson Act,
- Also the associated land-swap and lot-line adjustment,
- Continue further review under Williamson Act provisions,
- Obtain Department of Conservation comments re hunt club proposal and conformance to Williamson Act regulations,
- Transfer the former Reclamation District land to a public agency or land conservation organization,
- Provide for levee maintenance long term.

- **Compliance monitoring:**

- conditions in the Staff Report contain no provisions for compliance monitoring over time.
- Applicant has a history of pushing the limits.
- Reliance on the customary complaint-based system will not work well on a remote site, or with an ambitious operator like this.
- A compliance monitor should be required.
- He/she should have full access to the club, and should be required to keep records and report regularly, including an annual report to the Board of Supervisors, with copies to the appellants.
- Costs should be covered by the applicant, with payments made through the County as a cost of continuing to do business on this site.

What the applicant can do about that:

- Agree to monitoring and reporting as a condition of approval.
- Provide a monitoring plan and demonstrate that it will work.

Bottom line:

This is the wrong site for the large and complex social club that is proposed.

What the applicant can do about that

- Keep the project at its present scale if it remains on site,
- or
- Move it to another site where the traffic access is safer and where there is less danger of flooding from a variety of sources.

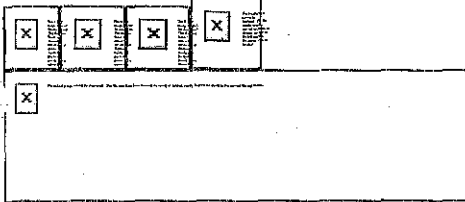
Blake Hillegas

From: Dean Parsons
Sent: Thursday, November 16, 2017 10:13 AM
To: Danielle Letourneau; Amanda Rhodes; Blake Hillegas
Subject: FW: file PLP15-0060

FYI – Hunt Club email below.

From: Tennis Wick
Sent: Thursday, November 16, 2017 9:49 AM
To: Jennifer Barrett <Jennifer.Barrett@sonoma-county.org>; Dean Parsons <Dean.Parsons@sonoma-county.org>
Subject: Fwd: file PLP15-0060

Tennis Wick, AICP
Director
www.PermitSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1925 |
Office: 707-565-1900 | Fax: 707-565-1103



Sent from my iPhone

Begin forwarded message:

From: Steve C <steve7_c@att.net>
Date: November 15, 2017 at 16:36:18 PST
To: <tennis.wick@sonoma-county.org>
Subject: file PLP15-0060

Good afternoon, Tennis;
Planning Director; Board of Zoning Adjustments;

I am writing to ask that the proposed expansion of the Wing and Barrel Hunt Club (file PLP15-0060) be denied.

1. Change of Use – site is currently zoned for agriculture/ hay production; the proposed change of use would allow a full scale restaurant and social club. (Hours 7 AM-9PM, five days a week, year around.)

This use is incompatible with land use of surrounding area –

Sears Point and Sonoma Baylands; since 2012, over 120 millions in public funds have been used for wildlife conservation and habitat preservation and reclamation.

2. Excessive Expansion- the site would be expanded 4 X from 8500 sq.ft. to 35,300 sq.ft.

3. Traffic Safety- Guests would enter and leave property from Hwy. 37, a high speed major traffic artery.

There is no provision in proposal for exit or entry lanes to allow merging with traffic.

4. The proposal would encourage a much larger human footprint in low- lying land already at risk of damage

from sea level rise; and put at risk property that could involve liability to the citizens and county of Sonoma.

5. Compliance monitoring- there are no provisions in proposal for ongoing compliance monitoring of the site;

and relying on "good faith" arrangements to ensure compliance with the terms of the proposal seems reckless.

This proposed facility is a very bad fit for this site.

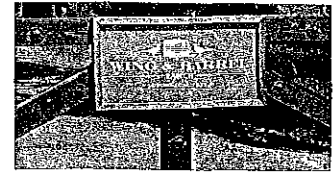
Best regards,
Steve Corey

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.

Hwy. 37 - Hunt Club -Event Center Entrance - A closer look.

One or two cars could really complicate this event center entry-exit, quickly.

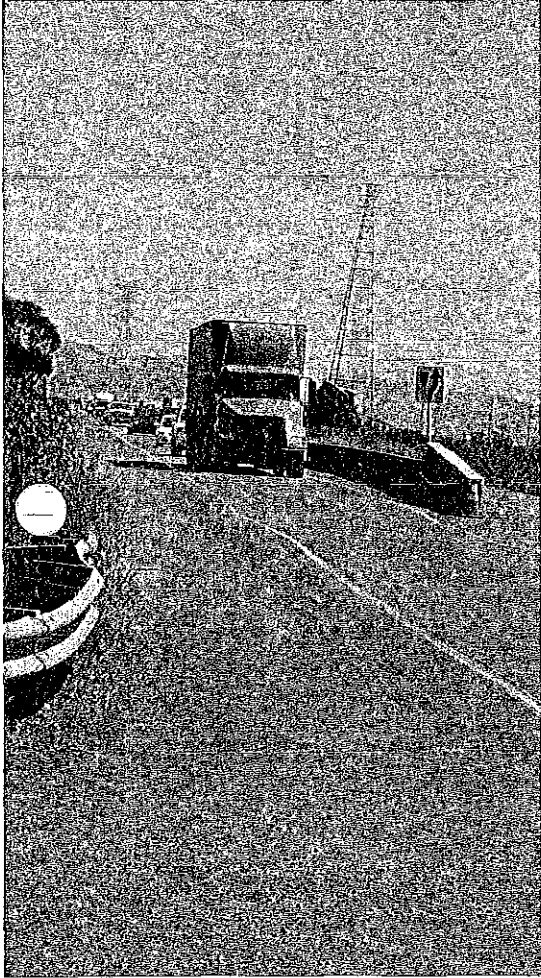


Exiting the gun club and attempting a LEFT TURN is not safely possible with this concrete barrier, unless there is minimal traffic and no entering vehicle.

Studying these pictures, you really can't turn left out of the gun club/event center with that concrete divider in the middle of the turn lane. There is not enough turning lane. A serious risk at the typical 60MPH speed of traffic.

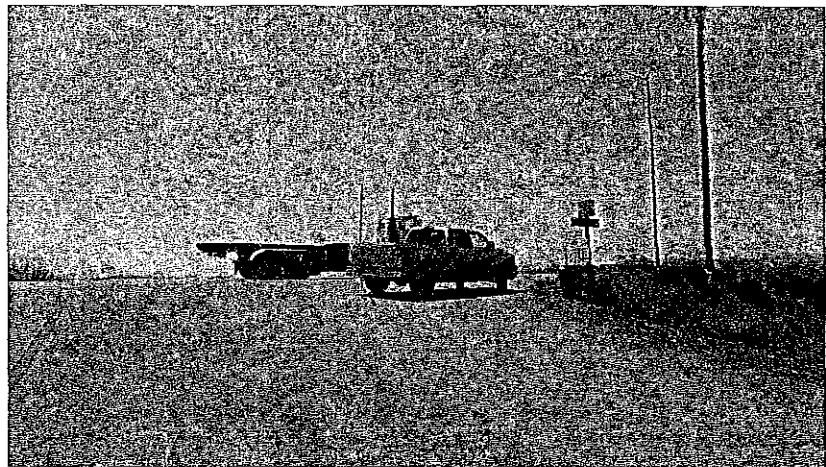
Pics below - contrasting gun club - event center entry.

to the new wildlife viewing area on why 37, nearby.

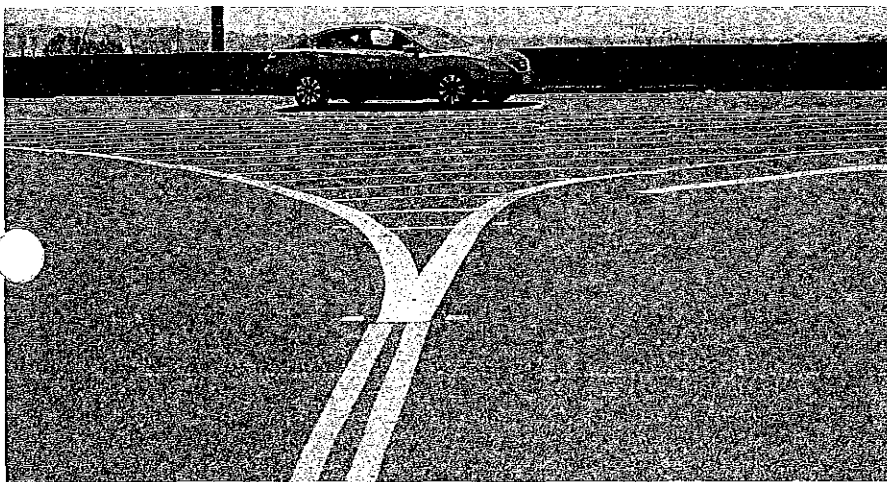


#1 Approaching traffic @ event center entry from left. Note middle barrier in the turn lane. No signage warning on coming traffic

EVENT CENTER - No entry/exit lane dividers or safety signage for thru traffic or member/guests

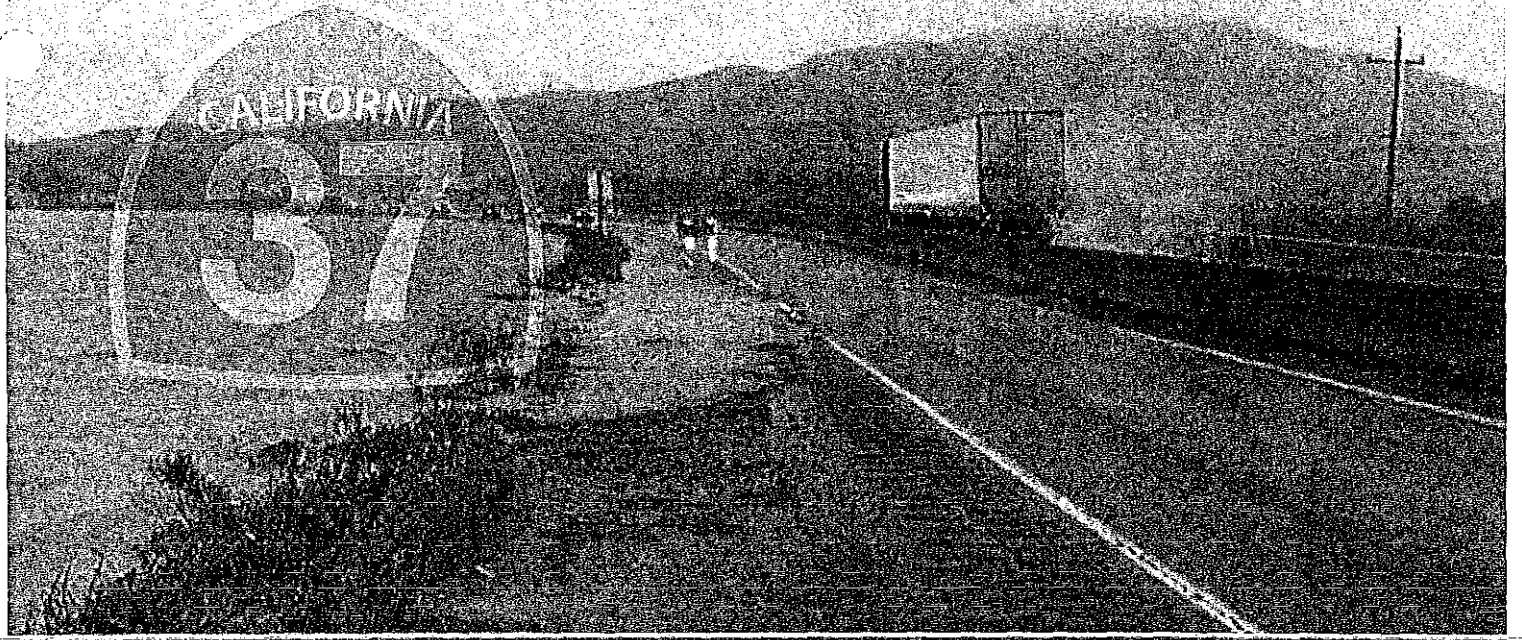


(pictured below - illegal U-Turning,



Unlimited pick-up truck)

Ducks



SR 37 Transportation and Sea Level Rise Corridor Improvement Plan

DRAFT

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.

AECOM

September 2017



METROPOLITAN
TRANSPORTATION
COMMISSION



POTENTIAL IMPROVEMENTS-SUMMARY

Table 4 summarizes near-term improvements with total project cost estimates and implementation time-frame.

Table 4 Near-Term Improvements Summary

Location	Improvement	Total Project Cost (2017 \$)	Implementation Time Frame
Segment A	Flood Protection	\$7.5 M	1-3 years
Segment B	SR 37/SR 121 Intersection Improvements		
	<ul style="list-style-type: none"> Signal optimization and roadway widening 	\$5 M	1-3 years
	<ul style="list-style-type: none"> Continuous T intersection 	\$7 M	1-3 years
	<ul style="list-style-type: none"> Roundabout with two EB by-pass lane 	\$10 M	1-3 years
	Flood Protection		
	<ul style="list-style-type: none"> Raise levee crest at low spots 	\$3.5 M	1-3 years
	<ul style="list-style-type: none"> Shoreline protection at Tolay Lagoon 	\$3.5 M	1-3 years
	Fix Settlement Issues at Railroad Crossing (Work done by Northwestern Pacific)		1-2 years
	Metering at Mare Island WB on-ramp	\$4 M	3-5 Years
	Westbound merge and lane drop improvements west of Mare Island on-ramp	\$2.5 M	1-3 Years
	Flood protection-Raise road at Mare Island	\$5 M	1-3 years
Corridorwide	Park and Ride Lots (STA is leading a planning study)	\$2 M	1-2 Years
Corridorwide	Express Bus Transit Service (Suggested study by others)	TBD	1-2 Years
Corridorwide	ITS Improvements-Changeable Message Signs	\$4 M	1-2 Years

Notes: Costs Include PA/ED Support, PS&E Support, Right of Way Support, and Construction Support Costs

Table 5 summarizes mid- to long term improvements with probable cost estimates and implementation time-frame. It is proposed that the near-term flood improvements be implemented immediately (1-3 years) and the mid-term improvements be implemented in 10-20 years that can protect the highway from flooding till 2050.

Table 5 Mid- to Long-term Improvements Summary

Location	Improvement	Total Project Cost (2030 \$)	Implementation Time Frame
Segment A	Levee Improvements for flood protection	\$7 M	10-20 years
	Raised Roadway and Lakeville Highway Interchange Improvements	\$420 M - 1,600 M	20-30 years
Segment B	SR 121 Interchange Improvements including SR 37 and Rail Road grade separation	\$100 M	10-20 years
	Widen 2-lane segment from SR-121 to Mare Island + Mitigation		
	• Roadway widening to 3 lanes at existing elevation	\$210 M	7-10 years
	• Roadway widening to 4 lanes at existing elevation	\$350 M	7-10 years
	• Roadway widening to 3 lanes, raised on berm/fill	\$880 M	7-10 years
	• Roadway widening to 4 lanes, raised on berm/fill	\$1,100 M	7-10 years
	• Roadway widening to 3 lanes, raised on causeway	\$1,900 M	7-10 years
	• Roadway widening to 4 lanes, raised on causeway	\$2,500 M	7-10 years
	Mare Island Interchange Improvements-Complete reconstruction of Interchange	\$50 M	7-15 years
	Flood protection; Raise road at Mare Island to protect highway from future flooding (1 ft. SLR at 2050) (assumes short-term improvements were implemented previously)	\$8 M	7-10 years
Segment C	Raised Roadway-From Napa River Bridge to just west of SR 29/SR 37 Interchange	\$150 M-\$370 M	10-20 years

Notes: Costs Include

- 3 to 1 Environmental Mitigation
- PA/ED Support, PS&E Support, Right of Way Support, and Construction Support Costs
- Escalation Costs

PRIORITY SEGMENT

Segment B between SR 121 (Sears Point) and Mare Island (Vallejo) was identified as a priority segment for capacity enhancement to close the gap between the two four-lane segments on either end. The UC Davis Study performed vulnerability and risk assessments related to SLR for each study segment by estimating and aggregating impacts to costs of improvements, recovery time, public safety impacts, economic impact on commuters and goods transport, impacts on transit routes, proximity to Communities of Concern, and impacts on recreational activities. Based on the results of the risk assessment, Segments A and C were assigned moderate risk ratings, while Segment B was assigned a high-risk rating. The Corridor Plan reevaluated the risk and vulnerability assessment, with the addition of alternate routes impacts, which ultimately concurs with the UC Davis assessment. Consequently, it was concluded that Segment B would be considered as the priority segment in the study corridor.

NEXT STEPS

As next steps, detailed traffic operations analysis will be performed for the near-term and mid- to long-term improvements recommended in the Corridor Plan based on forecasted demand and growth in the corridor. Preliminary engineering design plans and cost estimates will also be developed for the Priority Segment B project.



GOALS AND OBJECTIVES

The SR 37 Corridor Plan (Corridor Plan) provides a comprehensive roadmap addressing current and anticipated issues on California State Route 37 (SR 37). SR 37 (study corridor) currently experiences severe traffic congestion and temporary flooding during heavy storms. Furthermore, with anticipated Sea Level Rise (SLR), the frequency of flooding is expected to increase, to a point that the roadway becomes permanently inundated. At that point, vehicular traffic on the corridor would be forced to divert to other already congested routes and critical habitat for protected species would be lost.

The Metropolitan Transportation Commission (MTC) and its partners, the Solano Transportation

Develop integrated transportation and ecosystem design solutions, both short- and long-term, to improve mobility for all modes of transportation, maintain public access, while developing resiliency to storms and sea level rise.

Authority (STA), the Sonoma County Transportation Authority (SCTA), the Transportation Authority of Marin (TAM) and the Napa Valley Transportation Authority (NVTA) seek to perform a Design Alternative Assessment (DAA) to plan and expedite the delivery of improvements in the study corridor to address the threat of SLR and traffic congestion.

The Corridor Plan is part of the DAA process to identify near-term and long-term strategies for the corridor. Findings from several completed studies informed the Corridor Plan, including the Highway 37 Stewardship Study (completed 2012), the State Route 37 Integrated Traffic, Infrastructure, and Sea Level Rise Analysis (UC Davis Study, completed 2014-15) and the Transportation Concept Report (TCR, completed 2015). These studies along with corridor evaluation efforts as part of the DAA helped define the corridor context, identify critical issues, and explore alternative improvement strategies for the SR 37 Corridor Plan.

<http://www.dot.ca.gov/dist4/systemplanning/docs/tcr/TCR-37-FINAL-SIGNED.pdf>

http://www.dot.ca.gov/dist4/systemplanning/studies_sr37.htm

STUDY CORRIDOR

The study corridor extends from US 101 in Novato to I-80 in Vallejo as shown in Exhibit 1. SR 37 is an important regional connection linking the north, east and west San Francisco Bay Area sub-regions. It connects job markets and housing within Marin, Sonoma, Napa, and Solano Counties. It also provides access to the popular wine growing regions of Napa and Sonoma Counties, the Sonoma Raceway in Sonoma County as well as Six Flags Discovery and Mare Island in Solano County. SR 37 serves commute, freight and recreational traffic on weekdays and weekends. There is currently no transit or regular passenger rail service available and very little bicycle and pedestrian activity exists along the study corridor. There is an existing freight rail line that partially parallels the SR 37 corridor. Consistent with the Caltrans TCR, the Corridor Plan divides the study corridor into three segments reflecting a change in the number of lanes as well as in the designation of the facility. Exhibit 1 illustrates the study corridor and the three study segments:

Segment A: From US 101 to the signalized SR 121 intersection at Sears Point, SR 37 is a four-lane expressway with 3.4 miles in Marin County and 3.9 miles in Sonoma County. Segment A is relatively low-lying (2 to 6 feet NAVD88) for most of its length and protected by levees along Novato Creek, the

Petaluma River, and landward levees of the Sonoma Baylands. These levees range in elevation from approximately 10 to 13 feet. The lowest point of the corridor is just less than 2 feet in Sonoma County near Lakeville Road.

Segment B: East of Sears Point, SR 37 becomes a two-lane conventional highway with a median barrier as it crosses the Napa-Sonoma marshlands from SR 121 to Mare Island with 2.3 miles in Sonoma County and 7 miles in Solano County. The SR 37 road elevation is relatively high (8 to 9 feet NAVD88) and is protected by levees between Tolay Creek and Sonoma Creek. There is no bayfront levee protecting SR 37 west of Sonoma Creek to Mare Island and the road is constructed to an elevation of approximately 11 feet except near Mare Island where the road elevation is much lower at approximately 7 to 8 feet NAVD88.

Segment C: SR 37 is a four-lane freeway starting at Mare Island and continuing eastward, mostly on elevated roadway and structures, 4.4 miles to its termination at I-80 in Solano County. This segment crosses SR 29 in the City of Vallejo.

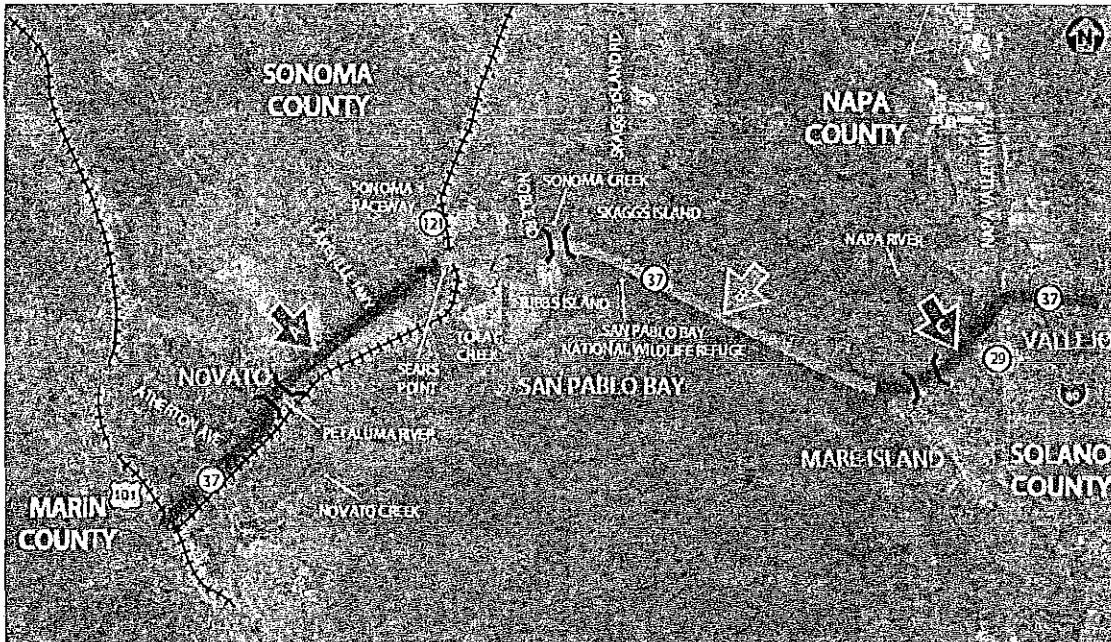


Exhibit 1: Study Corridor

CORRIDOR ISSUES

The most critical issues for the study corridor are recurrent traffic congestion, vulnerability to flooding, which will likely grow more frequent with SLR, and potential impacts of SLR on highly sensitive environmental resources adjacent to the corridor.

Traffic Congestion

The primary cause of corridor congestion is vehicular demand exceeding the capacity of the 2-lane conventional highway segment, Segment B, between SR 121 and Mare Island. No transit opportunities are available along the study corridor to offset vehicular demand. The capacity of this segment is also unusually low, about 400 vehicles per hour per lane less than other similar facilities (about 1,200 versus



1,600), and is primarily due to the short merge distances approaching the lane drops east of SR 121 and Mare Island, high heavy vehicle usage, railroad crossing settlement east of SR 121 and grades at the Sonoma Creek Bridge. The high traffic demand combined with the low capacity results in severe congestion for both weekday peak period and weekend traffic. Westbound SR 37 traffic typically experiences congestion approaching the lane drop west of the Mare Island interchange for about 6 hours during the weekday AM peak period and throughout much of the day on weekends. Eastbound SR 37 congestion occurs approaching the lane drop east of SR 121 intersection for about 7 hours during the weekday PM peak period as well as much of the day on weekends. On typical weekdays, the maximum westbound delay in the morning peak period is about 27 minutes and the maximum eastbound delay in the afternoon peak period is about 80 minutes. The bottlenecks and queues Exhibit illustrates the bottleneck locations and the extent of associated queues along the study corridor.

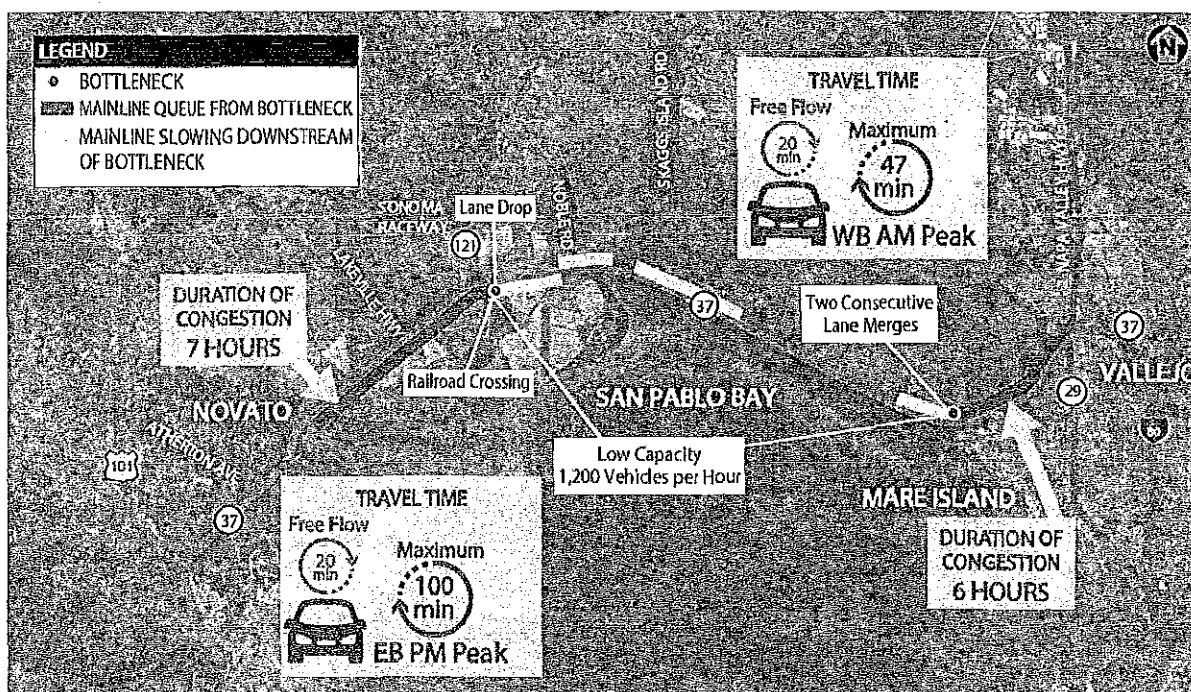


Exhibit 2: Bottlenecks and Queues

Sea Level Rise Vulnerability and Flood Risk

Rising sea levels due to climate change will critically impact both the study corridor and surrounding sensitive ecosystems. Currently, SR 37 is protected from flooding by a complex interconnected system of levees along Novato Creek, the Petaluma River, Tolay Creek, Sonoma Creek, the Napa River, and the San Francisco Bay. Exhibit 3 shows the relationship between the surrounding levee system and the roadway elevations along SR 37. Segments A and B are further sub-divided to present differences in the highway and levee elevations within the segments. Segment A and a portion of Segment B are protected by levees. Raised portions of Segments B and C act as levees. The UC Davis Stewardship Study identified Segment A as the most vulnerable to SLR – primarily due to its low elevation and reliance on levees to provide flood protection for the highway. Segment B was identified as the most at risk to SLR impacts when considering consequence factors such as capital improvement costs, economic impacts on commuters and goods movement, impacts to public recreational activities and impacts to alternate routes. Many of the levees are privately owned and were not constructed specifically for protecting SR 37 from flooding. Instead, protection of SR 37 is an ancillary benefit of the levees. Neither Caltrans, MTC nor any of the four North Bay Transportation Authorities has a role in managing or maintaining many of the levees responsible for protecting SR 37.

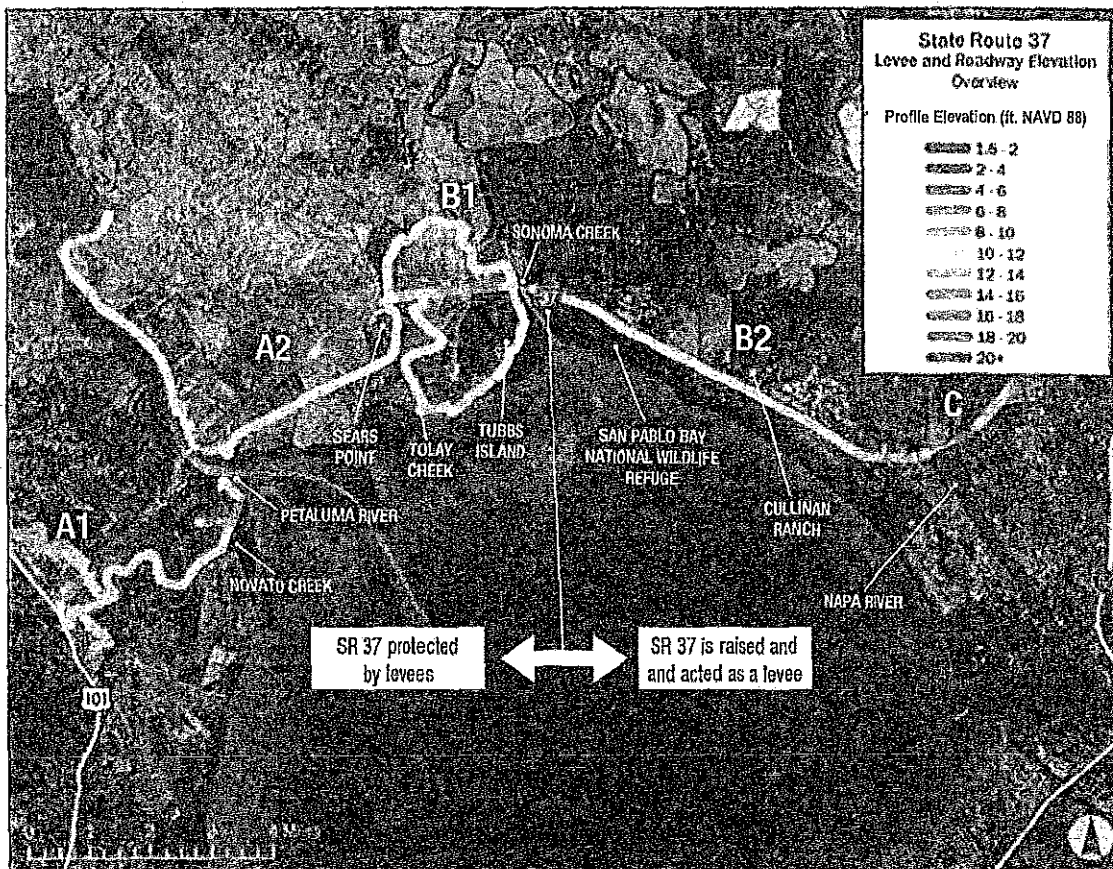


Exhibit 3: Levee and Roadway Elevation

YANCEY FOREST-KNOWLES
2418 Vallejo Street
Santa Rosa, CA 95405
(707) 889-0135
yknowles@prodigy.net

November 16, 2017

RE: Support for Wing & Barrel Ranch Clubhouse

Mr. Willie Lamberson, Chairman
Board of Zoning Adjustments
Sonoma County Permit & Resource Management department
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Chairman Lamberson:

My interest in supporting Wing & Barrel's vision of creating a world-class sustainable farming, hunting and shooting operation is rooted in my personal knowledge of the ranch's commitment to conservation efforts that are supported by these activities. Since it's beginning, philanthropy has played an important role in its mission. As a result, natural resource conservation in Sonoma County and beyond has been enhanced, and the new clubhouse will add to their capacity to increase the conservation work.

Through our U.S. system of conservation funding, hunters and shooters fund conservation and wildlife management through the purchase of sporting licenses and the Pittman/Robinson excise tax on ammunition and firearms. In 2016 alone, this system generated nearly \$130 million dollars for wildlife conservation in California.

My background in conservation is provided in order to demonstrate the strength of my commitment to Wing and Barrel's mission. I served as the Chairman of the Sonoma County Agricultural Preservation & Open Space District, and so I am deeply committed to agriculture and open space. I served as the Chairman of the Sonoma County Regional Parks and Recreation Commission, so I'm deeply committed to recreation. I served as the Chairman of the California Waterfowl Association, a 20,000 member statewide organization dedicated to waterfowl, wetlands and our hunting heritage, so I am deeply committed to these aspects. And presently, I'm a member of the non-profit Pacific Flyway Center, soon to be located off of Hwy 680, which is dedicated to preserving the Suisun Marsh. In this effort, we are permitted to construct an inter-active educational center with a demonstration marsh. I mention this because in order to save certain areas, we often have to construct appropriate structures for people to be able to access, use and enjoy these areas.

With that being said, I've known the Sutsos family for decades and I can assure you that their commitment to protecting the land as good stewards runs strong and deep.

When the Sutsos left their previous Black Point location, they were assured that their present new location would be better and more appropriate than the last. It's especially important to note that the Sonoma Land Trust heartily supported the move to the present location, and this was recorded when Ralph Benson, former Land Trust Executive Director, spoke in support of the 2012 Sonoma County Supervisors' hearing on the subject. Importantly, the Supervisors unanimously approved the permit.

A review of included photos of waterfowl hunters at their clubhouse in the Sonoma Marsh in 1904 reveals that it is the same location of the present Wing & Barrel Ranch alongside Sonoma Creek. So this, and frankly, the whole area between the Petaluma River to the west and the Napa River to the east, and between Sonoma to the north and the S F Bay to the south, was hunted. Much of this area is still hunted today.

So hunting has been an ongoing way of life on the ranch and in the area for well over a hundred years. By way of comparison, the beginning cost of proprietary waterfowl hunting club memberships start at the full cost of a Wing & Barrel membership and soar to well over a million dollars. Thus a Wing & Barrel membership offers an affordable and attractive alternative to those seeking a proprietary hunting club membership.

Family farming is important to the Sutsos family. The ranch has been producing hay for over 100 years for Sonoma County ranchers and will continue to. In this endeavor, there are already several agricultural buildings on the property in the location considered for the clubhouse. Thus, the precedent for structures has been set for many years.

Conservation will continue to be a driving force behind the important work on the ranch through a sustained re-vegetation effort. Native habitat and wildlife corridors are also planned- all with the focus on balancing the ecological, recreational and agricultural activities.- each through responsible land stewardship at the forefront.

All legal permitting requirements, including Williamson Act agricultural protections, have been met. This was effected by review of various local and county-wide organizations and agencies. The many aspects requiring vetting, such as noise, traffic, flood plain codes and the environment was favorably reviewed. The only issue for consideration is the permit to build the clubhouse.

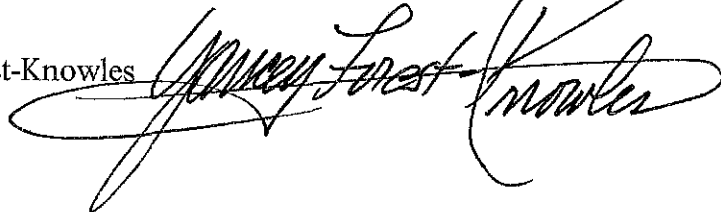
The Sutsos are asking to to build a clubhouse for its members. This is no different than a golf course clubhouse or an agricultural or ranch range clubhouse, or for that matter, any number of other clubhouses in the county that serve their members' social needs. In consideration of the permit request, please note that the ranch is contiguous to a highly commercial raceway to the northwest, and a major highway artery to the south. Thus, much of the area historically was, and presently is, in use either commercially, for recreation, or as a major transportation artery.

The clubhouse application indicates that it use will be for member services, including dining, locker rooms, a pro shop, and staff offices. It will also be used for storage, dog kennels and hunter education courses. Daily membership use is actually relative light. Normally, 6 – 12 members may be using club facilities or grounds at any one time. Events usually have 25 – 50 participants. Only rarely are larger events planned. In 2017, two events requiring permits took place. Each of these was philanthropic, well organized and conducted safely.

In closing, the clubhouse is essential to the Wing & Barrel mission and operation. Its design, placement and use have all carefully been considered in planning. All required permitting protocols and processes have been complied with. The Sutsos family has a long history of responsible land use and stewardship. This exemplifies the tradition of conservation that has defined the sportsmen's community for over a century. With this being said, you are respectfully urged to grant their request to continue that legacy.

Sincerely,

Yancey Forest-Knowles

A handwritten signature in black ink, appearing to read "Yancey Forest-Knowles", written over a large, stylized flourish that loops around the text.

PLP15-0060

**Sonoma County Board of Supervisors Public
Hearing - Appeal**

UPE15-0060 Black Point Sportsman's Hunt Club

April 24, 2018

Blake Hillegas, Supervising Planner



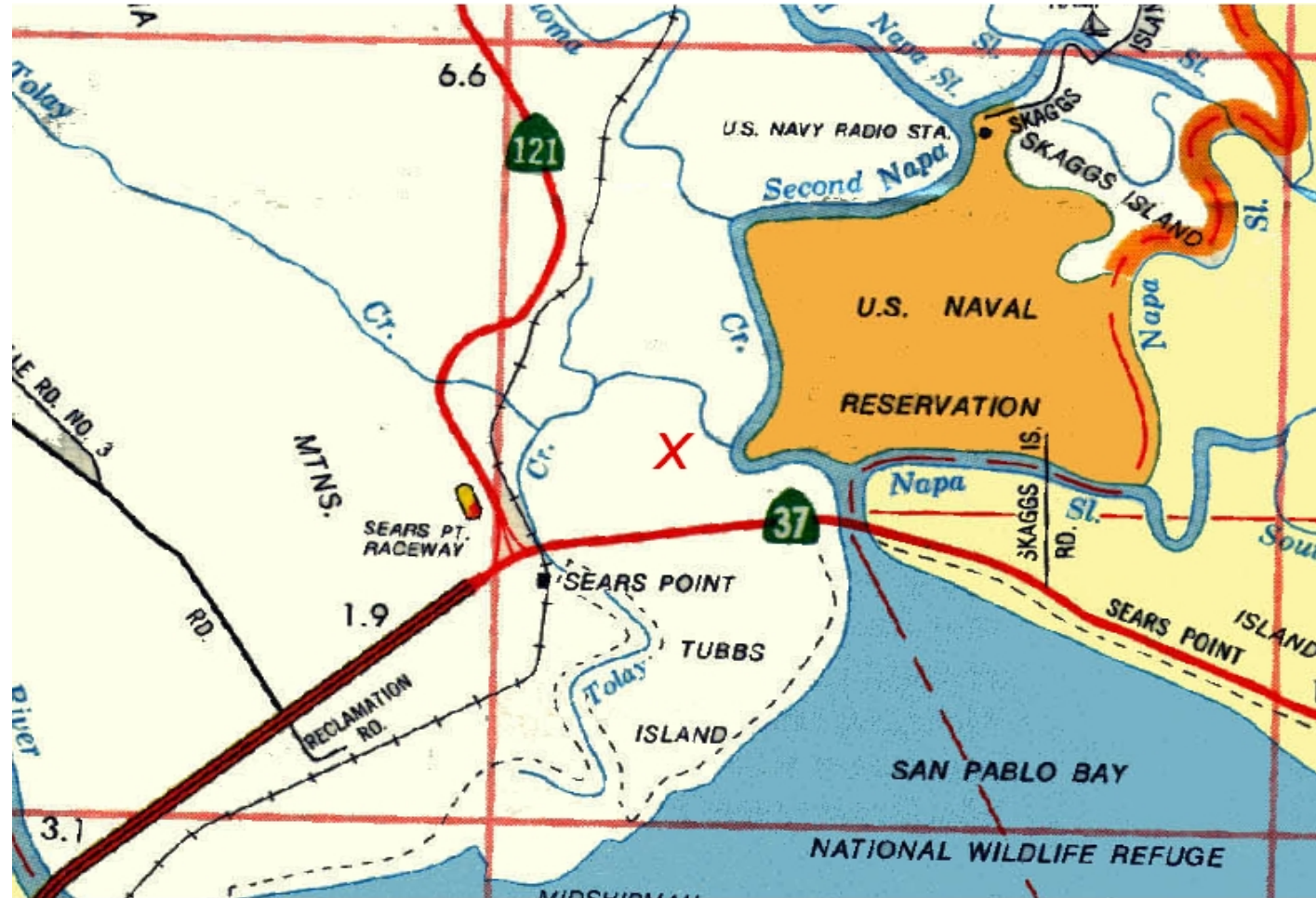
Project Location

Project:
Appeal of BZA's
Approval of Use
Permit Modification

LLA subject to BOS
approval/transfer of
89 acres

Pending Agreement
to Compromise

6600 Noble Rd,
Sonoma



General Plan Land Use Map

Land Extensive Agriculture 100-acre Density

978.5 acres – two legal parcels

Lot A 825.6 acres - 799 acres of hay under Type II WA contract

Lot B 152.9 acres 54 acres of wetland slough/93 acres of levees and hay



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Target Commercial

- General Commercial
- Limited Commercial
- Limited Commercial/Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

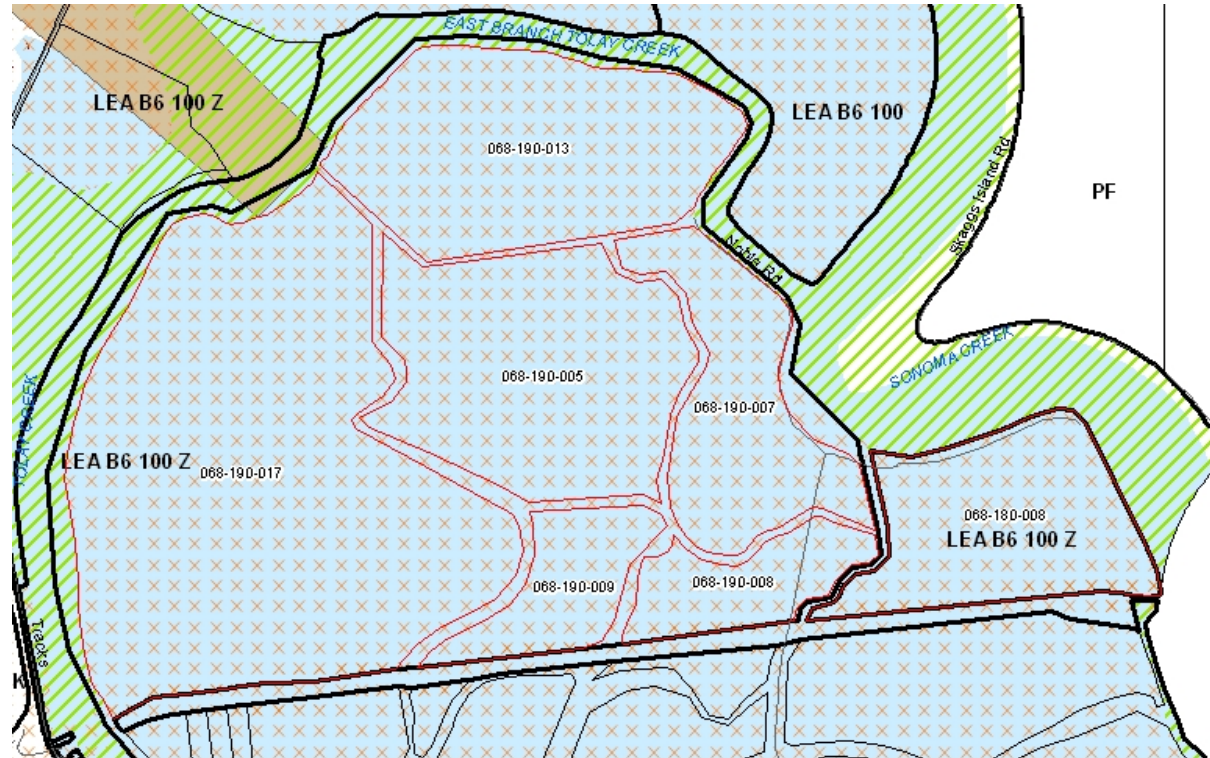
Base Map Data

- Coastal Commission Boundary
- Urban Service Area Boundary
- Highways
- Perennial Streams
- Intermittent Streams

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acre.

Zoning Map

**LEA B6 100-acre
Density, Z, SR,
F2 VOH, RC
50/25**



Zoning and Combining Districts



0 750 1,500
Feet
1:18,000

City Limit	SD Scenic Design	MR Mineral Resource
AH Affordable Housing	SR Scenic Resource	G Geologic Hazard
LJ Policy	VOH Valley Oak Habitat	F1 Floodway
HD Historic District	BR Biotic Resource	F2 Floodplain

Summary Background

- BZA Approved project on November 16, 2017
 - 28,802 square foot club house
 - 85 foot tall sporting clay shooting tower
 - 1.5 acre fishing/casting pond
- Appealed on November 27, 2017
- Agreement to compromise submitted on April 5, 2018

Agreement to compromise

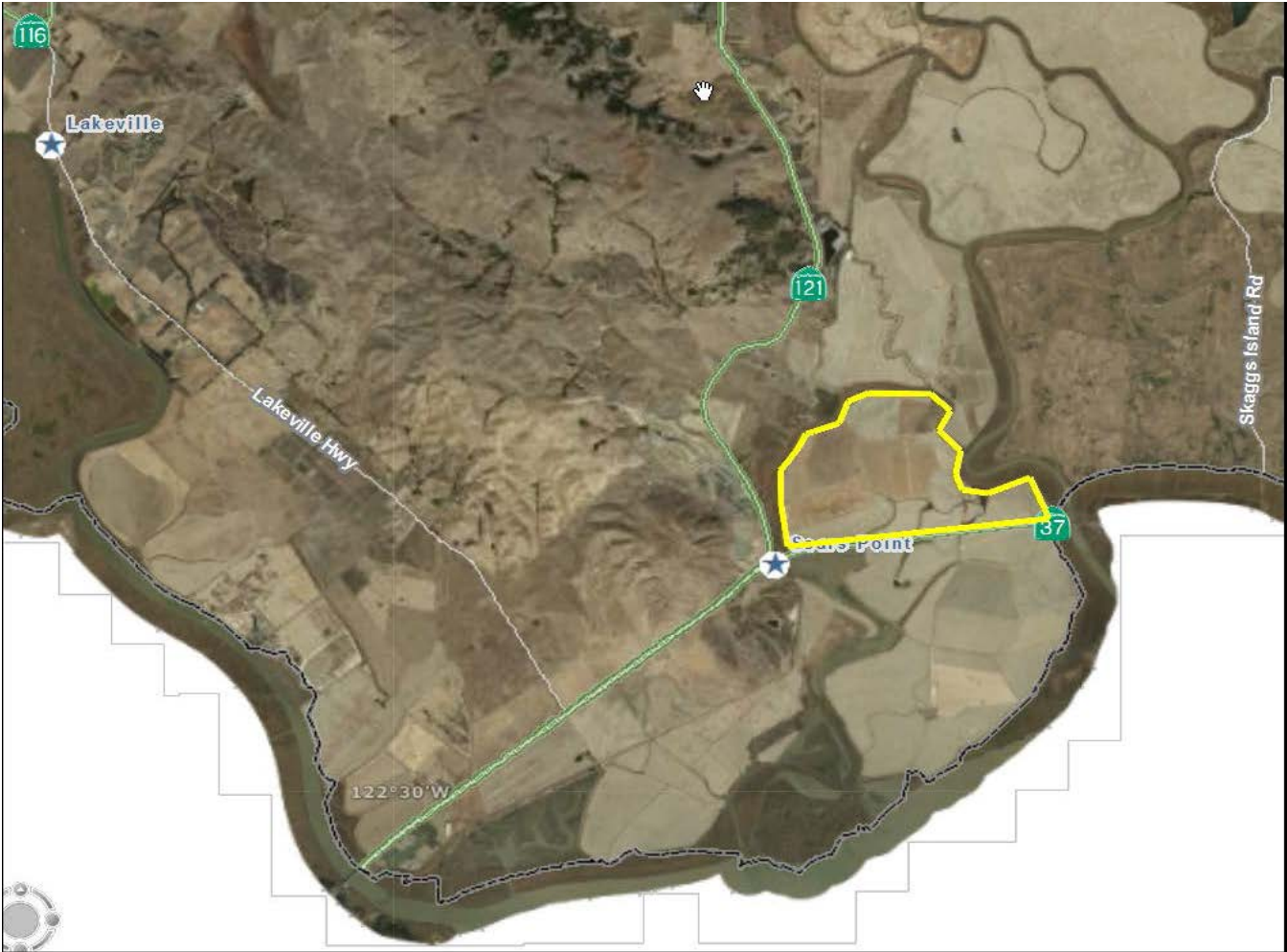
□ Modified Project Description:

- 18,620 square foot clubhouse
- Height, two-stories up to 35 feet
- Building footprint, 12,100 sq. ft.
- Main floor assembly and service areas limited
- 2,390 sq. ft. of unfinished space, not for assembly or food or wine prep/service/storage
- Outdoor deck not to exceed 2,480 sq. ft.

Agreement to Compromise

- Water use limit established for the use
- Clarifies outdoor lighting shall avoid direct glare
- Participate in event monitoring program if/when established as determined appropriate by Permit Sonoma Director

Aerial Overview



Aerial View



Existing Conditions

Existing Facilities:

Hunt clubhouse

Dog kennel

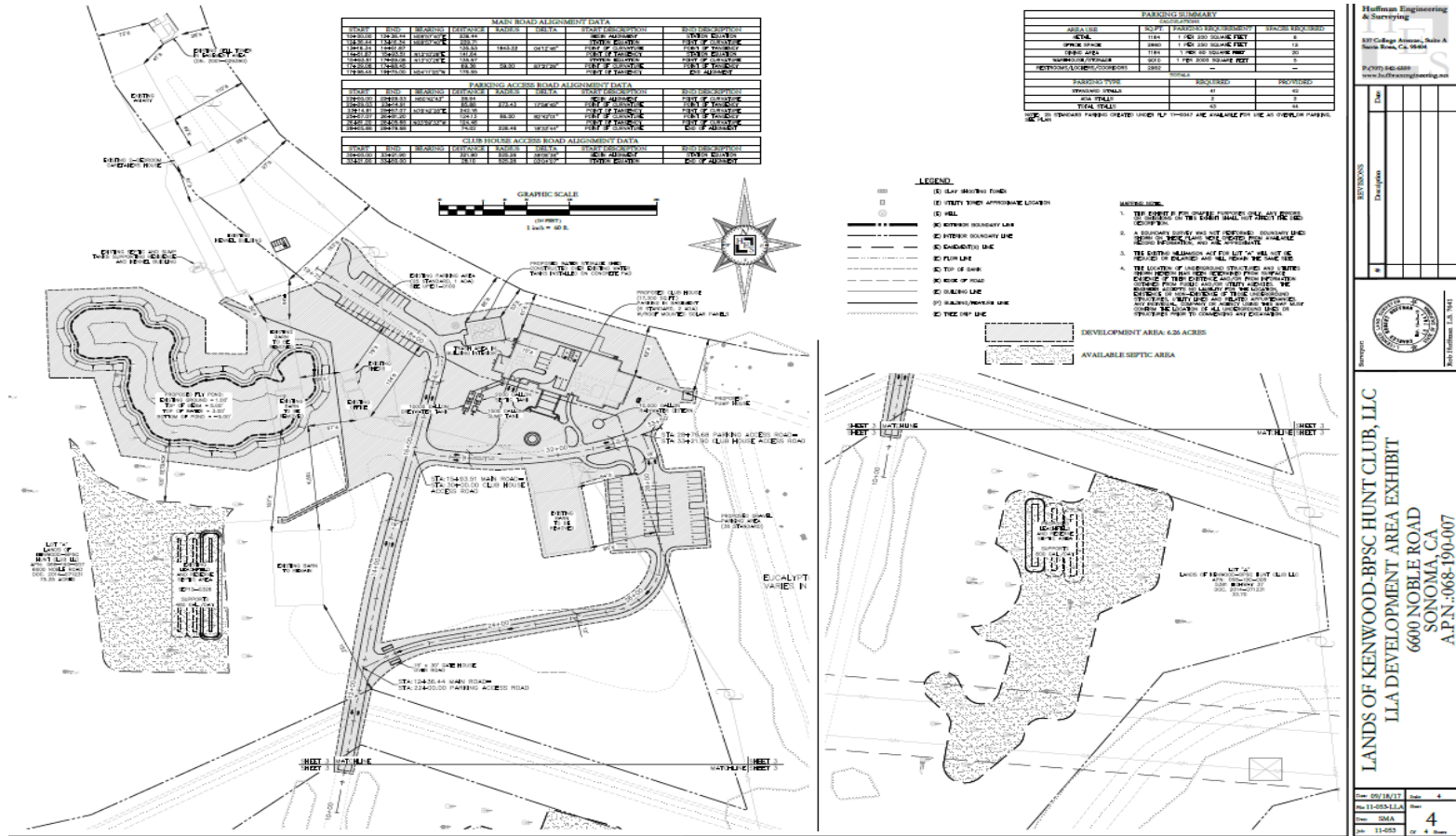
Caretaker's residence

Hay and equipment barns

Clay course



Development Area Site Plan

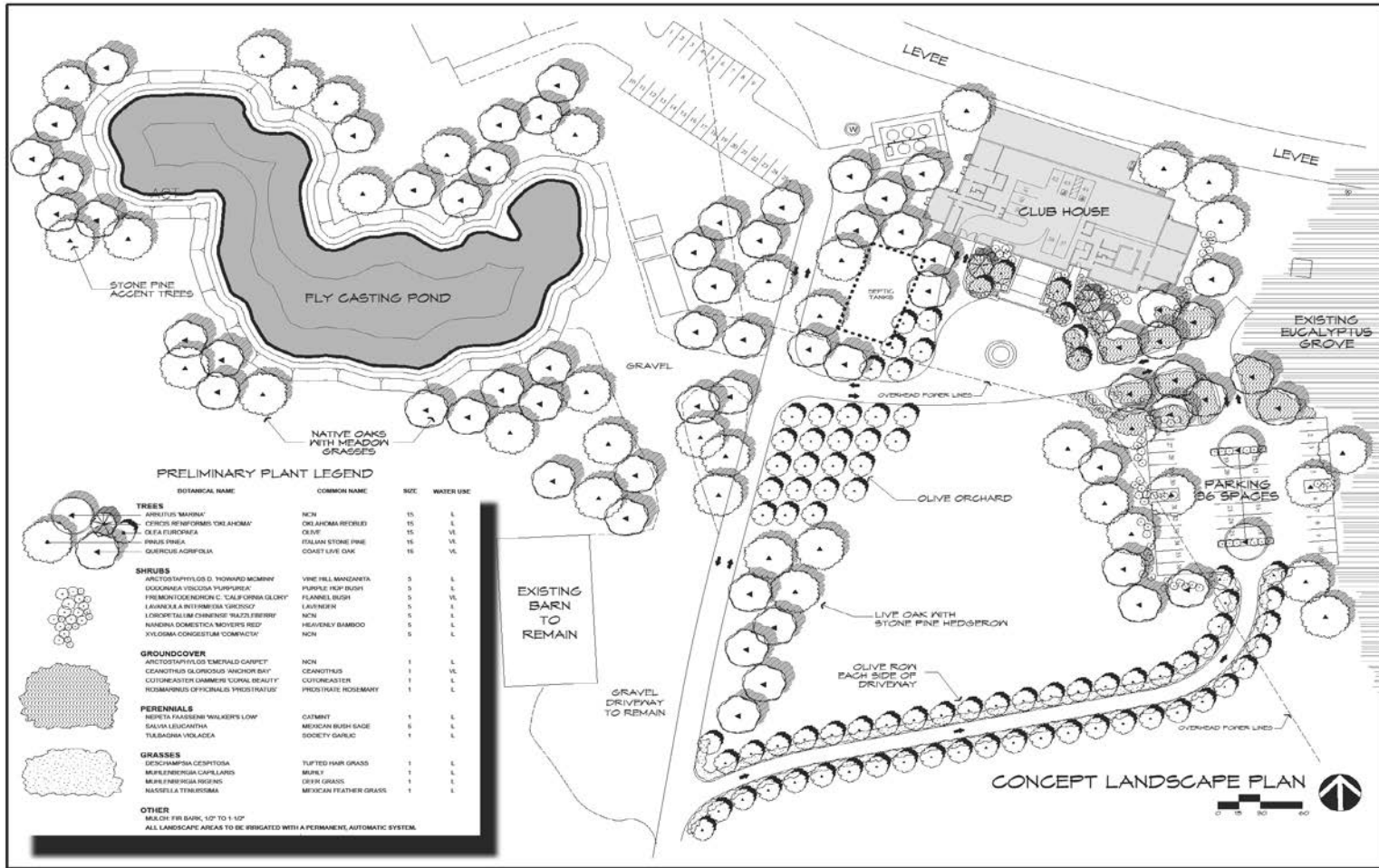


Huffman Engineering & Surveying
 837 College Avenue, Suite A
 San Jose, CA 95128
 Phone: 408-438-1111
 www.huffmanengineering.com

LANDS OF KENWOOD-BPSC HUNT CLUB, LLC
 ILLA DEVELOPMENT AREA EXHIBIT
 6600 NOBLE ROAD
 SONOMA, CA
 A.P.N.: 068-190-007

DATE: 09/18/17
 DRAWN BY: DML
 SCALE: AS SHOWN
 SHEET NO: 4

Landscape Site Plan



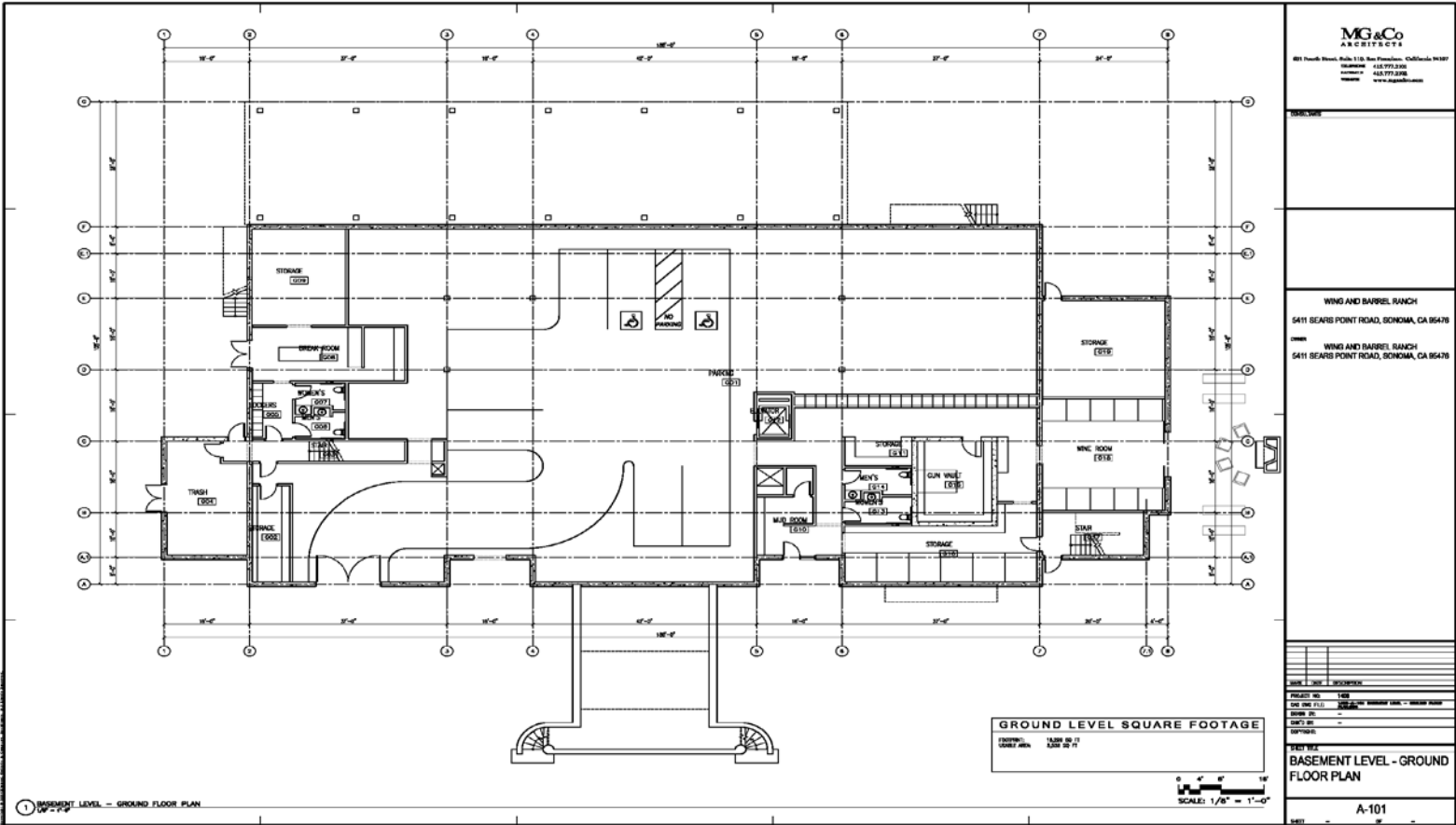


MACNAIR
 ARCHITECTURAL & LANDSCAPE ARCHITECTURE
 10000 W. CENTRAL EXPRESSWAY
 SUITE 100
 SAN JOSE, CALIFORNIA 95128
 TEL: 408-261-1500

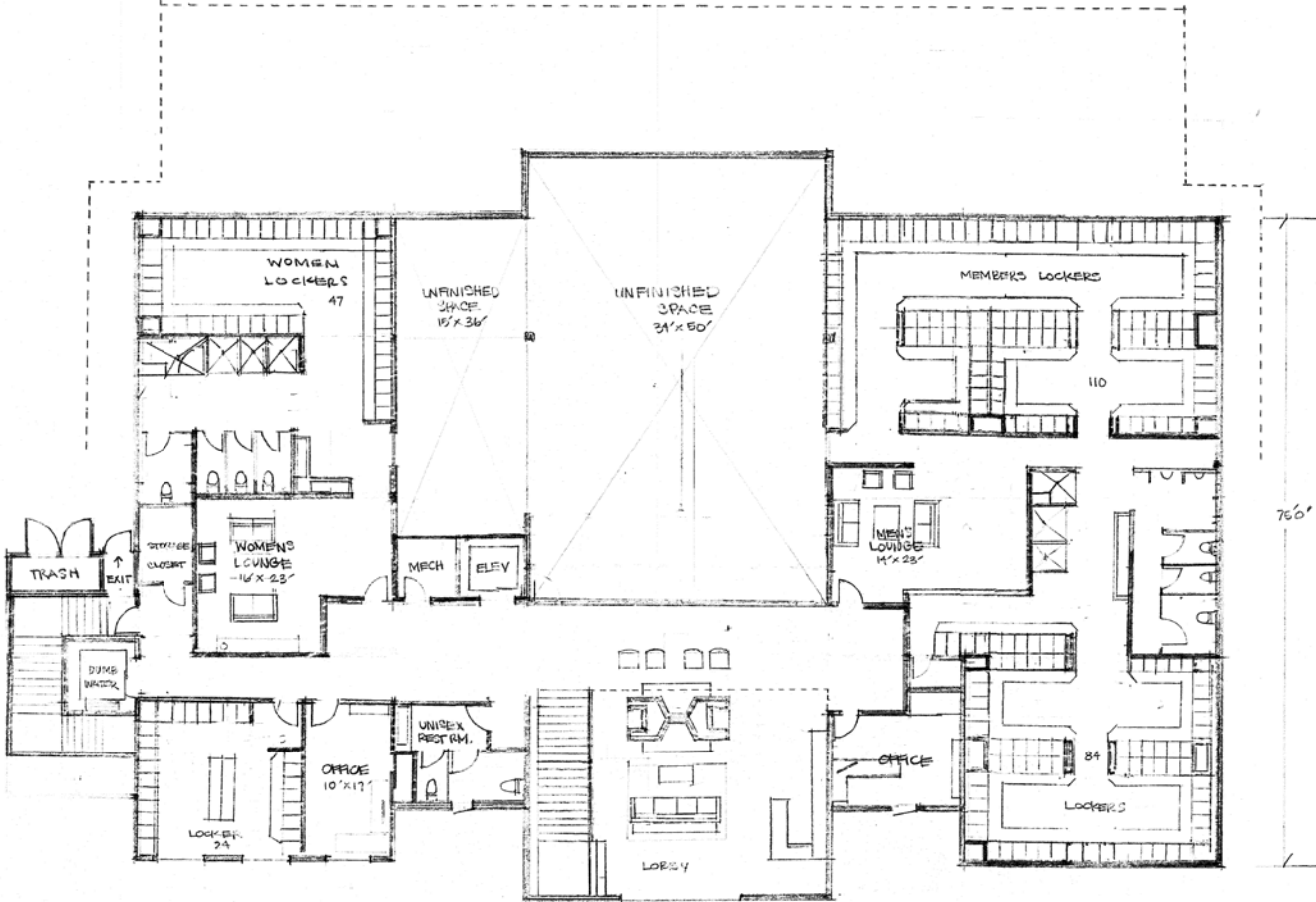
CONCEPT LANDSCAPE PLAN
WING AND BARREL RANCH CLUBHOUSE
 SAN JOSE, CALIFORNIA
 APR. 08-15-00

DATE: 5/16/00
 JOB: 2010-09
 SCALE: 1" = 30'
 DRAWN: DM
 SHEET: L-1
 OF: 1

Ground Floor Plan

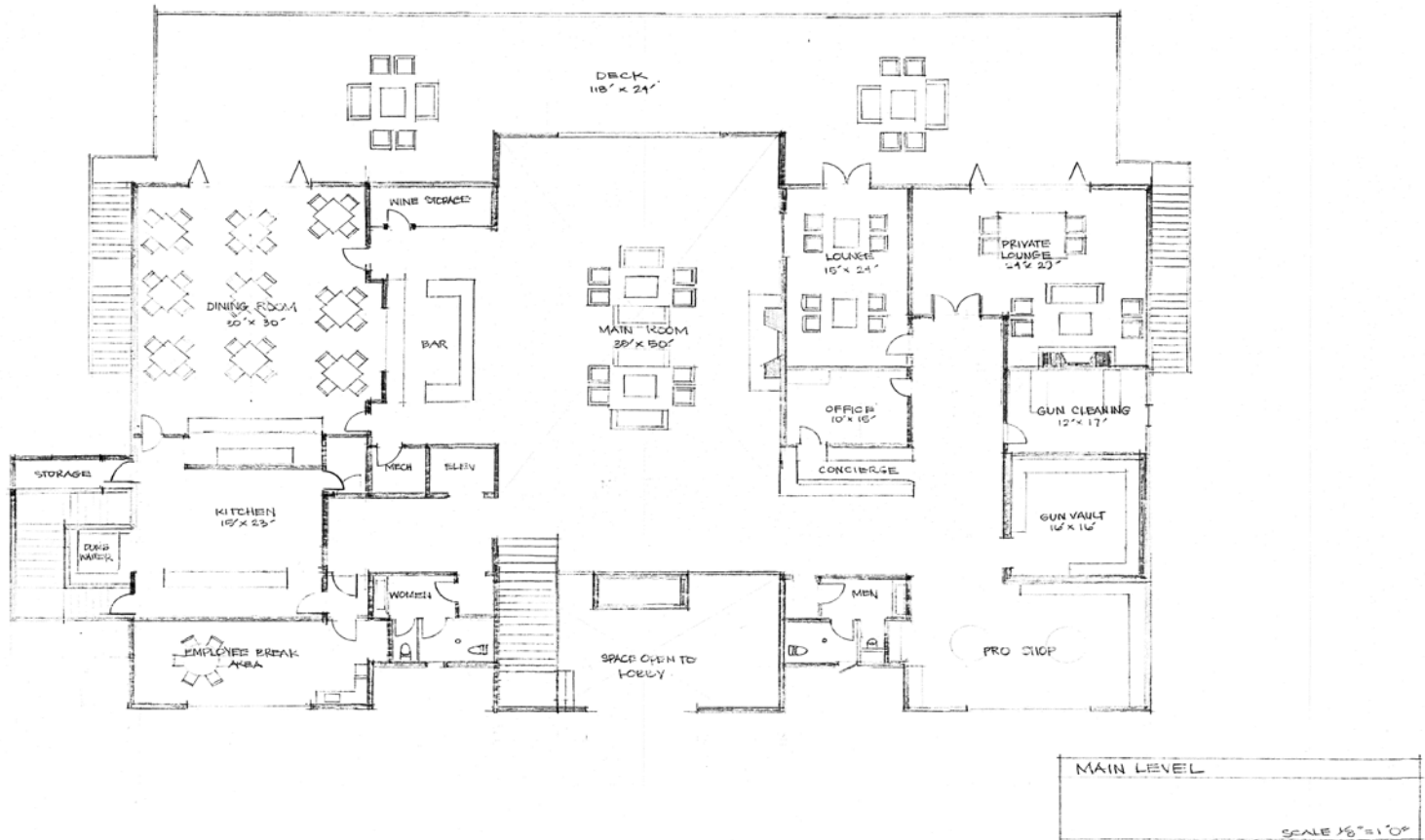


Revised Ground Floor

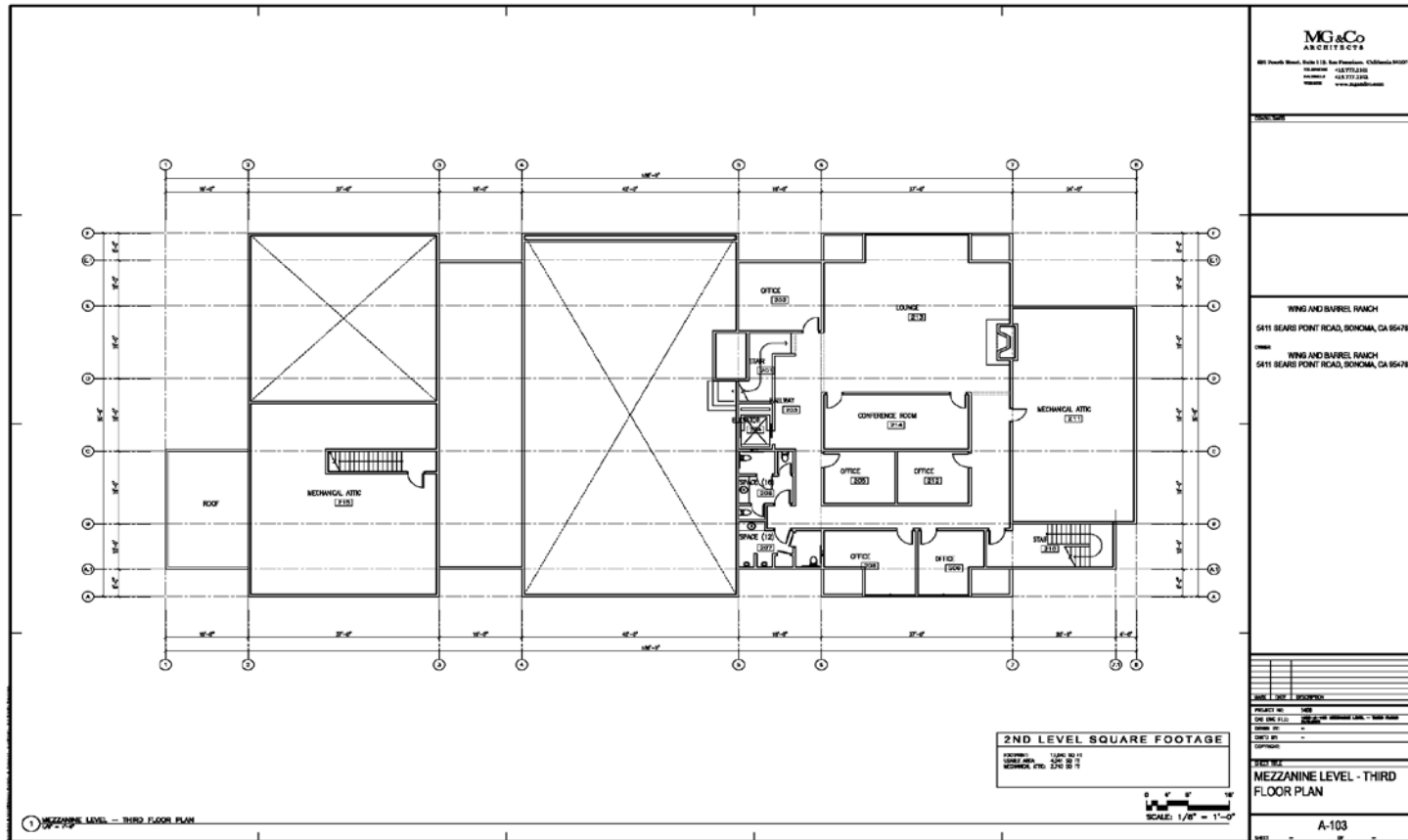


GROUND LEVEL FOOTAGE

Revise Main Floor Plan



Mezzanine Level – Third Floor



General Plan Consistency

- General Plan:
 - ▣ Recreational Use and accessory club house uses may be permitted in LEA
 - ▣ Compatible with Agricultural preservation policies as conditioned
 - ▣ Complies with other General Plan policies pertaining to Land Use, Agricultural Resources, Resource Conservation, Ground Water Resources and Circulation and Transit

Zoning Consistency

- Zoning Consistency:
 - Hunting clubs and accessory uses may be permitted
 - Club house - setback, height, and lot coverage
 - F2 -requires elevated finished floor
 - SR -out of corridor, setback and screened from view,
 - RC -Portion of parking lot in RC; Condition requires adjustment
 - Shooting tower height may be authorized by design review

Compatibility Determination

- The establishment, maintenance or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons, property or improvements in the area.

Lot Line Adjustment Findings

- Lot Line Adjustment complies with the Uniform Rules and criteria of Government Code section 51257 for property under a Land Conservation Contract

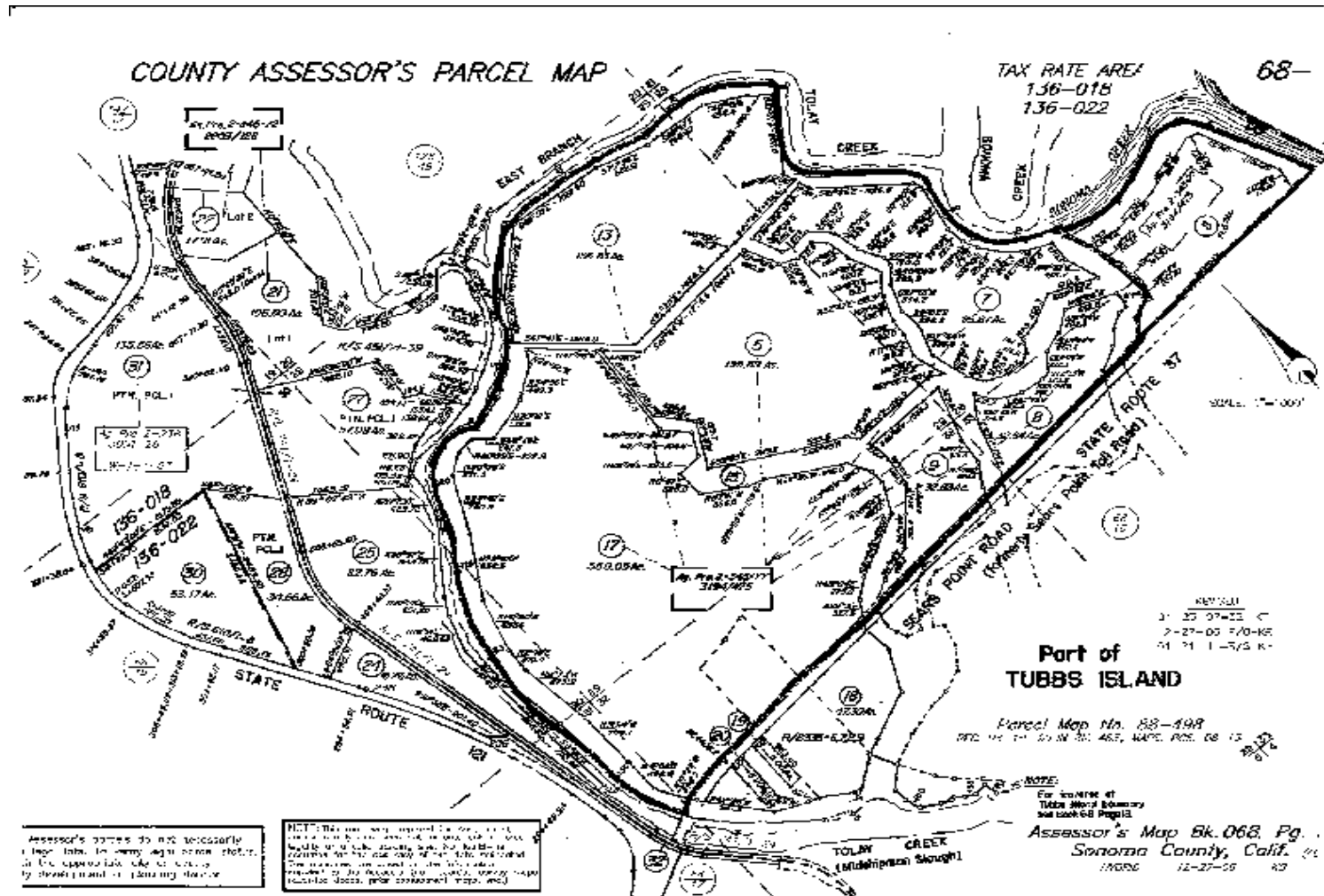
Recommended Actions

- Adopt a Mitigated Negative Declaration
- Approve a Lot Line Adjustment subject to a new Land Conservation contract
- Approve a Use Permit subject to the revised project description Modified Conditions of Approval; and
- Consent to withdrawal of the appeal

Questions?



Two Legal Parcels



Background

- ❑ 2012 BOS original approval -Public membership
- ❑ 2017 Director's/staff approval -Private membership
- ❑ Updated traffic studies and ground water reports
- ❑ Several clarifications on Proposal Statement
- ❑ Updated the Lot Line Adjustment Maps to clarify existing/proposed agricultural use
- ❑ DRC and SVCAC



Proposal

- New private membership model hunting club (7am-9pm)
- 26,802 square foot three story structure club house
- Kitchen, demonstration kitchen, dining area, full bar, lounge, locker and meeting rooms, and administrative office space
- Private access Tuesday – Sunday and public access Monday and Tuesday
- Seasonal hunting and year round shooting activities

Group Activities

- Scheduled group activities up to 24 times a year with up to 40 persons
- Group activities would be associated with hunting, fishing, and shooting
- Group activities would include small parties and meals with up to 40 persons
- Group activities would generally be held late afternoon/evening on weekends

Appeal

- Membership Numbers
- Characterization of Project
- CEQA Analysis; traffic and groundwater
- Construction in Biologically Sensitive Area/F2-Sea Level Rise
- Uniform Rules/Land Conservation Act

Updated Conditions

- Limiting membership to 500
- Control peak clubhouse, hunting, shooting, and fly casting activity to existing peak levels
- Monitor and report to Permit Sonoma on a monthly basis
- Limit scheduled group activities 24/40.

Updated Conditions

- Avoid starting/ending group activities during weekday pm peak
- -Avoid scheduling group activities which overlap with peak hunting periods
- -Avoid scheduling group activities to start/end during the weekend peak
- -Two year review
- -Required maintenance of levees

Operational Ground Water Conditions

35. In the event that net water use from the deeper aquifer exceeds 0.8 acre feet per year, Permit Sonoma may bring this matter back to the BZA for review of additional measures to reduce water use. If water use from the deeper aquifer exceeds 0.8 acre feet per year by more than 10 percent, Permit Sonoma shall bring this matter back to the BZA for review of additional measures to reduce water use.

36. Water samples from each well shall be tested by a State-certified lab annually for analysis of salt water intrusion. Water samples shall be extracted in the months of September or October and reported to Permit Sonoma no later than January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Water quality parameters to be tested shall include Total Dissolved Solids, Electrical Conductivity, Chloride, Iodide and Boron. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater quality is declining, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by Permit Sonoma.

Potential Flood Hazards

- Prior to issuance of a building permit for the proposed club house, the applicant shall record a deed notice subject to review and approval of Permit Sonoma acknowledging the site is former bay lands protected by a levee system and is subject to potential hazards related to flooding and sea level rise. The applicant/operator and all successors in interest shall be responsible for maintaining the levee system along the perimeter of the property to protect any development or users from flooding due to tidal influence, land subsidence or sea level rise.

Deed/Protective Easement

A deed restriction or a protective easement in a form acceptable to County Counsel and PRMD shall be recorded to protect existing scenic and open space features on the easternmost portion of the map identified as Lands of Kenwood-BPSC Hunt Club, LLC, LLA Proposed Adjustment Exhibit, 6600 Noble Road, Sonoma, CA, APN: 068-190-007, sheet 2, showing the 152-acre proposed Lot B, beginning at the line of the four most westerly clay course shooting stands depicted adjacent to a tree line, and extending from that line to the eastern property boundary of the proposed Lot B. The deed restriction or protective easement may exclude the fly casting pond and shall exclude all proposed clubhouse or other facilities or development located west of the westernmost line of the clay course shooting stands. If an easement rather than a deed restriction is proposed, the applicant shall identify, negotiate and secure approval of an acceptable easement deed and agreement with a proposed easement holder, prior to the issuance of any PRMD project permits. PRMD staff shall ensure that the above mitigation measure is listed on all grading, building and improvement plans. County Counsel and PRMD shall ensure that documentation of protective easement or deed restriction recordation is submitted to PRMD prior to the issuance of any PRMD project permits.

19 **SAN FRANCISCO Bay Trail**

Bay Trail

- Paved
- Dirt/Gravel
- On Street
- Planned

Other Trail

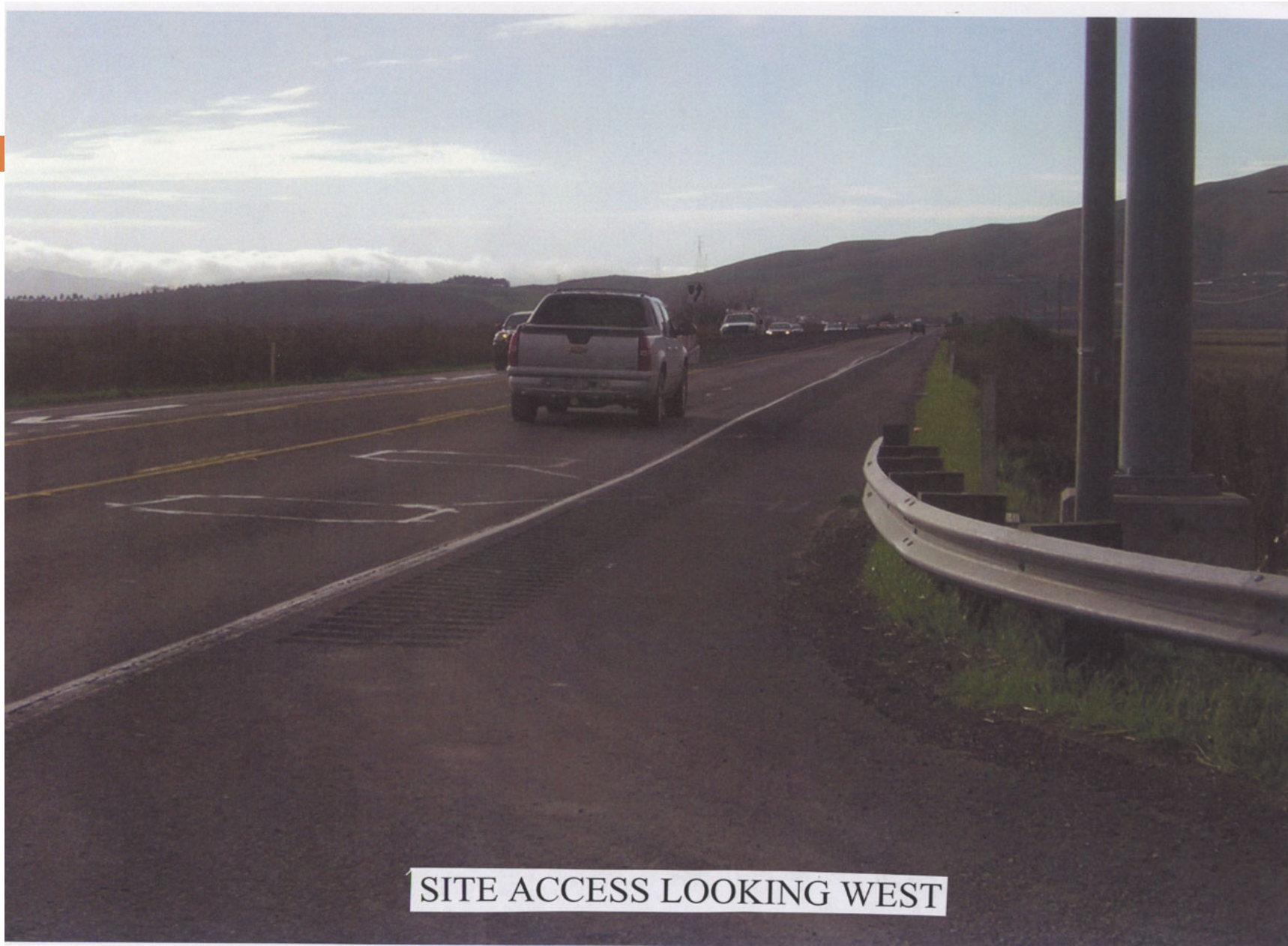
- Existing
- Planned





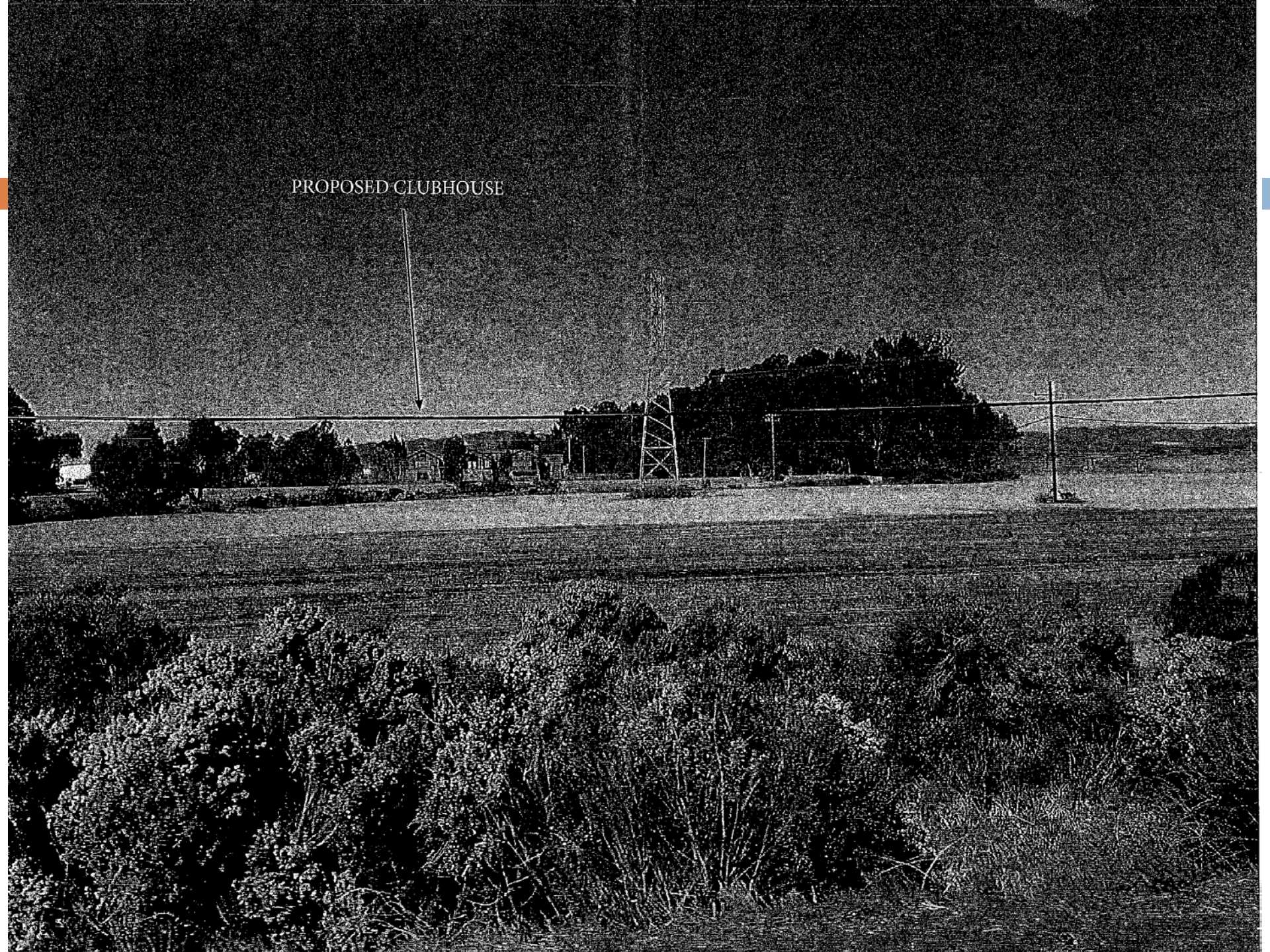


SITE ACCESS LOOKING EAST



SITE ACCESS LOOKING WEST

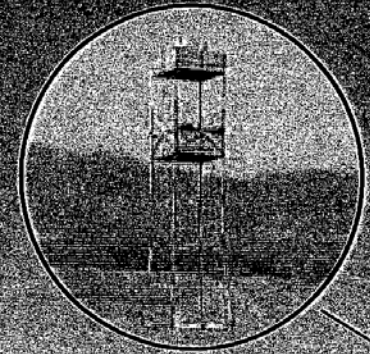
PROPOSED CLUBHOUSE



PROPOSED CLUBHOUSE



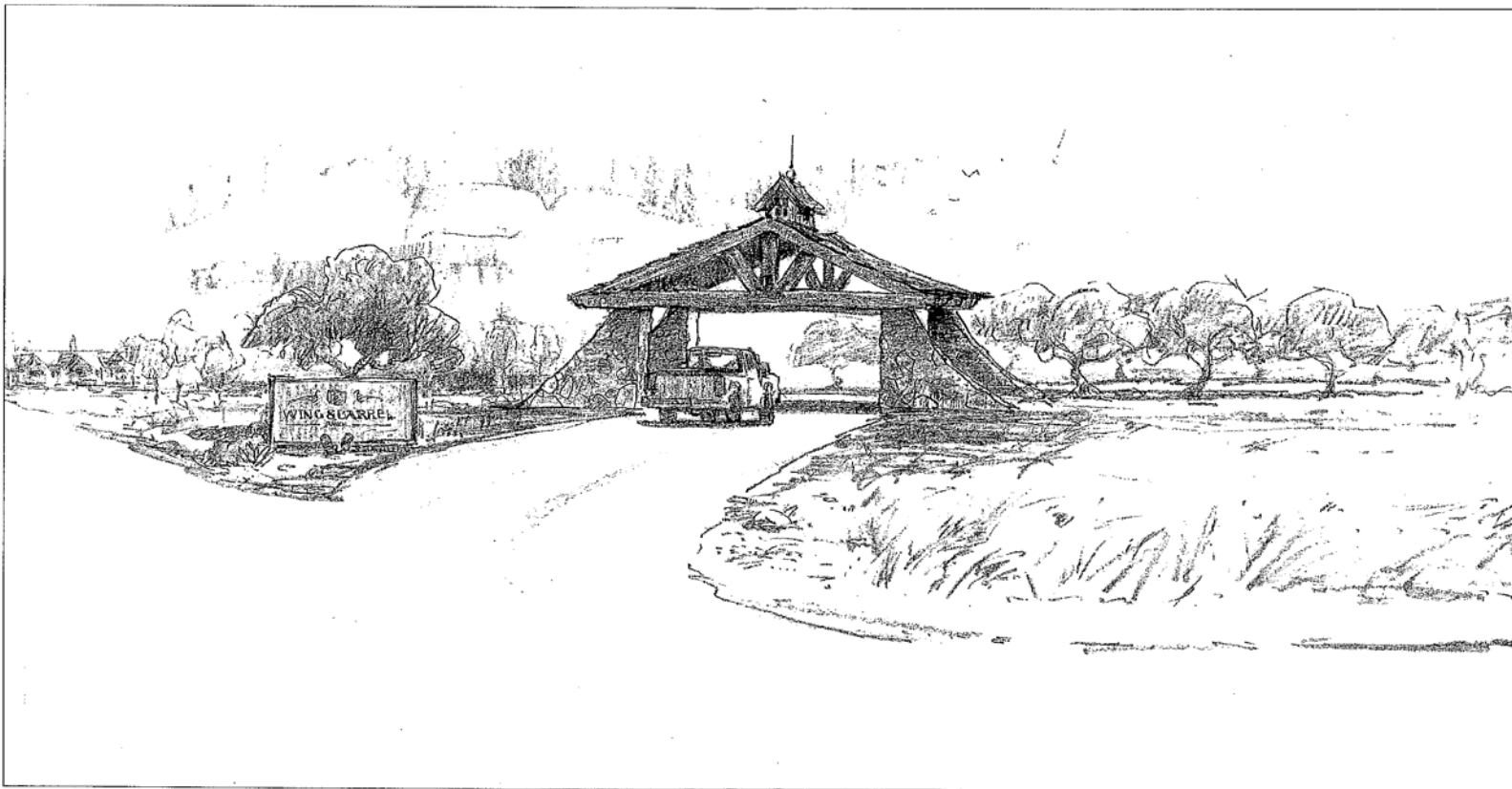
PROPOSED CLAY TOWER



WING & BARREL

RANCH

SONOMA, CALIFORNIA



WING & BARREL RANCH ENTRY

KEITH WICKS/ARTIST





ALL DIMENSIONS OF THIS PLAN ARE IN FEET
 ORIGINAL SCALE IS 1" = 200'





068-190-007

Noble Rd

068-180-008

068-190-008



0 125 250 Feet





County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission
ACTIONS

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

Date: April 12, 2018
Meeting No.: 18-03

ROLL CALL

Larry Reed
Paula Cook
Cameron Mauritsen
John Lowry
Dick Fogg, Chair

STAFF MEMBERS

Jennifer Barrett
Jane Riley
Deisy Vargas, Secretary
Leslie Thomsen, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance.

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 1
Time: 1:05 pm
File: ORD17-0003
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Jane Riley

Sonoma County Planning Commission Actions

Date: April 12, 2018

Page 2

Env. Doc: Exempt: Public Resources Code, § 21080.17; CEQA Guidelines, § 15282(h) and 15061(b)(3) California Code of Regulations
Proposal: Amendments to the Sonoma County Code to remove constraints to housing related to accessory dwelling units, mixed use projects, timing of fee payments, and special needs housing types.
Location: County-wide
APN: County-wide
District: All
Zoning: Various

A straw vote was taken on the Policy Options

Action: 1st motion – move staff recommendation to find the zoning code amendment exempt from CEQA and reduce the minimum lot size for accessory dwellings to 1 acre if on community or public water, with one correction to table for 5,000 sq. ft. lots with sewer within urban service areas. Passed 3-2 Minority vote: Commissioner Mauristson recommending reducing minimum lot size; Commissioner Fogg recommending an increase in the minimum lot size.

Appeal Deadline: 10 days

Resolution No.: 18-003

Vote:

Commissioner Reed	aye
Commissioner Cook	aye
Commissioner Mauritson	no
Commissioner Lowry	aye
Commissioner Fogg	no

Ayes: 3

Noes: 2

Absent: 0

Abstain: 0

Action: 2nd motion – move staff recommendation to increase the maximum unit size to 1,200 sq. ft. and use a graduated fee waiver to incentivize smaller units.

Appeal Deadline: 10 days

Resolution No.: 18-004

Sonoma County Planning Commission Actions

Date: April 12, 2018

Page 3

Vote:

Commissioner Reed	aye
Commissioner Cook	aye
Commissioner Mauritson	aye
Commissioner Lowry	aye
Commissioner Fogg	aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0



Sonoma County Project Review and Advisory Committee
ACTIONS

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: April 19, 2018

COMMITTEE MEMBERS

Keith Hanna, Sanitation - Vice Chair
Melinda Grosch for Blake Hillegas, Planning - Secretary
Shelley Janek, Agricultural Commissioner's Office
Mitch Simson for Laurel Putnam, Department of Transportation and Public Works
Yoash Tilles, Grading and Storm Water
Becky Ver Meer, Health Specialist
Leonard Gabrielson, Surveyor - Chair

REGULAR CALENDAR

Item No: 1
Time: 9:05 a.m.
File No.: MNS17-0007
Staff: Derik Michaelson
Applicant: Troy Soiland
Owner: same
Con't from: n/a
Env. Doc: Previously adopted Mitigated Negative Declaration
Proposal: Request to reactivate an expired Minor Subdivision approval of 14.85 acres into two parcels of 7.85 acres and 7.0 acres in size and use the previously adopted environmental document for the subdivision request.
Location: 4125 Wallace Road, Santa Rosa
APN: 029-080-003
District: 1
Zoning: Agricultural Residential (AR) with an allowable density of four acres per unit. No combining zones applicable.
Action: Melinda Grosch moved to re-adopt the environmental document and approve the subdivision subject to Findings and Conditions. Seconded by Becky VerMeer and passed with a 7-0-0 vote.
Appeal Deadline: 10 calendar days

Sonoma County Project Review and Advisory Committee Actions
April 19, 2018

Vote:

Keith Hanna:	Aye
Melinda Grosch:	Aye
Shelley Janek:	Aye
Mitch Simson:	Aye
Yoash Tilles:	Aye
Becky Ver Meer:	Aye
Leonard Gabrielson:	Aye

Ayes:	7
Noes:	0
Absent:	0
Abstain:	0



Sonoma County Board of Zoning Adjustments
ACTIONS

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: April 19, 2018
Meeting No.: 18-04

ROLL CALL

Larry Reed for Todd Tamura
Komron Shahhosseini, Absent
Ariel Kelley
Pamela Davis
Dick Fogg, Chair

STAFF MEMBERS

Dean Parsons for Jennifer Barrett
Scott Orr
Deisy Vargas, Secretary
Leslie A. Thomsen, Deputy County Counsel

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 1
Time: 1:05 pm
File: PLP17-0009
Applicant: J5 Infrastructure Partners
Owner: Cecilia and Chris Brown
Cont. from: N/A
Staff: Scott Orr
Env. Doc: Categorical Exemption (15303 - New Construction of a Small Structure)
Proposal: Request for a Use Permit and Design Review for a new telecommunications facility (a.k.a cell tower) consisting of 12 antennas on a 72 foot high faux eucalyptus tree, a 45 square foot equipment shelter, and a 15 Kilowatt emergency generator on a 14.89 acre parcel.
Location: 5190 Pressley Road, Santa Rosa
APN: 049-101-081
District: 1
Zoning: AR (Agriculture and Residential) B6 10 acre density, G (Geologic Hazard), LG/MTN (Taylor/Sonoma/Mayacamas Design Guidelines), RC50/25 (Riparian Corridor), and SR (Scenic Resources)
Action: Commissioner Fogg motioned to approve the project with modified conditions of Approval. Seconded by Commissioner Kelley and passed with a 3-1 vote.
Appeal Deadline: 10 Days
Resolution No.: 18-004

Sonoma County Board of Zoning Adjustments Actions
4-19-18

Vote:

Commissioner Reed	aye
Commissioner Shahhosseini	absent
Commissioner Kelley	aye
Commissioner Davis	no
Commissioner Fogg	aye

Ayes: 3

Noes: 1

Absent: 1

Abstain: 0