



SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Date:	August 18, 2020	File No.: PLP16-0050
Site Address:	2060 Yoakim Bridge Road, Healdsburg	APN: 139-130-022
Applicant/Operator:	Guadagni Family Wines	
Applicant Address:	2060 Yoakim Bridge Road, Healdsburg, CA	
Business Owner(s):	Don Guadagni, Guadagni Family Wines	
Landowner:	Guadagni Family Wines	
Landowner Address:	2060 Yoakim Bridge Road, Healdsburg	

Project Description:

Request for a Use Permit and Design Review for a winery with annual production of 30,000 cases, and 16 agricultural promotional events and eight industry-wide events on a 41.45 acre parcel zoned Land Intensive Agriculture (LIA) B6 20; Accessory Dwelling Unit Exclusion (Z); Floodway (F1); Riparian Corridor (RC) 50/50 and 100/50; Scenic Resources (SR) Valley Oak Habitat (VOH).

The project would be constructed in a single phase. The Tasting Room Facility building would be 2,500 square feet and would include an office, an accounting room, tasting room, conference room, commercial kitchen, and a 2,000 square foot covered canopy. The Production Facility building would be 6,000 square feet and would include a 2,000 square foot covered crush pad and receiving area. The Tasting Room Facility and Production Facility would be 33 feet in height. The project proposes 18 full-time employees, with a maximum of 20.

Hours of Operation:

- Winery production: 7:00 am – 6:00 pm, daily, with hours of operation during the harvest season as needed
- Tasting Room: 10:00 am – 5:00 pm, daily
- Special events: 10:00 am – 10:00 pm, as scheduled, with amplified sound ceasing by 9:00 pm

Events per Year:

1. 16 Agricultural Promotional Events:
 - Four winemaker dinners (125 people)
 - Two release parties (125 people)
 - Four (quarterly) Wine Club member pick-up parties (125 people)
 - Four wine and food educational seminars (15-20 people)
 - Two seasonal events (200 people)



Events to be held 10:00 am– 10:00 pm in the outdoor covered seating area attached to the tasting room, with amplified sound ceasing by 9:00 pm. Entertainment would include amplified and non-amplified music. Food would be catered.

2. Eight industry-wide events.

Limited retail sales of pre-packaged food items such as olives, salami, cheeses, bread/crackers, baked goods, and spreads would be available in the tasting room. All parking would be contained on-site, with a total of 33 parking spaces in a gravel parking lot adjacent to the tasting room and production building to accommodate tasting room customers. Employee parking (14 spaces) and additional event parking (97 spaces) would be accommodated within existing vineyard avenues. The total number of parking spaces is 144. All access and egress for vehicles and trucks would be via a proposed gravel driveway off Yoakim Bridge Road.

Prior to issuance of a building permit, evidence must be submitted to the file that all of the following conditions have been met.

CONDITIONS ON PLAN SETS:

1. Project conditions and mitigation measures (if applicable) must be printed on or included in all plan sets submitted for permitting. Building permit plans shall have plan sheets that include all conditions as part of the submittal package.

FEES:

2. **Permit Processing and Development Fees.** This “At Cost” entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.
3. **CEQA Filing Fee.** Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Determination filing fee of \$2,404.75 (or the latest fee in effect at the time of payment) for County Clerk processing from funds deposited by the applicant/operator in advance of the project public hearing in the project At-Cost account. The fee will be paid by Permit Sonoma from said funds, charged against the project At-Cost deposit account and noted on billing to the applicant in the normal course of business. If the applicant requests an alternate payment method, no deposit is required, but the fee payment must be submitted to Permit Sonoma within five working days of the project approval. The fee payment shall be made out to the Sonoma County Clerk. NOTE: If the fee/check is not submitted to Permit Sonoma within five days after approval of the project, it will extend time frames for CEQA legal challenges.
4. **Workforce Housing.** Construction of new or expanded non-residential development shall be subject to Workforce Housing Requirements pursuant to Section 26-89-045 of the Sonoma County Code. No grading or building permits shall be issued until Workforce Housing



Requirements have been met. Internal tenant improvements are not subject to Workforce Housing Requirements.

5. **Condition Compliance Fee.** At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$2,675.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) as part of the project At Cost Agreement prior to final occupancy being granted.
6. **Traffic Mitigation Fee.** Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Traffic Mitigation Fee to Permit Sonoma, per Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Evidence of payment shall be submitted to the Permit Sonoma Project Review Planner.

PERMIT SONOMA PLANNING:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact MIG Consultants at (510) 845-7549

7. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of Permit Sonoma or the Board of Supervisors, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review. The use shall be operated in accordance with the proposal statement and site plan dated February 18, 2020 located in File No. PLP16-0050, as modified by these conditions of approval.
8. All agricultural promotional events shall be hosted by Guadagni Family Wines and shall promote or market agricultural products grown or processed on site and in the local area. No third-party rental of the facilities is permitted. Outdoor amplified music is permitted. **Hours of Operation:** The winery production operating hours shall be from 7:00 am to 6:00 pm daily during the off-season and 6:00 am to 10:00 pm daily during the harvest season. The proposed tasting room, including wine and food educational seminars, will operate 10:00 am to 5:00 pm daily.
9. **Annual Request and Report - Agricultural Promotional Events:** The days and hours for Agricultural Promotional 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 Permit Sonoma an annual request and report by January 15th that includes the following items:

- a. Schedule for special events for each calendar year, including the maximum number of participants, times, and dates.
- b. The number of agricultural promotional events that occurred during the previous year, including 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 Permit Sonoma Director.



The Permit Sonoma Director may waive an annual report and authorize the applicant to submit a schedule for special events for multiple years if dates for events are known. The County reserves the right to evaluate annually if problems or complaints are experienced. The applicant shall contribute, on an annual basis if requested, a fair share towards the cost of establishing and maintaining the program.

10. **Hours of Events:** Agricultural promotion events operating hours shall be from 10 am – 10 pm. Guests are required to leave the site by 9:30 pm and the applicant is required to finish cleanup with departure of all employees by 10:00 pm. Amplified music shall cease by 9:00 pm.
11. **Events and Wine Tasting:** Wine tastings shall not be scheduled at the same time as the 200-person seasonal events in order to ensure adequate on-site parking.
12. **Food Service:** A restaurant, café, delicatessen, or any other food service offering cooked-to-order food are prohibited. Table service, retail sales of cooked or prepared food or menu items are prohibited in the tasting room, except for food and wine pairings as noted 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. Such meals/appetizers may be prepared in a food preparation area prior to serving as described 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. The commercial kitchen will support catered events as well as providing kitchen for smaller food/wine pairing events.
 - c. Retail sales of pre-packaged food, including wine-related items such as olives, salami, cheeses, bread/crackers, baked goods, and spreads, not associated with the activities described in a) and b) are allowed in conjunction with wine tasting subject to the following limitations:
 1. 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.
 2. Retail sales of pre-packaged food available for on-site consumption only.
 3. 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.
 4. No off-site signs advertising retail sales of pre-packaged food is permitted. All project signage shall conform to the Zoning Code Sign Regulations.
13. **Food and Wine Educational Seminars:** Food and wine educational seminars (pairings) shall be selected by the winery with no menu options allowed. Pairings shall be limited to small appetizer-like portions and are limited to the hours of the tasting room (10:00 am – 5:00 pm).



14. **Maximum Production:** The winery shall not produce more than 30,000 cases of wine per year. Should the applicant/operator wish to increase production, they must apply for an amendment to this use permit.
15. **Maximum Event Attendance:** 16 agricultural promotional events are approved in the use permit with a maximum attendance for each as follows: four winemaker dinners (max. 125 people), two release parties (max. 125 people), four Wine Club member pick-up (max. 125 people), four wine and food educational seminars (pairings) (max. 20 people), two seasonal events (max. 200 people). Eight industry-wide events are also permitted with a maximum attendance of 200 people at any one time.
16. **Pomace Disposal:** 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 any County's composting facility 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.

17. **Water Efficient Landscaping.** Landscaping plans must comply with the County Water Efficient Landscape Ordinance as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Prior to Building Permit Issuance, a Landscape Plan shall be submitted for review and approval by Permit Sonoma. The approved Plan shall be implemented by the applicant/operator prior to issuance of the Use Permit Certificate or operation of the use. Verification of implementation shall be required, either by photographic documentation or site inspection by the Project Planner, at the discretion of Permit Sonoma staff.
18. **Water Conservation Plan.** A Water Conservation Plan for the building(s) shall be submitted for review and approval by Permit Sonoma. The Plan shall include all reasonably feasible measures to reduce water demand and enhance water resource recovery to the maximum extent feasible. Measures that must be evaluated include installation of ultra-low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems, and graywater reuse. The approved Water Conservation Plan shall be implemented by the applicant/operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.



19. **Greenhouse Gas Reduction Plan.** A Greenhouse Gas Reduction Plan is required and shall include the following proposed measures:

- Secure parking facilities for at least ten bicycles shall be provided on-site
- At least one electric vehicle charging station parking space
- Informational materials provided to employees on bicycle and carpool options
- Electric machinery (use of propane backed generator only when needed)
- LED lighting that is dark-sky compliant
- Propane or fuel cell forklifts

The applicant shall submit a Greenhouse Gas Reduction Plan for review by Permit Sonoma. The approved Greenhouse Gas Reduction Plan shall be implemented by the applicant/ operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.

20. **Design Review.** All new structures, lighting, and signs shall require final design review by (Permit Sonoma or Design Review Committee) prior to issuance of building permits. All exterior finishes shall be of non-reflective materials and colors.

21. **Lighting.** Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by Permit Sonoma or Design Review Committee). Exterior lighting shall:

- a. Be dark-sky compliant;
- b. Be low mounted, downward casting and fully shielded to prevent glare,
- c. Not wash out structures or any portions of the site,
- d. Not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky,
- e. Not include flood light; flood lights are not permitted,
- f. Not exceed 20 feet in height and shall be full cut-off fixtures for all parking lot and streetlights,
- g. Shut off automatically after closing and security lighting shall be motion sensor activated, and
- h. Be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24, effective October 2005, for all lighting plans

The Project Planner will conduct a site inspection to verify exterior lighting prior to final occupancy.

22. The following County 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.
23. The following Northern Sonoma County Air Pollution Control District (NSCAPCD) Best Management Practices (BMPs) shall be included in the project:
- a. Cover open bodied trucks when used for transporting materials likely to give rise to airborne dust.
 - b. Install and use hoods, fans, and fabric filters to enclose and vent the handling of dusty materials. Containment methods can be employed during sandblasting and other similar operations.
 - c. Conduct agricultural practices in such a manner as to minimize the creation of airborne dust.
 - i. Use water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land.
 - ii. Apply asphalt, oil, water, or suitable chemicals on dirt roads, materials stockpiles, and other surfaces which can give rise to airborne dusts.
 - iii. Pave roadways and maintain in a clean condition.
 - iv. Promptly remove earth or other material from paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means.
24. Prior to issuance of any grading or building permit, the applicant shall obtain all necessary permits or waivers for the proposed work in or near the riparian corridor. Based on the opinion of the biologist, the driveway shall be constructed with gravel with no gravel obtained from the riparian corridor. In addition to a grading permit from the County, the applicant shall request review from California Department of Fish and Wildlife (CDFW) to determine if a Lake and Streambed alteration Agreement (LSAA) is necessary, and with the North Coast Regional Water Quality Control Board to determine if a 401 Water Quality Certification (401 Certification) 404 Permit is necessary. The applicant shall implement the following Best Management Practices (BMPs) with any work in or near the stream, to include, but not limited to, the following:
- a. Erosion control and other water quality BMPs shall be implemented to avoid sedimentation and disturbance in the streambed and downstream, where stormwater may run off into the riparian corridor due to breaks in the berm. All staging, maintenance, fueling, and storage of construction equipment shall be conducted in a location and in a manner that will prevent potential runoff of petroleum products into the adjacent streambed. During construction, oil-absorbent and spill containment materials shall be on site at all time. All construction workers shall be properly trained and informed of how to use and where to find on site the oil-absorbent and spill-containment materials.
 - b. No trees or riparian vegetation shall be removed for any construction activities.
25. **Mitigation Measure BIO-1: Conduct Pre-Construction Herptile Surveys:** Due to the proximity of the Project Site to Dry Creek, the project site has potential to provide dispersal habitat for special-status herptile species (amphibians and reptiles), Foothill Yellow-Legged Frog (FYLF) and



Western Pond Turtle (WPT), especially following precipitation. To avoid impacting these species, the following measures shall be followed:

- a. Within 3-5 days prior to initiating work at the project site (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), a qualified biologist shall perform a pre-construction survey for FYLF and WPT individuals within the boundaries of the project site plus a 500-foot buffer zone downstream of the construction area.
- b. If FYLF are found during the pre-construction survey, the qualified biologist shall immediately inform the construction manager that work should not be initiated until the FYLF has dispersed from the work area. The qualified biologist shall then consult with CDFW immediately and provide a short description of observations, including a count of individual(s) and the life stage(s), condition at the site, and other aquatic species observed (if applicable). Unless explicitly authorized by the CDFW (e.g., through issuance of an Incidental Take Permit [ITP] or other means), FYLF shall not be relocated if encountered on the project site. If it does not disperse on its own volition, the qualified biologist shall monitor the frog(s) and consult with CDFW to determine the appropriate course of action, which may include obtaining an ITP.
- c. In the event WPT are found in the project area during preconstruction surveys, it shall be left alone to move out of the area on its own. If it does not move on its own, the qualified biologist shall notify CDFW and relocate the individual(s) to Mark West Creek at least 250 feet away from the project location. Relocation areas shall be of suitable habitat, on shallow banks with slow moving water, and shall be far enough away so as not to be affected by project activities.
- d. The applicant shall not resume project activities until CDFW has provided written approval of the proposed avoidance measures or issued an ITP for FYLF (if applicable).

Work shall be avoided if precipitation has been recorded at the project site within a 24-hour window. The NOAA weather forecast may be utilized to plan project work accordingly.

Mitigation Monitoring BIO-1: If FYLF are found during the pre-construction surveys, then a copy of CDFW's written concurrence with proposed impact avoidance measures or a copy of CDFW's 2081 Incidental Take Permit shall be provided to Sonoma County prior to the commencement of grading on the project site. In addition, prior to issuance of any grading permit(s), the County shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The County shall not issue a grading permit until the applicant has submitted evidence to the County that Mitigation Measure BIO-2 has been completed to CDFW satisfaction (if agency involvement is required).

26. **Mitigation Measure BIO-2: Nesting Bird Avoidance or Conduct Preconstruction Surveys.** The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:



- a. To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
- b. If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist ¹ shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.
- c. If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

¹ A qualified biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present on the project site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species



- d. County staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

Mitigation Monitoring BIO-2: Prior to grading permit issuance, a report of the findings by the biologist shall be submitted to the County for review; in addition, any nest protection buffers, if necessary, will be fenced off and active nest monitoring will be initiated

27. **Conformance with Statutes.** This use shall be constructed, maintained, and operated in conformance with applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule, or regulation shall be considered a violation of this use permit, subject to revocation or modification.

PERMIT SONOMA BUILDING:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact Building Plan Check at 707-565-2095

28. The applicant/operator shall apply for and obtain building-related permits from Permit Sonoma for any new construction. The necessary applications appear to include, but may not be limited to, an accessibility report, site review, and building permit(s). Construction inspections shall have occurred, and the building permit(s) finalized prior to occupancy of new or remodeled structure(s).
29. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
30. Use of the existing residence for activities authorized under this Use Permit is not allowed as such use is inconsistent with its intended use as a residence.
31. All required paths of travel (parking lots, sidewalks) shall comply with State and Federal accessibility guidelines. Grading plans submitted to Permit Sonoma shall include sufficient details of features to validate compliance.
32. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities. Where recreational facilities are provided for activities authorized under this Use Permit, they shall be accessible.
33. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per California Building Code (CBC) requirements.
34. Prior to initiation of the approved use under a Temporary Occupancy, the project shall comply with the accessibility requirements set forth in the most recent CBC, as determined by the Permit Sonoma 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.
35. The project shall be designed and constructed complying with the Sonoma County Green Building Green Building Standards Code. Plans shall show all required compliance elements.



36. If any changes to use, scope, 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.

PERMIT SONOMA GRADING & STORM WATER:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact Permit Sonoma Engineering and Water Resources Section at 707-565-1691

37. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma 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.
38. A drainage report for the proposed project prepared by a civil engineer, currently registered in the State of California, shall be submitted with the grading and/or building permit application, and subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, and pre- and post-development analysis for all relevant 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.
39. 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 Permit Sonoma for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit Sonoma'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. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.
40. The applicant/operator 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, limits of disturbed area/total work, 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.
41. Portions of the proposed project are located within a Special Flood Hazard Area (SFHA) and is affected by flooding from Dry Creek and tributaries thereto. 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 175 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 176 feet or higher above mean sea level. The base flood elevation (BFE) varies throughout the site but the lowest floor elevation of any habitable structure must be at least 1 foot higher than the nearest adjacent BFE. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVD 88).

42. As part of the grading plans, the applicant/operator shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, and pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and 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.
43. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Crush pads and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
44. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
45. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.
46. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the grading/site plans.
47. A waterway setback analysis shall be prepared to determine the most stringent composite waterway setback, 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 waterway setback analysis shall include several cross sections of Dry Creek. At a minimum, building, grading, riparian corridor, and floodway limits setbacks shall be included in the waterway setback analysis. The most stringent composite waterway setback shall be clearly shown and noted on the grading/site plans.
48. Before construction may begin near a waterway, a protective construction fence shall be placed in such a manner to allow the proposed development while preventing land disturbance adjacent to the waterway. The protective construction fence shall be shown and noted on the grading/site plans.



49. The proposed project shall not reduce the flood carrying capacity of Dry Creek. A civil engineer, currently registered in the State of California, shall demonstrate the proposed project will not reduce the existing cross-sectional area of Dry Creek by establishing the most likely, theoretical location of the waterway bank prior to erosion. The grading plans shall also include cross-sections every 25 feet between 50 feet upstream and 50 feet downstream of the bank erosion.
50. Drainage easements are required to convey storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant/operator shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
51. 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 Permit Sonoma prior to issuance of any grading permit for the proposed project.
52. The applicant is responsible to contact the North Coast Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.
53. The applicant is responsible to contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit work within 25 feet of a waterway.
54. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.
55. All construction-related work, including earthwork, grading, trenching, backfilling and compaction operations, shall be conducted in accordance with the Sonoma County Code Chapter 7 (Building Regulations) and Chapter 11 (Construction Grading and Drainage), and all construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval by Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.
56. The applicant/operator shall submit a geotechnical report, prepared by a geotechnical engineer, to Permit Sonoma with submittal of the grading permit application(s) for the proposed project.



The geotechnical report shall be consistent with County requirements and California Building Code (CBC) (Section 1803) standards and shall contain an analysis of expansive soil hazards. Any recommended stabilization measures, as appropriate, shall be incorporated into project design plans and submitted for County review prior to issuance of the grading permit.

57. If paleontological resources are encountered, excavation shall halt in the vicinity of the resources, a buffer area of at least 50 feet shall be established around the find, and the applicant shall notify Permit Sonoma of the find within three business days. Construction activities will not resume until a treatment and recovery plan is prepared, approved by Permit Sonoma, and implemented. The treatment and recovery plan may include, as necessary for the treatment and recovery of the find, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and/or a report of findings.

PERMIT SONOMA FIRE PREVENTION:

"Compliance with the conditions below have been verified " BY _____ DATE _____

Contact Fire Prevention at 707-565-2191

58. As a condition of approval by Permit Sonoma Fire Prevention and the Local Fire Protection District, this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, in compliance with the following provisions: (Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, when located in the State Responsibility Area (SRA), & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13).
59. The following operational and construction permits may be required:
- a. The following operational permits may be required:
 - i. Compressed gases. California Fire Code (CFC) 105.6.9
 - ii. Hazardous materials. CFC 105.6.21
 - iii. High-piled combustible materials. CFC 105.6.23
 - iv. Liquefied Petroleum (LP) gas. CFC 105.6.28
 - v. Places of assembly. CFC 105.6.36
 - vi. Private fire hydrants. CFC 105.6.37
 - vii. Refrigeration equipment. CFC 105.6.40
 - viii. Emergency responder radio coverage. CFC 105.6.50(7)
 - ix. Assembly. CFC 105.6.50(14)
 - b. The following construction permits may be required:
 - i. Automatic fire protection systems. CFC 105.7.1
 - ii. Stationary storage battery systems. CFC 105.7.2
 - iii. Compressed gases. CFC 105.7.3
 - iv. Emergency responder radio coverage. CFC 105.7.5
 - v. Fire alarm systems. CFC 105.7.6
 - vi. Fire pumps. CFC 105.7.7



- vii. Gates across fire apparatus access roads. CFC 105.7.9
 - viii. Hazardous materials. CFC 105.7.10
 - ix. LP gas. CFC 105.7.12
 - x. Private fire hydrants. CFC 105.7.13
 - xi. Fire apparatus access roads. CFC 105.7.19(1)
 - xii. Gates across fire apparatus access roads. CFC 105.7.19(3)
- c. Please indicate all deferred submittals on the architectural Cover Sheet including:
- i. NFPA 24 private fire underground. CFC 507.2.1
 - ii. NFPA 22 Water supply storage. CFC 507.2.2
 - iii. Fire flow. CFC 507.3
 - iv. Current water supply test. CFC 507.4
 - v. Provide on-site fire hydrants per CFC 507.5.1
 - vi. Mechanical refrigeration system per CFC Sec. 606.
 - vii. Type I grease hood and duct system per CFC 609
 - viii. NFPA 13 automatic sprinkler system per CFC 903
 - ix. Provide fixed fire extinguishing system at commercial cooking equipment. CFC 904.12
 - x. Portable fire extinguishers per CFC 906 and Title 19.
 - xi. NFPA 72 fire alarm system. CFC 907
 - xii. Fire department connections (FDC) per CFC 912
 - xiii. NFPA 20 fire pumps. CFC 913
 - xiv. High-piled combustible storage if applicable shall comply with CFC Chapter 32.
- d. Provide a seating plan for all Group A seating configurations. CFC 403.2.1.
60. 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 Permit Sonoma Fire Prevention.
- a. The applicant/operator or owner shall demonstrate all existing use permit conditions are in compliance and recommend changes to address previously approved conditions set by the Fire Code Official.
61. The applicant/occupant shall provide evidence to Permit Sonoma Fire Prevention 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 fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access and key boxes; fire protection water supplies; and building features:
- a. **Access roads:** minimum emergency access is required to provide safe concurrent access for emergency fire equipment and civilian evacuation, and to allow unobstructed traffic circulation during a wildfire or other emergency.
 - b. **Premises Identification and Road Naming:** Approved road names and 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.
 - c. **Gates:** Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.



- d. **Water Supply:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises.
 - e. **Building features:** Fire sprinklers and a fire alarm system are required.
62. The applicant/operator shall provide evidence to Permit Sonoma Fire Prevention 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 Sonoma County Fire or the local fire code official.
63. The applicant/operator shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the California Fire Code) to Permit Sonoma Fire Prevention for approval. This includes, but is not limited to, medical trained staff, fire watch, and crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.
64. The applicant/operator shall provide evidence to Permit Sonoma Fire Prevention that there are enough parking spaces to support the proposed activity without compromising emergency access. A ratio of two and a half persons per vehicle shall be used in making such calculations.
65. Prior to any business operation, the applicant/operator shall provide evidence to Permit Sonoma Fire Prevention 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 California Fire Code as adopted and amended by Sonoma County Code:
- a. Provide CUPA Exemption form
 - b. Provide CERS ID Number
 - c. Contact Hazmat CUPA Division for inspection clearance 707-565-1152
66. The applicant/operator shall provide evidence to Permit Sonoma Fire Prevention that demonstrates compliance with Chapter 49 of 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.
67. The project will be required to comply with the Sonoma County Fire Code and Section 7-1.01G of Caltrans Standard Specifications (2006) (or the functional equivalent) for the protection of surface waters. In the event of a spill of hazardous materials, the Contractor shall immediately call the emergency number 9-1-1 to report the spill and shall take appropriate actions to contain the spill to prevent further migration of the hazardous materials. Also, as required by County Code Section 29, the applicant/operator shall submit a Hazardous Materials Business Plan for review and approval by Permit Sonoma Fire Prevention, which shall include, among other elements, an emergency response plan to contain a hazardous materials spill. In addition, as a condition of project approval, a Hazardous Materials Inventory Statement shall be submitted to Permit Sonoma Fire Prevention for review; if deemed necessary by the Fire Department, the applicant/operator shall also submit a Hazardous Materials Management Plan.

PERMIT SONOMA PROJECT REVIEW SECTION - HEALTH:

"Compliance with the conditions below have been verified " BY _____ DATE _____



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



Contact Project Review Health Specialist at (707) 565-1924

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

NOTE: Prior to building permit issuance, please submit all of the following condition compliance requirements as one completed submittal package to the Project Review Health Specialist.

Water:

68. Prior to building permit issuance and project operation, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the on-site water tested by a State-certified lab. A copy of the State Certified Lab report shall be submitted to the Project Review Health Specialist for review.

If the analysis shows contamination, the applicant/operator will be required to treat the well per County requirements and then to 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/operator 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 Permit Sonoma 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 Maximum Contaminant Levels (MCL's) 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 the Permit Sonoma Project Review Health Specialist.
69. Prior to the issuance of building permits, the applicant/operator 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 more than 25 persons per day for 60 days within a year may be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Division of Drinking Water in 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.) A copy of the clearance letter shall be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to Permit Sonoma, Project Review-Health.
70. If a Water Supply Permit is required, then the water supply well is required to have a 50-foot annular seal prior to vesting of 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 economical manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required. Documentation (a well completion log) of a 50-foot annular seal on the water well serving the project shall be submitted.

Septic:



71. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain new septic permits for the proposed Winery and Hospitality buildings' domestic and process wastewater sewage disposal systems. The systems may require designs 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 systems 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 areas.

This project is approved for agricultural promotional events and shall provide septic system capacity in accordance with Permit Sonoma Policy 9-2-31 (available on Permit Sonoma's website under Policy and Procedures). The project septic system shall be designed to accommodate 100% of the wastewater flow from an event with 75 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system.

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.

72. Prior to building permit issuance and vesting of the Use Permit, the applicant/operator shall have a capacity/wastewater flow analysis and inspection for proper functioning of the wastewater system of the residence for members and guests 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 Revised Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the Permit Sonoma Well and Septic Section and may require soils analysis and 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/operator shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, so as not to exceed the on-site disposal capabilities of the project site and attendant easements. A final clearance from the Well and Septic Section that all required septic system testing and design elements have been met shall be submitted to the Project Review Health Specialist. Final clearances from the Well and Septic Section, that all required domestic and process wastewater septic systems testing and design elements have been met, shall be submitted to the Project Review Health Specialist.

73. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. 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.

Consumer Protection:

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

Solid Waste:

75. Prior to building permit issuance, the applicant/operator shall submit a design for trash enclosures and recycling areas for review and approval by the Permit Sonoma Building Plan Check Section. (Fees may apply.) Recycling is required for all facility operations. 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. A design for trash enclosures and recycling areas shall be submitted for review and approval by the Permit Sonoma Building Plan Check Section. The Building plan page and detail number for the trash enclosures shall be provided to the Project Review Health Specialist.
76. Prior to building permit issuance, areas within refuse enclosures for food facilities, food retailers, inns and hotels, and multiple housing units with seven (7) or more bedrooms, shall comply with the following requirements:
 - a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
 - b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet (7 ½') deep and six feet (6') high.
 - c. Gates, if installed on the container area, shall have double doors, opening at the center, and be level with the access road.
 - d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.
 - e. The trash enclosure shall be covered with a roof or awning. Overhangs, wiring or other obstructions on the approach to the container area must be at least thirteen feet six inches (13'6") high and at least sixteen feet (16') high directly over the container area.
 - f. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain, without overflowing, all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.
 - g. A copy of a design and drainage for trash enclosures and recycling areas shall be submitted to the Project Review Health Specialist for review and approval.

PRIOR TO OCCUPANCY:

Water:



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



77. Prior to building permit issuance, the applicant/operator shall have the proposed water supply system 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 2016 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the Cross-Connection Control Specialist's initial report shall be submitted to the Project Review Health Specialist for review.

Note: If the applicant/operator 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.

78. 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 Permit Sonoma. A letter from the Cross-Connection Control Specialist shall be submitted to the Project Review Health Specialist stating that backflow prevention has been installed as recommended.

Septic:

79. 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 Permit Sonoma Well and Septic Section. A final clearance from the Well and Septic Specialist to the Project Review Health Specialist shall be submitted, indicating that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Consumer Protection:

80. 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. A letter of approval from the Environmental Health Division shall be submitted to the Project Review Health Specialist verifying compliance with the requirements of the California Retail Food Code (CalCode).

OPERATIONAL REQUIREMENTS:

Water

81. 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.
82. A safe, potable water supply shall be provided and maintained.
83. The applicant shall provide evidence to the County of completion of water quality testing from a State-certified lab.
84. Water meter(s) shall be installed on the water system to measure all groundwater extracted for the permitted use. New or existing water wells used for the project shall be equipped with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Groundwater monitoring reports shall be submitted annually to the County in January of each



year. The annual report shall include groundwater elevations and quantities of groundwater extracted.

Septic:

85. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
86. 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 Permit Sonoma.
87. When permitted agricultural promotional events exceed 75 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/operator 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, and the 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 complaint(s) are received by Permit Sonoma regarding the number of available portable toilets and Permit Sonoma deems these to be valid, 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 Permit Sonoma. The property owner and/or his or her agent(s) are expected to maintain portable toilets and hand washing units in good working order so that portable toilets do not create a public nuisance.
88. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed on the job sites, 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 permittee 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 the Fair Employment and Housing Act.

Consumer Protection:

89. 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 and shall consist of 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 a 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 in the project description shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.

90. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

91. 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	Nighttime
	(7 am to 10 pm)	(10 pm to 7 am)
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 72 seconds in any hour.		



92. Agricultural promotional events otherwise permitted 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 am to 10:00 pm with all guests departing by 9:30 pm and cleanup completed and all employees departing the site by 10:00 pm).
93. The use of musical instruments using amplified or non-amplified sound are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan. Agricultural promotional events that include outdoor music shall consist of background music not exceeding the level of ordinary conversations.

If noise complaints are received from nearby residents, and they appear to be valid complaints, then the applicant/operator shall conduct a Noise Study to determine if the current operations meet noise standards and to identify any additional noise Mitigation Measures that may be necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within 60 days of notification from Permit Sonoma that a noise complaint has been received. The applicant/operator shall implement any additional Mitigation Measures needed to meet noise standards.

94. Construction activities for this project shall be restricted as follows:

All plans and specifications or construction plans shall include the following notes:

- a. All internal combustion engines used during construction of this project shall 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 am and 5:00 pm and 9:00 am and 5:00 pm on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma as soon as practical.
- c. There shall be no start-up of machines nor equipment prior to 7:00 am Monday through Friday, or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 am nor past 7:00 pm, (same note as above) Monday through Friday, or prior to 9:00 am nor past 7:00 pm on weekends and holidays, and no servicing of equipment past 7:00 pm Monday through Friday, or on weekends and holidays. Signs shall be posted on the site 24 hours a day regarding the allowable hours of construction, including the developer's and contractor's mobile phone numbers for public contact.
- d. 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, and other noise-producing equipment, shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used to the extent feasible.
- e. Prior to issuance of a building/grading permit, the developer shall designate a Project Manager with authority to implement the mitigation. The Project Manager's 24-hour mobile 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) and shall take prompt action to correct the problem.

95. **Mitigation Measure NOISE-1:** Limit substantial noise-generating seasonal crush and bottling activities to between the hours of 7:00 am and 10:00 pm.

Mitigation Monitoring NOISE-1: (Ongoing) Any noise complaints will be investigated by Permit Sonoma. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate

Solid Waste:

96. All waste and recycling shall be stored in a secure area and collected by the County's waste hauler.
97. 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:

98. Smoking is prohibited at any public event, 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 the Health and Safety Code Section 113781 definition of food includes any beverage intended for human consumption.
99. 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.
100. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
101. If the growing of organic fruit and vegetables is proposed, the applicant must obtain approval from the Sonoma County Agricultural Commissioner's office.
102. All existing or new on-site water well(s) and transient non community water systems are required to apply for and maintain a state water system permit as an approved potable water



supply for the food facility areas. The water system permit would be issued by the California Water Resources Control Board Drinking Water Branch (707) 576-2145.

103. If the site participates in, or hosts, a special event that is two or more days, it must be approved as a community event. Community events require additional permits and inspections from this Department for the organizer as well as all food vendors.
104. If composting on site is proposed, a review of the proposal is required by the Sonoma County Local Enforcement Agency for Solid Waste to determine if a Solid Waste Permit is required prior to commencing operations. All owners/operators, managers, supervisors, and employees who sell or serve alcoholic beverages shall complete Responsible Beverage Service (RBS) Training within 90 days from issuance of a new permit and every third year thereafter. All servers/sellers of alcohol hired after the initial 90-day period shall complete the training course within 60 days of employment and every third year thereafter. If alcohol is to be served at special events, all employees and volunteers shall complete special event RBS training prior to the event.
105. The RBS Training shall meet the standards of the State of California, Department of Alcoholic Beverage Control or other certifying/licensing body which the State may designate. Records of successful completion for each owner/operator, manager, supervisor, employee and volunteer shall be maintained on the premises and shall be presented upon request by a representative of the County or local law enforcement agency.

SONOMA COUNTY TRANSPORTATION AND PUBLIC WORKS:

**“Compliance with the conditions below have been verified” BY _____ DATE _____ Contact
Transportation & Public Works at 707-565-2231**

Right-of-Way Requirements:

106. The applicant/operator shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
 - a. As necessary to create public right-of-way a total of twenty-five (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 Sanders Road. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
 - b. To contain all Public drainage facilities.
107. The applicant/operator shall dedicate right-of-way as roadway easement. The applicant/operator shall have prepared an easement deed, together with the required descriptions, and shall 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 Permit Sonoma prior to clearance of these conditions.

Intersections of Roads and Driveways:

108. The Applicant shall construct a commercial driveway entrance and upgrade all existing driveways to allow for the smooth and safe movement of two-way traffic entering and exiting the public road that provides access to the property. All entrances to Yoakim Bridge Road and



Dry Creek Road shall conform to AASHTO standards. More specifically, the Applicant shall construct commercial driveway entrances that meet the following criteria:

- a. A minimum paved throat width of twenty-four (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 Yoakim Bridge Road or Dry Creek Road, as appropriate. A 1:10 pavement taper shall be constructed on both sides of the entry if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention.
- c. The driveways shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
- d. The minimum sight distance for vehicles entering and exiting the driveways shall be in accordance with current AASHTO requirements for the speed traveled on the public road servicing the project site (see Sonoma County Construction Standard Drawing 812).

Yoakim Bridge Road is unposted; therefore, the design speed shall be 55 miles per hour. Alternatively, a spot speed study may be presented as evidence of a lesser prevailing speed used in the determination. Dry Creek Road is posted at 50 miles per hour and shall be used in the determination.

Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve minimum sight distance at each driveway.

A Civil Engineer or Traffic Engineer, registered in the State of California, shall present a sight distance exhibit to the Engineering Section of Permit Sonoma for approval for any existing and proposed driveways.

- e. The driveways shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
 - g. The entrance improvements shall be constructed prior to commencement of the approved activity.
109. The seven trees nearest and south of the project driveway shall be trimmed up approximately ten feet from the ground to provide adequate sight distance to the south towards north bound traffic.
110. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public rights-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
111. Driveway cross-drains within the County right-of-way (if any) shall be upgraded to a minimum 18-inch culvert under the driveway.



112. **Mitigation Measure TRAF-1:** The project shall submit for Department of Transportation and Public Works (DTPW) review and approval a final revised driveway drawing that either: (1) redesigns the driveway configuration to provide adequate sight distances (in accordance with American Association of State Highway and Transportation Officials [AASHTO] standards, or as otherwise specified by DTPW), or (2) demonstrates an appropriate tree removal and vegetation maintenance strategy that ensures adequate sight distances, including any permits required for tree removal. The driveway adjustment can be accomplished without disruption of the other project components.

Mitigation Monitoring TRAF-1: Prior to final plan approval, the County (DTPW) shall review the project revised drawing and/or tree removal and vegetation maintenance strategy and verify adequacy of new project driveway sight distances.

113. **Mitigation Measure TRAF-2:** The project shall submit a *Construction Period Traffic Control Plan* to the County for review and approval. The plan shall include traffic safety guidelines compatible with Section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and, later, project operation. In addition, the plan shall address emergency vehicle access during construction and provide for passage of emergency vehicles through the project site at all times. The applicant/contractor shall notify local emergency services prior to construction to inform them that traffic delays may occur, and also of the proposed construction schedule

Mitigation Monitoring TRAF-2: Prior to approval of a grading permit, Permit Sonoma shall review the project *Construction Period Traffic Control Plan*. During construction, Permit Sonoma shall periodically verify that traffic control plan provisions are being implemented.

114. **Mitigation Measure TRAF-3:** For events with more than 100 persons, the applicant shall submit an *Event Traffic Control and Parking Management Plan*, which shall be subject to County review and approval. The plan shall include: (1) a diagram of parking spaces and parking traffic operations for all persons on-site for the event (both employees and visitors/guests), including provisions for overflow parking for events that exceed the on-site parking (which could include use of shuttles or vanpooling); (2) designation of one or more parking coordinators (as determined in consultation with County staff) to assist, as necessary, in directing vehicles to parking spaces before the event and in exiting the facility after the event; and (3) any other provisions deemed necessary by the County.

Mitigation Monitoring TRAF-3: During the Event Use Permit review process, and prior to approval of a grading permit, Permit Sonoma shall review the project *Event Traffic Control and Parking Management Plan* and shall limit the number of event guests if deemed appropriate.

Emergency Vehicle Access:

115. The Applicant shall locate driveway gates (if any) a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.



Traffic Control Devices:

116. The Applicant shall install traffic control devices as required by the Department of Transportation and Public Works, including items such as traffic signs, roadway striping, pavement markers, etc.

Processing:

117. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to working within County road right-of-way.

Completion of Required Improvements:

118. The Applicant shall complete construction of all the required public improvements prior to occupancy of any new building or new use of an existing building which result from this application.

GENERAL OPERATIONAL CONDITIONS:

The Use Permit and operation of the use are subject to the following general provisions:

119. The Director of Permit Sonoma 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/operator must submit a written request to Permit Sonoma 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. Permit Sonoma 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 Permit Sonoma 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 Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.
120. This permit may be subject to revocation or modification by the Planning Commission 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.
121. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) 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/operator 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.

