

Exception – Same Practical Effect 14 CCR §1270.06

California Department of Forestry and Fire Protection Fire Safe Regulations, 14 California Code of Regulations, §1273.00, require developments in the State Responsibility Area to provide for safe access for emergency wildfire equipment and civilian evacuation concurrently. Applicant hereby requests an exception to standards to provide the same practical effect pursuant to 14 California Code of Regulations §1270.06 due to environmental conditions and physical site limitations. A map of the development project area and licensed professional plans documenting the same practical effect alternative is included with this application as Exhibit A.

To have the same practical effect for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR 1273.00 through 1273.09

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.


Jacques Mathieu

Applicant Name: _____

Applicant Signature: _____ 

Jacques Mathieu

Owner Name: _____

Owner Signature: _____ 

File No.: PLP17-0031

APN: 056-281-053

Date: 08/16/2022

OFFICE USE ONLY###

08/26/2022





Submitted to CALFIRE on: _____ Number of Pages/Attachments: 6

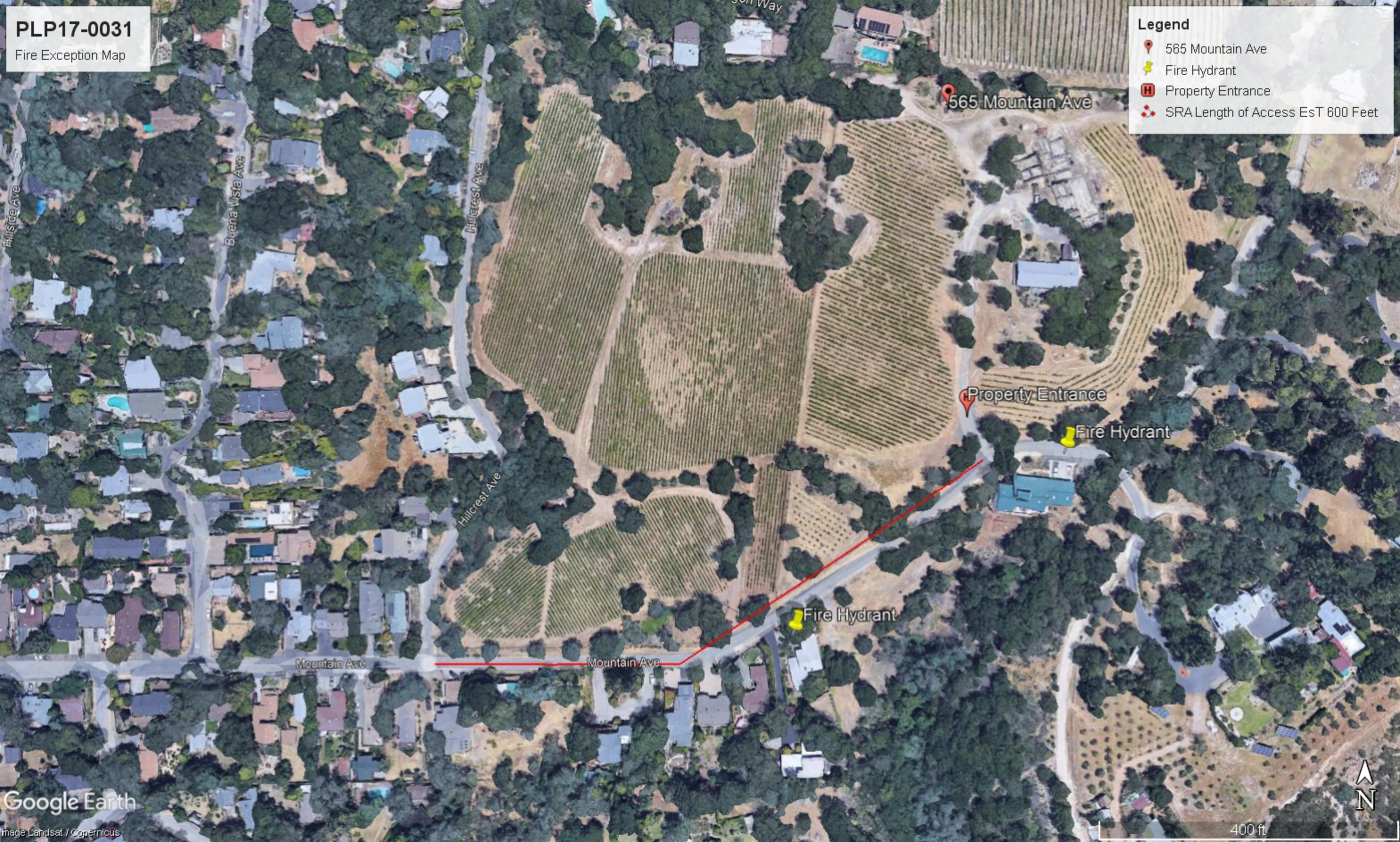
NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

PLP17-0031

Fire Exception Map

Legend

-  585 Mountain Ave
-  Fire Hydrant
-  Property Entrance
-  SRA Length of Access EsT 600 Feet



565 Mountain Ave

Property Entrance

Fire Hydrant

Fire Hydrant

Mountain Ave

Mountain Ave

Hillcrest Ave

Buena Vista Ave

Hillcrest Ave

son Way

Google Earth

Image Landsat / Copernicus



400 ft

Applicant: Jacques and Jenifer Mathieu
565 Mountain Avenue
Sonoma, CA.
95476

Location: 565 Mountain Avenue, Sonoma
AP# 056-281-053

1. Project Description:

Request for a planning project to allow (i) a Zone Change on parcels APN#056-281-053 ~~and 056-281-052~~, from Rural Residential (RR) B 6 5-acre Density with Riparian Corridor 50 foot setback (RC50/50) to Agricultural Residential (AR) B 6 5-acre density with RC 50/50, (ii) a Use Permit for a 1,000 cases annual capacity winery without on-site tasting, retail sales or events on a 6 acre parcel (APN#056-281-053)

2. Description of site:

The parcel is 6 acres and has been our family home since 1996.

There is a 1,100 sq/ft Single Family Dwelling (SFD) and we are currently building a Replacement Single Family Dwelling (BLD20-0214).

The existing SFD will be converted to an Additional Dwelling Unit (ADU) prior to the final of the new SFD which is 80% complete through a future Revision of BLD20-0214.

The new SFD is a multi story Rammed Earth building built with its long North/South axis within a cut of the original slope running East/West.

The total lot coverage by all buildings on the parcel is 9,016 sq/ft.

A site plan has been submitted with the application.

Aside from the 2.5 acres vineyard, we planted nearly 70 olive trees with the rest of the parcel lightly populated by native oaks and madrones.

We are waiting for the results of a Cultural Resource Study.

3. Description of the winery:

The proposed winery is located on the lowest floor of the new SFD in Rooms 107 and 108 (see BLD20-0214 First Floor plan). The South and West walls of the winery are carved into the hill and the 1,500 sq/ft crush/utility pad will face East.

The winery can be seen by three neighbouring residences located across Mountain Avenue.

One to the S.E. at about 500 ft, one to the N.E. at 800 ft and one to the North at 1,200 ft.

Our current yield averages 4.5 tons of grapes to the acre.

We have recently replaced 800 damaged plants and our potential production is near to 6 tons/acre.

We have 2.5 acres planted, so our current production is 15 tons (mostly Grenache).

We have one half acre that we intend to plant, which will eventually bring our production to 18 tons.

We also import roughly 4.5 tons of grapes from other vineyards.

We currently have one full time employee for both the vineyard and the construction project. Our production is and will be family run, therefore we will not add any full time employees for the winery operations.

4. Utilities:

A. Water:

In addition to being connected to the Valley of the Moon Water District, we have a 800 ft well producing 100 gal/minute with a static at about 350 ft.

The well currently covers residential and agricultural needs and will provide the water for the winery.

B. Sewer:

The existing SFD is served by a septic system.

The new SFD is connected to Public Sewer.

C. Winery Waste:

We have contracted with Adobe and Associates to design the winery wastewater processing.

We will start the design when we know we can obtain a Conditional Use Permit, conditioned on an acceptable waste process.

D. Solid waste:

Pumace (waste from pressed grapes) will be composted in the vineyard.

5. Traffic:

A traffic study has been submitted with the application showing no traffic impact on Mountain Avenue. We are waiting for the results of an additional study addressing road conditions, capacity and public safety, especially in light of wildfire risk and evacuation.

6. Noise:

Winery operation will be limited to weekdays only, between the hours of 8:00 am to 5:pm.

There will be some light weekend work during harvest and crush (3 to 4 weeks)

7. Fire protection:

Our property is less than a mile from the Sonoma Valley Fire Department station located at the intersection of Highway 12 and Agua Caliente Road. There is a fire hydrant on Mountain Avenue less than 50 feet from our entrance driveway.

We have a hammerhead turn around for trucks at the top of the driveway.

We are in the process of installing a 100KW backup generator to be able to power our well pump in case of a PG&E shut off. It will fill our 5,000 gallons tank and feed a fire retardant sprinkler system located at the outside top corners of the new building.

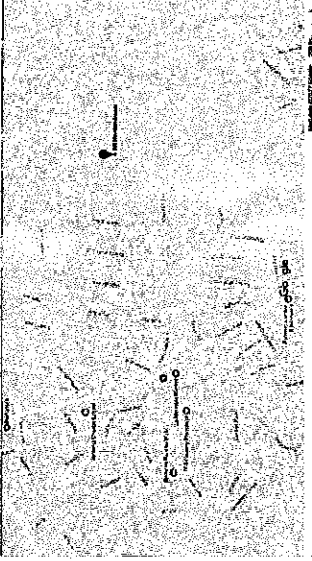
MATHEU RESIDENCE
 For Jacques & Jennifer Mathieu
 885 MOUNTAIN AVE. BONONA, CA 95476

CORNER LOT
 ONE BLOCK

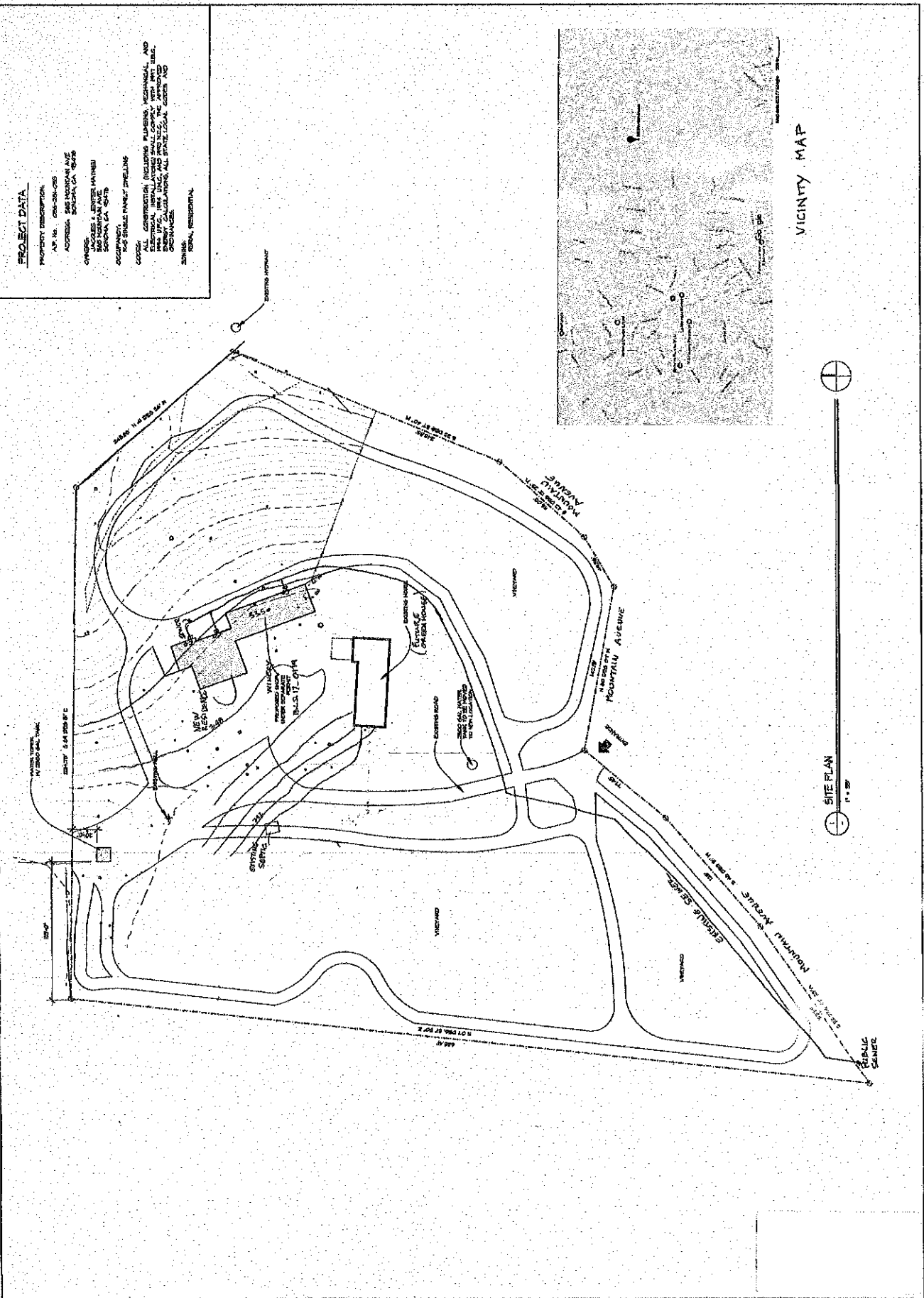
11

JUNE 2007

PROJECT DATA
 PROPERTY DESCRIPTION: LOT 16, CH-33-0-05
 ADDRESS: 885 MOUNTAIN AVE BONONA, CA 95476
 OWNER: JACQUES & JENNIFER MATHIEU
 885 MOUNTAIN AVE BONONA, CA 95476
 OCCUPANCY: K-1 SINGLE FAMILY DWELLING
 CODES: ALL CONSTRUCTION INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERMITTED UNDER THE APPLICABLE USE, PERMITS, RULES, ORDINANCES AND REGULATIONS OF THE CITY AND COUNTY OF BONONA, CALIFORNIA, INCLUDING ALL STATE LOCAL ORDINANCES AND REGULATIONS.
 ZONING: RURAL, RESIDENTIAL



VICINITY MAP



⊕

SITE PLAN
 1" = 20'

UTILITY SCHEDULE

SEE PLAN SHEETS FOR NOTES

AG SHOP AT 525 MOUNTAIN AVENUE
SONOMA, CA 95476
AP# 056-281-083
SITE PLAN - 1" = 10'-0"
FEBRUARY 20, 1999
JACOBS & JENIFER MATHIEU

SK-1

