



Solano County Department of
Resource Management

675 Texas Street, Suite 5500 • Fairfield, California 94533 • (707) 784-6765

FILED

AUG 14 2017

Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State
of California

Deputy:

Maya Chinda

APPEAL REQUEST FORM

1. Name of Appellant Valerie Dodini + Mary Browning Telephone 707-761-3075
2. Mailing Address P.O. Box 3283 City Fairfield State CA Zip 94533
3. Appealed to: Planning Commission _____ Board of Supervisors ☒
4. Appeal Fee (\$150.00): receipt # 915447
5. State reason(s) (or attach in writing) why the decision making body erred in its decision:

see Attached

Appellants Signature

Valerie Dodini Mary Browning

Date

8-14-17

August 14, 2017

Solano County Board of Supervisors

675 Texas Street, Suite 6500

Fairfield, CA 94533

APPEAL OF THE PLANNING COMMISSION DECISION

Use Permit Application No. U-16-04 of Caymus Suisun Winery with related uses located at 4991 Suisun Valley Road, 0.15 miles north of Mankas Corner Road, Fairfield in an “A-SV-20” Agriculture-Suisun Valley Zoning District, APN: 0149-060-050, -080.

We strongly believe that approval of the use permit U-16-04 for a 200,000 gallon winery with related uses will result in significant adverse impacts on the upper Suisun Valley including the designated Mankas Corner Agricultural Tourist Center (ATC), the Suisun Valley Elementary School, and to the surrounding rural community where we live.

The scale of this winery and its excessive special events marketing plan promises to change the rural character of Suisun Valley. We believe that the Department of Resource Management and the Planning Commission relied on subjective and orchestrated information and analyses leading up to and at its public hearing on August 3, 2017.

We believe that the quality of life of the Suisun Valley’s rural residents has been discarded in favor of expanded commercialization for wine tourism. The County’s role in facilitating the expansion of wine tourism has far exceeded the original parameters anticipated by the Suisun Valley Strategic Plan (“SVSP”). Off-site indirect and

cumulative impacts on rural residents not party to the expansive facilitation of winery tourism have not been adequately addressed in the use permit approval process for this project. The impacts of “related uses”, essentially a euphemism for promotional events and weddings, will negatively impact the quality of life of rural Suisun Valley residents. The winery and special events center, and the projects that will surely follow, will destroy the valley’s character and the reason we chose to live in this unique farming region with its long agricultural history.

The environmental analysis from the Suisun Valley Strategic Plan initial study addressed the environmental impacts from the largest potential development in the Suisun Valley. That potential development was anticipated to occur gradually over a substantial period of time and a total implementation of all possible changes proposed in the initial study would not necessarily occur.

The expansion of wine tourism in Suisun Valley will result in significant negative impacts. These include the need for expanded infrastructure including roads and traffic control devices, increased traffic, insufficient parking for existing uses, and expanded requirements for law enforcement, fire and emergency response resources. None of these issues have been addressed in the assessment of the individual and cumulative impacts of the proposed winery and special events project.

We believe that the scope and extent of the proposed winery and event center is out of character for the vision of agricultural use within Suisun Valley encompassed in the 2008

Solano County General Plan Update and Measure T submitted to and approved by the voters of Solano County in November 2008.

The zoning regulations applicable to Suisun Valley allow special events associated with agricultural processing entities including wineries. Although promotional and marketing events are commonplace at California wineries, the number of such events must be reasonable, such events are highly regulated in counties with numerous wineries, i.e. Napa and Sonoma Counties.

The number of large promotional events allowed by Use Permit U-16-04 is excessive. Twenty-five promotional events and twenty-four weddings per year equates to almost an event every week throughout the year. Because of inclement winter weather, the total number of special events would likely be crowded into the temperate months of late spring through early autumn.

The number and scope of special events allowed by Use Permit U-16-04 must be reduced to a reasonable level and the use permit made conditional on regular review. Such review would allow continuing regulatory control and if appropriate, allow modification of the number and scope of special events. Granting the proposed conditions of Use Permit U-16-04 would give away regulatory control and will result in significant and unfortunate unintended consequences. Equity would demand that all future winery applicants be allowed the same conditions yet such extensive conditions are not sustainable if Suisun Valley is to retain its rural character in the future. If future wineries will not be able to hold events at the same level and under the same conditions, the proponents of this event

center and associated winery will be inequitably granted an exclusive and unregulated license for special events, far in excess of what any Napa winery could only hope for.

Napa County has had a long history with winery development and has established a regulatory process designed to permit orderly development, regulate operation and special events at wineries, and contain the excesses that unfortunately occur. Solano County does not have such a process and the county must act in a conservative and rational manner to ensure that resources are properly managed, that all players are treated equally, and that excesses do not occur. Napa County adopted a winery Definition Ordinance that establishes, among other restrictions, the scope of a winery and activities associated with it, including the extent of visitation, tasting rooms, and special events. Because of extensive land use and public nuisance complaints, weddings are prohibited at new wineries in Napa County. The only wineries that can hold weddings within the Napa County are those that held them prior to the enactment of the Winery Definition Ordinance.

Weddings are not related to agriculture. No rational nexus can be made between weddings and agricultural use. Weddings in the context of a winery are simply large celebratory parties. To comport with the scope of Measure T, special events at wineries within Suisun Valley must have a rational nexus to agriculture. Marketing and promotional events have such a nexus for a winery, but weddings do not have any such nexus.

Additionally, the proposed event center on agricultural property does not comport with the provisions of Measure T. The project provides for a total of 40,000 sq. ft. for event

center, tasting room, and retail space where as the winery itself is only 18,000 sq. ft. Parking, landscaping and septic disposal requirements will take up additional agricultural land. A large-scale event center is not compatible with agricultural uses on properties constrained by a Williamson Act contract. The County's Williamson Act Guidelines entitled "Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts" only provide that special events are a compatible use in association with an agricultural processing facility (i.e. winery) with special events and may simply just occur. That provision does not allow or justify the construction of a large structure for non-agricultural events on agricultural lands constrained by a Williamson Act contract.

Likewise, the land use regulations promulgated under Measure T only allow the occurrence of special events; they do not specifically allow construction of structures for special events. In fact the maximum size of winery tasting rooms is specifically defined in the County's land use regulations, hence, non-agricultural structures such as an events center are not compatible with agricultural use should be prohibited.

Additionally, the Final Mitigated Negative Declaration continues to have significant deficiencies despite comments submitted to the Department of Resource Management by another party. Significant deficiencies in the analysis and mitigation of potential impacts remain for traffic impacts, noise impacts and the handling of waste winery process water. The Board is referred to the comments submitted to the Department of Resource Management for full details. A brief summary of these deficiencies follows:

Traffic Impacts:

The traffic analysis submitted by the proponents to the Department of Resource Management and accepted by the Planning Commission does not adequately assess the impact of the substantial number and size of proposed promotional events and weddings on traffic in the vicinity of the project; the impact of increased truck traffic associated with hauling waste winery process water off site for treatment and disposal; and the impact on substantial recreational bicycle traffic on Suisun Valley Road and Mankas Corner Road.

Most notably, the proponent's traffic analysis merely assesses the Saturday peak hour load of 25 trips whereas the actual number of trips associated with a 450 attendee wedding would be 396 trips. The resulting conclusion contained in the traffic analysis that no substantial impact on traffic would occur, is sheer fallacy.

Acceptance of this inadequate traffic analysis only portends significant traffic problems for which Solano County and not the proponents will bear the ultimate cost of future remediation.

Noise Impacts:

The Final Mitigated Negative Declaration does not include any analysis of the noise generated by the significant number of promotional events and weddings proposed by the applicant. Large outdoor events generate substantial noise and this noise is exacerbated by amplified sound. Substantial noise will be generated almost every weekend by outdoor events and will have a significant impact on sensitive receptor sites throughout

Suisun Valley. Unfortunately, Solano County has also failed to establish an adequate and enforceable noise ordinance.

Failure to address and mitigate the impact of noise from the proposed event center and winery on off-site sensitive receptors will only come back to county government as substantial nuisance complaints.

Disposal of Waste Winery Water:

The Final Mitigated Negative Declaration does not contain any analysis of the winery's handling of waste winery process water. The applicant proposes two alternate methods for handling waste winery process water; hauling to an off-site location by tanker truck for processing and disposal; or on-site processing through disposal system consisting of a proposed "high rate" aerobic treatment system and ultimate disposal of treated water via irrigation.

The environmental effects of the alternate disposal methods have not been evaluated in the Final Mitigated Negative Declaration. Both disposal methods must be fully described and a realistic volume of waste winery process water must be established.

The off-site disposal method involves numerous and frequent tanker truck loads driven through Suisun Valley to I-80 and then down the I-80 corridor to the EBMUD sewage plant capable of handling such wastes. The on-site disposal method requires a carefully engineered disposal system with adequate safeguards to prevent pollution and nuisance.

Although on-site systems are commonly used by wineries, they are fraught with potential environmental concerns. Nevertheless, the proponents merely state that they will employ a “package” aerobic disposal system without providing any details.

Approval of this project without the requirement for adequate design details and an appropriate environmental assessment of the alternate disposal methods would be sheer negligence.

Insufficient Notice:

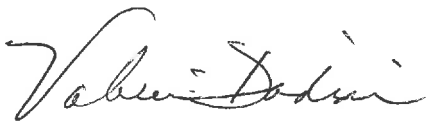
Due process mandates that the county must provide adequate notice regarding the public distribution of the Use Permit Application No. U-16-04. This was not done.

Page 2 of the subject application states, “Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.” Under this text the applicant wrote “See attached project description.”

No project description was included with or attached to the application form that was provided on the county website. Consequently, the public was provided with incomplete data and we have no idea as to the scope or intent of this project other than the limited information contained in the application. The application form, as we both printed it from the county website, is attached.

The County failed to provide the public with substantive information about this project. Therefore, it would be impossible for the public to make an informed decision based on what the County provided. The decision of the Solano County Planning Commission should be overturned based on this failure alone.

Respectfully submitted,



Valerie J. Dodini



Mary Browning



**DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM**

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone

(707) 784-4805 Fax

www.solanocounty.com

Application Type: ☒ New ☐ Extension (maps) ☐ Minor Revision ☐ Map Modification

<input type="checkbox"/> Administrative Permit (AD)	<input type="checkbox"/> Minor Use Permit (MU)	<input type="checkbox"/> Sign Permit (SGN)
<input type="checkbox"/> Architectural Review (AR)	<input type="checkbox"/> Mobilehome Storage Permit (MH)	<input checked="" type="checkbox"/> Use Permit (U)
<input type="checkbox"/> General Plan Amendment (G)	<input type="checkbox"/> Mutual Agreement (MA)	<input type="checkbox"/> Variance (V)
<input type="checkbox"/> Major Subdivision (S)	<input type="checkbox"/> Performance Standards (PS)	<input type="checkbox"/> Waiver (WA)
<input type="checkbox"/> Marsh Development Permit (MD)	<input type="checkbox"/> Policy Plan Overlay (PP)	<input type="checkbox"/> Zone Text Amendment (ZT)
<input type="checkbox"/> Minor Subdivision (MS)	<input type="checkbox"/> Rezone (Z)	

FOR OFFICE USE ONLY

Application No: _____ MR# _____ Hrg: AD ZA PC BOS _____ Date Filed: _____ Plnr: _____

Project Name: Caymus Suisun Winery

Subject Site Information

Site Address: 4991 Suisun Valley Road City: Fairfield State: CA Zip: 94534

Assessor's Parcel Number (s): 149-060-050 & 080 Size (sq. ft/acre): 29 +/-

Preferred Property Access by Staff: ☐ OK to access ☒ Call applicant before access ☐ Call owner before access

Contact Information

Property Owner Name: Cordelia Winery LLC

Contact Name: Mike Carlson Phone: 707-967-3000 Ext. 262 Email: mcarlson@caymus.com

Mailing Address: P.O. Box 268 City: Rutherford State: CA Zip: 94573

Architect/Engineer/Land Surveyor Company Name: Summit Engineering, Inc.

Contact Name: Greg Swaffar Phone: 707-636-9165 Email: greg@summit-sr.com

Mailing Address: 463 Aviation Blvd. Suite 200 City: Santa Rosa State: CA Zip: 95403

Applicant/Company Name: Cordelia Winery LLC

Contact Name: Mike Carlson Phone: 707-286-1704 Email: mcarlson@caymus.com

Mailing Address: P.O. Box 268 City: Rutherford State: CA Zip: 94573

Other Contacts:

Name: Charlie Wagner Phone: 707-963-4204 Email: charlie@caymus.com

Mailing Address: P.O. Box 268 City: Rutherford State: CA Zip: 94573

I Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

See attached project description.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Agriculture

Current Zoning: A-SV20

Proposed General Plan Designation: Agriculture

Proposed Zoning: A-SV20

Current Water Provider: SSWA

Current Sewage Disposal: On-site

Proposed Water Provider: SSWA and on-site well to be developed

Proposed Sewage Disposal: On-site

3 Williamson Act Contract

- A. Is any portion of the property under Williamson Act Contract? ☒ Yes ☐ No

If yes, Contract No. 671 please provide a copy.

- If yes, has a Notice of Non-Renewal been filed? ☐ Yes ☒ No

If yes, please provide a copy.

- B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

☐ Yes ☒ No if yes, please list and provide a copy.

4 Additional Background Information

- A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

☒ Yes ☐ No If yes, please describe in the project narrative.

- B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Solano County: Grading permit, building permit, construction stormwater discharge permit, Lot Line Adjustment (pending)

Bay Area RWQCB: Wastewater discharge requirements

- C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

Permits associated with the German & Sons fruit drying facility and vineyard operations.

- D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Geology, cultural resources, traffic study, biological survey

- E. Does the project involve Housing and Urban Development (HUD) federal funding? ☐ Yes ☒ No
Is HUD funding anticipated? ☐ Yes ☒ No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. ☐ Yes

☒ No

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

Generally flat with a seasonal drainage on the western edge. Existing buildings were used for fruit drying and are now part of vineyard operations.

B. Surrounding properties:

The site is bordered by agricultural operations to the north, west, and south. Suisun Valley Road and Suisun Valley Elementary School to the east.

C. Existing use of land:

Vineyards and agricultural operations

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural	Barns (3), Sheds (5), Shop (1), Office (1)	51,200
Commercial		
Industrial		
Other		

E. Describe existing vegetation on site, including number and type of existing trees.

Mainly vineyards. Oleanders and sycamore trees along the Suisun Valley Road frontage. Near the drainage vegetation consists of oaks, palm trees, some conifers and brush.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Vineyards.

G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>29+/-</u>	acres
Rolling	(7 - 15% slope)	<u> </u>	acres
Hilly	(16 - 24% slope)	<u> </u>	acres
Steep	(> 24% slope)	<u> </u>	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
See Site Map

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Agriculture	South	Vineyard
East	Elementary school	West	Vineyard

J. Distance to nearest residence(s) or other adjacent use(s): 300 ft (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
Power lines and water lines along Suisun Valley Road

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).
Intermittent drainage through western portion of the site

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.
Minor drainage ditch along Suisun Valley Road

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:
N/A

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes No X Don't Know If yes, please list:

P. Describe existing vehicle access(s) to property:

Two driveways from Suisun Valley Road

- Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

Williamson Act, telecommunications. See Preliminary Title Report attached hereto.

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

Signage on historic tractor structure and on pole barn on eastern edge of property

6 Proposed Changes to the Site

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 95 %.

ii. Project area (area to be graded or otherwise disturbed): 8 +/- ac sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

 Less than 50 cubic yds³ More than 50 cubic yds³ X More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 6,000 yd³ Exported yd³ Used on site yd³.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

Oleanders to be removed

- C. Number, type and use of existing structures to be removed, and removal schedule:

All existing structures to be removed in phases as project is developed.

- D. Describe proposed fencing and/or visual screening (landscaping):

No fencing is proposed. Landscape screening shall be installed along the frontage of property.

- E. Proposed access to project site (road name, driveway location, etc.):

Suisun Valley Road at intersection with Mankas Corner Road. Alternate access is a commercial drive entrance at Suisun Valley Road, north of Mankas Corner Road intersection.

- F. Proposed source and method of water supply:

Suisun-Solano Water Authority and on-site wells feeding storage tanks for domestic, process, and fire protection purposes.

- G. Proposed method of sewage disposal (specify agency if public sewer):

On-site septic system for domestic waste. Process wastewater to be stored and trucked offsite for treatment and disposal. Alternate is to treat and reclaim onsite by irrigation of vineyards.

- H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):
Solid waste will be disposed of by the local hauler. Pomace from winemaking operations will be stockpiled and disked into the vineyards as a soil amendment or hauled off site for sale as composting material
- I. List hazardous materials or wastes handled on-site:
Glycol, nitrogen, oxygen, sulfur dioxide, propane, Sodium Percarbonate, Citric Acid, L-Tartaric Acid, Potassium Metabisulfite, Sodium Carbonate, Paracetic Acid
- J. Duration of construction and/or anticipated phasing:
Construction is anticipated to occur in two phases. Phase one is anticipated to be approximate 12 months and phase two approximately 18 months
- K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.
The facility will not be sensitive to existing noise in the vicinity.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: N/A Multi-family: N/A Accessory: N/A
If multi-family, number of units: _____ Maximum height: _____
2. Signage: Freestanding: N/A Dimension(s): _____ Area: _____ (sq.ft)
Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:
Building coverage: 58,000 (sq.ft) Surfaced area: 123,000+/- (sq.ft)
Landscaped or open space: 350,000+/- (sq.ft)
2. Total floor area: 58,000 (sq.ft)
3. Number of stories: One Maximum height: 35 (ft.)
4. Proposed hours of operation:
Days: 7 days
From: 5 am a.m./p.m to 11pm a.m./p.m
Facility will operate 24 hours per day during harvest (July through October)

Year round: ☒ Yes ☐ No Months of operation: from _____ through _____

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". Attach additional sheets as necessary.

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Proposed construction schedule:
 Daily construction schedule: from 7am a.m./p.m. to 6pm a.m./p.m.
 Days of construction: Monday through Saturday
6. Will this project be constructed in phases? Describe:
Yes. Phase 1 will be started in 2018 and Phase 2 will be started in 2020 or later. See project description.
7. Maximum number of people using facilities:
 At any one time: 450 (Event) Throughout day: 450 (Event)
8. Total number of employees: 55 (Harvest), 45 (Non-Harvest)
 Expected maximum number of employees on site: 55 (Harvest)
 During a shift: 45 (Harvest) During day: 45 (Harvest)
9. Number of parking spaces proposed: 150
10. Maximum number of vehicles expected to arrive at site:
 At any one time: 50 day: 215
11. Radius of service area: Retail customers will be regional.
12. Type of loading/unloading facilities:
Truck docks for finished goods loading and materials unloading. Tanker loading stations for bulk wine receiving and delivery. Grape receiving pits for delivery
13. Type of exterior lighting proposed:
Exterior lighting will be mounted on poles or catwalks in working and circulation areas. Retail spaces will have low lighting for circulation and safety
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.
Motors, process equipment, refrigeration and vehicle traffic.
15. Describe all proposed uses which may emit odors detectable on or off-site.
There is potential for domestic and process wastewater systems to generate odors. This would be an abnormal condition.
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.
Directional signage including an entry sign will be installed for the winery and hospitality facilities

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. **This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: _____ Date: _____

PRINTED NAME: Charles Wagner

Applicant signature: _____ Date: _____

PRINTED NAME: Mike Carlson

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
_____	\$ _____	Initial Study	\$ _____
_____	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
_____	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
_____	\$ _____	Initiate EIR	\$ _____
_____	\$ _____	Mitigation Monitoring Plan	\$ _____
Total	\$ _____	Total	\$ _____
Total Fees Paid (P + E) \$ _____		Receipt No.: _____ DATE: _____	

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)