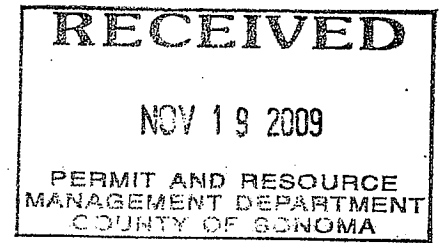


Lester Schwartz
Fort Ross Vineyard
P.O. Box 58
Jenner, CA 95450
Email: lester@fortrossvineyard.com
Cell (415) 385-4995



Leslie & June Hudson
15987 Meyers Grade Rd.
Jenner, CA 95450

November 17, 2009

Re: Fort Ross Vineyard Tasting Room – File Number UPE09-0027 -15001 Meyers Grade Road, Jenner

Dear Mr. and Mrs. Hudson:

Your letter of November 9, 2009, sent to Cynthia Demidovich, the Planner at Sonoma County handling this matter, has been forwarded to me for my attention.

Linda and I think that it would be constructive if we could meet to discuss any concerns that you may have and so that we might tell you more about the project and the site which is about 200 feet off Meyers Grade near the current entrance to our house at 15001 Meyers Grade. We are available to meet as soon as possible at your convenience but as we will be leaving after Thanksgiving and travelling for most of December the best time for us will be over the next two weeks. Please let me know what suits you.

Regarding the two specific concerns raised in your letter to the Planner we can discuss them in more detail when we meet but I would like to make the following preliminary comments in response.

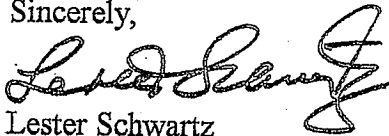
1. Water. The well that will serve the tasting room is approximately 1400 linear feet South from your property and is located close to Meyers Grade Road and our small vineyard there. The geologist Mr. Eugene Boudreau has preliminarily opined that the well will not affect any wells at your property or the intervening properties based on the distance and the geology of the area. Nevertheless as part of the permitting process Mr. Boudreau will shortly be preparing a comprehensive geological and hydrological report in accordance with the County requirements. You may recall that nearly 15 years ago when we subdivided a portion of our property on the Eastern side of your property the subject of wells was raised by Mrs. Hudson and others at the PRAC hearing when the subdivision application was considered. At that time, after discussion with you, it was agreed that we would only drill a well on the new subdivided lot at a distance of 200 feet or more from our common boundary line and the new well for that lot was drilled accordingly. In contrast to that 200 feet distance for the earlier well the current

one which will serve the tasting room is, as stated, approximately 1400 feet from the boundary to your property.

2. Traffic. In order to properly understand and consider the potential impact of any traffic resulting from the tasting room we commissioned a traffic study by W-Trans a well regarded traffic engineering firm in Santa Rosa that undertakes such kinds of studies. As part of the traffic study W-Trans counted the traffic and travelling speeds on Meyer's grade and considered all other relevant aspects such as parking. W-Trans concluded that the tasting room project will have an imperceptible impact on traffic conditions and the existing facilities will adequately support the additional trips associated with the implementation of the proposed project.

I look forward to hearing whether you would like to meet and discuss the issues mentioned or any others that you might wish to talk about and what date and time would suit you. I can either come over to you or, better yet, you could come over to our property and view the site firsthand. My telephone number is 707-847-3462 and my cell phone is 415-385-4995. My cell phone number is the best number to reach me. If you do not reach me please leave a message and I will get back to you. My email address is lester@fortrossvineyard.com should you wish to email me. I look forward to hearing from you.

Sincerely,



Lester Schwartz

Cc: Cynthia Demidovich
Jim Ohmstead



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Referrals Request July 13, 2009

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: UPE09-0027
Applicant Name: Lester Schwartz Trust
Owner Name: Lester and Linda Schwartz
Site Address: 15001 Meyers Grade Road, Jenner
APN: 109-160-020, -017, -018, and -023

Project Description: Request for a Use Permit for a new 1,500 square foot tasting room open seven days a week with ten promotional events and eight special events per year on a 246.38 acre parcel. Wine is produced off-site.

The project site has split zoning of RRD (Resources and Rural Development), B7 (Frozen Lot Size), and TP (Timber Production) and is in the process of a technical correction with the Permit and Resource Management Department. The proposed tasting room will be located on the portion of the site that is zoned RRD (Resources and Rural Development), B7 (Frozen Lot Size).

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 3, 2009, and should be sent to the attention of: UPE09-0027, Cynthia Demidovich (cdemidov@sonoma-county.org). The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|--|
| <input type="checkbox"/> County Surveyor | <input type="checkbox"/> County Communications - George Waters |
| <input checked="" type="checkbox"/> Health | <input checked="" type="checkbox"/> Fire Marshal - C |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> Fire District - Timber Cove Fire |
| <input type="checkbox"/> Env. Health Consumer Protection - Jerry Meshulam | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> Public Works, Land Dev - Ken Giovannetti - C | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Public Works, Drainage - Jesse Foster | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Flood and Drainage Review | <input checked="" type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> SUSMP Review | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Department of Health |
| <input checked="" type="checkbox"/> Northwest Information Center, S.S.U. - C | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> P.G. & E. | <input type="checkbox"/> So County Transit - Steven Sci |
| <input type="checkbox"/> SBC | <input type="checkbox"/> Road Naming |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Code Enforcement - Michael Li |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> SVCAC and Aide to Dist 1 Sup |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input checked="" type="checkbox"/> Coastal Hills Land Trust |
| <input checked="" type="checkbox"/> Board of Supervisors Aide - Supervisor Carrillo | |

Referrals

Cynthia Demidovich

From: William Passaretti
Sent: Tuesday, July 14, 2009 10:19 AM
To: Jon Tracy; Ken Giovannetti; 'NW Info. Center'; 'Milo Baker Chapter Conservation Comm.'; Susan Upchurch; Jerry Faddis; 'Timber Cove FPD'; 'State Dept. of Fish & Game'
Cc: Cynthia Demidovich
Subject: Referral for UPE09-0027, 15001 Meyers Grade Road, Jenner
Attachments: UPE09-0027 Referral.pdf

Contacts: Jon Tracy; Ken Giovannetti; Leigh Jordan; Lynn Houser; Susan Upchurch; Jerry Faddis; Sharon Lynn; Debbie Hultman

Attached is the Referral for UPE09-0027, 15001 Meyers Grade Road, Jenner.

Please respond to project planner, Cynthia Demidovich at cdemidov@sonoma-county.org by August 3, 2009.

Thank you

William (Bill) Passaretti
Senior Office Assistant
PRMD Project Review
707-565-1935