

MAR 10 2010
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

UPE09-0027
Initial SR
Initial LES

Attachment "A"
UPE09-0027
15001 Meyers Grade Road, Jenner

FOR:
CYNTHIA DEMIDOVICH

AESTHETICS

Mitigation Measure 1.d: Prior to issuance of building permits, an exterior lighting plan shall be submitted for review and approval by the Design Review Committee. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the sky. Flood lights are not permitted. All parking lot shall be full cut-off fixtures and shall not exceed 4 feet in height. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.

Mitigation Monitoring 1.d: The Permit and Resource Management Department shall not issue the building permit until an exterior night lighting plan has been reviewed and approved by the Design Review Committee and is consistent with the approved plans and County Design Standards. The Permit and Resource Management Department shall not sign off the Building Permit for occupancy until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and require the property be brought into compliance or procedures to revoke the permit and terminate the use shall be initiated.

AIR QUALITY

3.b. Mitigation (1): "The new tasting room built on the project site shall be built to using the Sonoma County Green Building Program standards or most current standards. These standards are based on LEED® rating systems and result in buildings that are more energy efficient and reduce Greenhouse Gas emissions. At the time of building documentation information must be provided that the new tasting room meet the current standard under the LEED® rating system or earn at least a 20 point rating under the LEED® rating system."

3.b. Mitigation Monitoring (1): The Permit and Resource Management Department shall not issue a grading or building permit until project meets the Sonoma County Green Building Program standards or most current standards.

3. b. Mitigation (2): "Ultra low flow water usage appliances and fixtures shall be installed in new tasting room constructed on the project site."

3.b. Mitigation Monitoring (2): The project planner shall ensure that the ultra low flow usage appliances and fixtures appear on the building permit.

3. b. Mitigation (3): The applicant shall prepare an idle time reduction plan to reduce the time that trucks making deliveries or picking up products spend with engines idling. For diesel engines idle times shall be no longer than 5 minutes.

3.b. Mitigation Monitoring (3): The idle time reduction plan shall be submitted to the project planner who will verify that it meets the minimum standards established by State of California Rules.

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3. b. Mitigation (4): Prior to building permit issuance a Water Conservation Plan shall be submitted for all landscaping, subject to PRMD review and approval. The Water Conservation Plan shall comply with all provisions of the County Low Water Use Landscaping Ordinance and the State or County Model Efficiency Ordinance as applicable.

3.b. Mitigation Monitoring (4): Verification, from a qualified irrigation specialist, that landscaping complies with the Model Water Efficiency Ordinance shall be provided prior to Building Permit issuance. The measures in the Plan shall be implemented and verified by PRMD staff prior to Certificate of Occupancy.

HYDROLOGY AND WATER QUALITY

8.c. Mitigation Measure (1): Prior to issuance of a grading or building permit, the applicant shall submit for review and approval the grading and drainage improvement plans necessary for the proposed project. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria And shall maintain sheet flow or existing drainage patterns to the maximum extent practicable. The improvement plans shall also include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and minimize adverse impacts to the environment."

8.c. Mitigation Monitoring (1): The issuance of grading or building permit for the project will not be approved by the Project Review Division until the required drainage improvement, grading, and erosion control plans have been reviewed and approved by the Drainage Review Division of the Permit and Resource Management Department.

NOISE

Mitigation 11.a (1): Noise shall be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.

Mitigation 11.a (2): If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a noise study to determine if the current operations meet noise standards and identify any additional noise mitigation measures if necessary. A copy of the noise study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional mitigation measures needed to meet noise standards.

Mitigation Monitoring 11.a (1& 2): All noise complaints will be investigated by PRMD staff. If such investigation reveals that noise standards have been or may be exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measure(s). Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If violations continue, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

Mitigation 11.a (3): Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors except at the Outdoor Events Location when in compliance with the Noise Element of the Sonoma County General Plan. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors at the Tasting Room when in compliance with the Noise Element of the Sonoma County General Plan.

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Mitigation Monitoring 11.a (3): Any violation of the noise standards or hours of operation will result in a review of the operating permit and a potential revocation of the permit.

Mitigation 11.b (1): All grading and heavy construction activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Friday.

Mitigation Monitoring 11.b (1): Signs shall be placed at the job-site and notes placed on the plan set indicating the limited hours for grading and heavy construction activities. Any complaints received will be investigated and may result in stoppage of work at the site.

TRANSPORTATION/TRAFFIC

Mitigation 15.d (1): All outbound traffic shall exit the project site from Entry 1 and all inbound traffic shall access the project site from Entry 2 as identified on the Driveway Plan prepared by Bartholow Engineering, dated April 2009.

Mitigation Monitoring 15.d (1): The project shall be conditioned requiring all outbound traffic to exit the project site from Entry 1 and all inbound traffic to access the project site from Entry 2 as identified on the Driveway Plan prepared by Bartholow Engineering, dated April 2009.

Mitigation 15.d (2): A "STOP" legend shall be marked on the driveway at Entry 1.

Mitigation Monitoring 15.d (2): The project shall be conditioned requiring a "STOP" legend to be marked on the driveway at Entry 1.

Mitigation 15.d (3): During the winter months between December 1 and March 31 the tasting room would be open from 10 a.m. and 5 p.m. and special events would conclude by 5 p.m. During spring, summer, and fall between April 1 and November 30 the tasting room would be open 10 a.m. to 6 p.m. and special events would conclude on-half hour before sunset.

Mitigation Monitoring 15.d (3): The project shall be conditioned limiting the hours of operation during the winter months between December 1 and March 31 to 10 a.m. to 5 p.m. for the tasting room and special events would conclude by 5 p.m. During spring, summer, and fall between April 1 and November 30 the tasting room would be open 10 a.m. to 6 p.m. and special events would conclude on-half hour before sunset.

I/We, LESTER & LINDA SCHWARTZ TRUST, the property owner(s), hereby agree to the above listed Mitigation Measures as conditions for the project approval of UPE09-0027.

Signed:

Lester Schwartz - Trustee
Property Owner

3/09/2010
Date

Signed:

Linda R Schwartz - Trustee
Property Owner

3/09/2010
Date