

1. PROJECT DESCRIPTION

SETTING

Location:

Westside Grapes LLC requests an amendment to its existing Use Permit to increase the permit's allowed 20,800 case production capacity to 30,000 cases, to use the existing private Victorian residence for promotional / marketing accommodations and to store case goods in the existing barn on the west side of Westside Road.

The project site for the winery / tasting room is 78.84 acres in size and partially located within the Sweetwater Springs Historical District. The site for the additional case goods storage is on that portion of the parcel that lies across (west) Westside Road from the Hop Kiln Winery. Access to the properties is directly off of Westside Road.

The project addresses are 6050 Westside Road (winery) and 6025 Westside Road (case goods storage).

Existing Uses:

The main winery property is currently developed with the historic Hop Kiln winery and tasting room, the Victorian residence, detached carport, public bathrooms, external crush and processing area which is partially covered by a metal canopy and a fabric awning, mobile offices, pond, lawn and picnic areas for special events, parking area, septic systems, wells and vineyards.

The ±3 acre portion of the site across Westside Road, to be used for case goods storage, is developed with a 1,024 sq. ft. workshop, 576 sq. ft. shed and 6,200 sq. ft. barn.

Topography:

The subject property is of moderate slope having an elevation of 120' msl at Westside Road, trending northeasterly towards an existing creek and the Russian River at 70' msl. Much of the developed area is of minimal slope. A portion of the proposed winery expansion area drops approximately 11 ft. from the edge of the covered wine making area to the edge of the staff area. The site of the existing barn for case goods storage is essentially level.

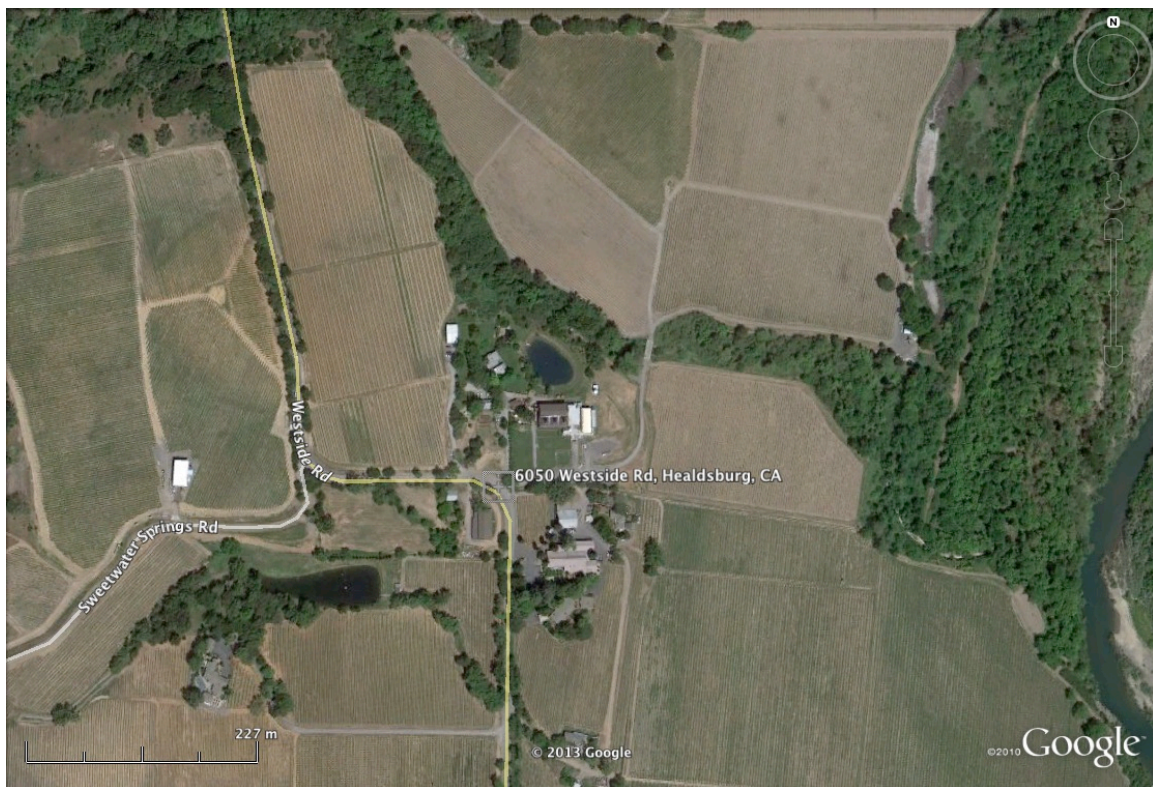
Drainage:

The property drains in a north to east direction from Westside Road to an unnamed blue line stream, which flows to the Russian River. The Russian River forms the eastern boundary of the winery parcel.

Surrounding Land and Land Uses:

The winery property is Lot 1 (adjusted) of a four lot minor subdivisions recorded in 2006 (MNS 04-0039). A ± 41.93 acre portion (Ordinance No. 1993) of the subject property lies within the Sweetwater Springs Historic District, which includes the ± 3 acre portion across Westside Road.

As depicted below, the property is situated within an agriculturally designated and developed area. Rochioli winery and vineyards border the property to the south, Gallo vineyards lie to the north and west, and the Russian River lies to the east. Several small parcels (2.93 to 5.29 acres) lie south of the subject property, along the west side of Westside Road. The balance of the surrounding land has an average parcel size of ± 40.0 acres.



2. DETAILED PROJECT DESCRIPTION

In order to realize the requested 30,000 case production capacity, the Use Permit amendment proposes to construct a Wine Making Addition consisting of an expanded winemaking area, staff area and barrel storage. The project also includes the removal of the singlewide trailer, the triple-wide mobile offices, canvas awning, metal canopy, and the relocation and securing of wine tanks within the new winemaking area (see attached plans). Additionally, the Use Permit seeks to use the private Victorian residence for promotional / marketing accommodations; to formalize the winery's ability to host promotional (special) events and participate in industry-wide events; and to store case goods in the existing barn.

Wine Making Addition

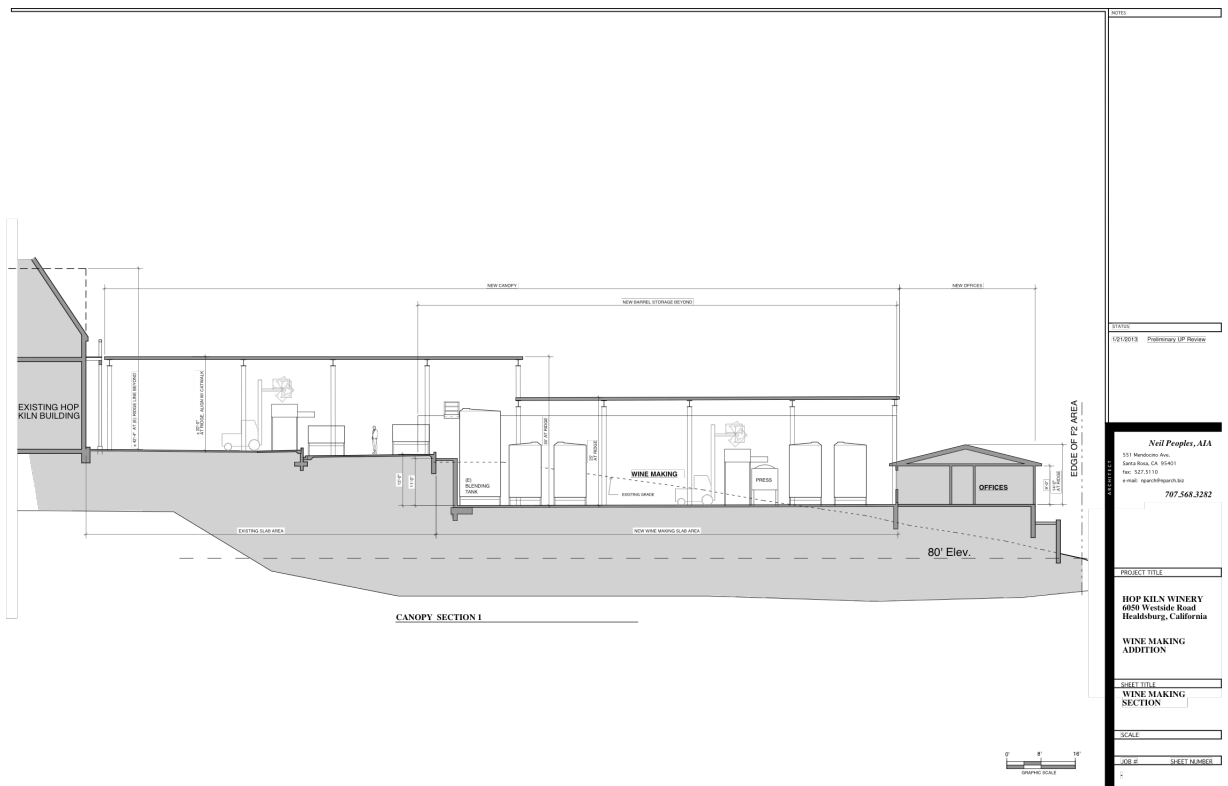
The Wine Making Addition consist of three interrelated components:

- The existing and (proposed) expanded crush pad / wine production area
- Barrel storage, and
- Staff space

Existing and (Proposed) Expanded Crush Pad / Wine Production Area: This is the space and location where the major wine production activity of the winery takes place. The existing metal canopy and fabric awning, as well as the singlewide trailer are removed and the existing crush pad / wine production area expanded. A new crush pad cover / roof structure, compatible in design with the Hop Kiln, is proposed to be constructed over the existing and expanded wine production area. As depicted in the "Wine Making Section" below, the natural slope of the site is incorporated into the project design to allow the expanded crush pad / wine production area to be lowered by ± 12 ft. This, in turn, lowers the overall profile of the covered areas.

Barrel Storage: A new barrel storage building is proposed to be constructed adjacent to the expanded crush pad / wine production area. As depicted in the cross section below, this building is below the elevation of the covered tank / crush pad area and would have no visual prominence. The barrel storage building is directly accessible from the wine making area as well as from the walkways off of the new staff space.

Staff Space: Space for employees of the Hop Kiln winery is proposed at the east end of the expanded, covered crush pad / wine production area. The building is single story and of modest design and profile. As depicted in the cross section, the finish floor elevation is at the low elevation level of the proposed expanded area.



This is achieved by using the fill from the lowering of the site for the expanded crush-pad / wine production area. The square footage of the staff area is 3,000 sq ft., which is essentially the same as the square footage provided by the triple wide mobile office and single-wide trailer (2,818 sq. ft.). The staff area directly accesses the production area, which in turn accesses the barrel storage area. The barrel storage area is also accessed by ramps / walkways.

Schedule

The metal canopy, canvas awning, and single-wide trailer have been cited as violations. The triple wide commercial coach is the subject of a separate Stipulated Agreement. Under this Use Permit, applicant proposes they be cleared under the following schedule:

- Triple wide mobile office: 45 days from final action on the Use Permit Amendment
- Single wide trailer: 45 days from action on the Use Permit Amendment
- Canvas awning: Within 30 days from the end of crush 2013
- Metal canopy: Due to the large amount of infrastructure integrated into the metal canopy including electrical, glycol, compressed air, hot and cold water, catwalks, etc. and other equipment present in this area, it is proposed that the metal canopy be removed upon

construction of the new crush pad / wine production area permanent cover / roof structure.

Operations

Currently ±100 acres of the subject property and surrounding lands, owned by the applicant, are planted in vines. An additional 28 acres can and may be planted. There is currently exportation of grapes. Some importation, prior to the on-site / surrounding grapes reaching maturity and for blending purposes, may be required.

Waste disposal will be provided by septic systems and water is provided by on site wells.

The winery facility will be open seven days a week. Normal hours of operation are from 7:00am to 6:00pm. The tasting room will be open from 10:00am to 5:00pm. Hours of operation during harvest will be as needed. The number of full time employees (or full time equivalents) is estimated at eighteen (18). Employee numbers will increase, as necessary, during harvest. The maximum number of employees on-site at any given time, including full-time, part-time, agricultural and seasonal agricultural employees needed during harvest is 30.

Promotional Events

Special (promotional) events have occurred at the Hop Kiln winery since its opening in 1976. The existing Use Permit does not limit the number or size of events. Annually, numerous events have occurred at the winery. Under this proposed amended Use Permit, 19 (PRMD average) events are requested. Eleven (11) of the events will only be held during the day (closing one hour before sunset). The eight (8) evening events will be wine maker dinners. The schedule is as follows:

- 8 wine maker dinners for up to 50 persons 5:30pm to 10:00pm
- 8 day time events (closing one hour before sunset) for up to 100 persons
- 3 day time events (closing one hour before sunset) for up to 150 persons

In addition to the promotional events, participation in 8 industry-wide events is also requested.

Promotional/marketing Accommodations

A Victorian-style residence, which was moved onto the property in the 1970's, is currently being used as the owner's private office and study. This Use Permit Amendment requests the ability to also use this private residence for promotional or marketing accommodations for private guests.

There will be no commercial use of the residence; it will strictly be limited to guests associated with the winery or wine industry. The residence is an existing structure, is clearly incidental to the agricultural use of the property and is currently served by an on-site well and septic system. Use of the residence for marketing/promotional accommodations would not require the removal of vineyard nor impact agriculturally productive land.

Case Goods Storage

The ± 6,200 sq. ft. barn located on the west side of Westside Road is to be used to store up to 16,000 cases of case goods. Historically, case goods have been stored in this building. No significant modifications to the structure are anticipated.

Williamson Act

The subject property is within a Type 1 Agricultural Preserve contract. Under the revised Uniform Rules for Agricultural Preserves, structures cannot occupy more than 15% or 5 acres, whichever is less, of contracted land. Under the proposed project, approximately 0.894 acre or 1.134% are covered by structures.

Similarly, PRMD has applied a general rule of not allowing staff area to exceed 15% of the square footage of the winery facility, including tasting, production and storage. Accordingly, the proposed staff area is approximately 7.08% of the total winery facility.

Building Areas and Lot Coverage

The Table below identifies the building areas and site coverage of all buildings on the Hop Kiln Winery parcel including the ±2.95-acre area that was added through the Lot Line Adjustment process.

Table 1: Building Areas and Lot Coverage

Building	Building Area (In square feet)	Covered Exterior Area	Footprint	Site Coverage (In acres)
Hop Kiln Winery	15,381 ¹	1,313	7,626	0.18
Bathroom Building	480		480	.01
Case Goods Storage Barn	6,700		6,700	0.15
Shop	1,200		1,200	0.03
Cottage	834		834	0.02

¹ Total Building Usable Square Feet is approximately 9,905 sq. ft. excludes some stone portions

Residence	2,568	1,635	3,503	0.08
New Wine Making Area	11,350	70	11,420	0.26
New Staff Area	3,000		3,000	0.07
Barrel Storage	4,200		4,200	0.10

3. Lot Line Adjustment

Assessor parcel 110-160-006 is a ±3.49 acre separate legal parcel, which is part of the Hop Kiln winery's Type I agricultural preserve. Under Sonoma County Uniform Agricultural Preserve Rules, multiple parcels can no longer be part of a single agricultural preserve. In addition, the case goods storage, which is located on the ±3.49-acre parcel needed to be part of the Hop Kiln Winery use permit parcel. Therefore, a lot line adjustment was filed amongst three separate parcels:

- APN 110-160-016/011 – “winery” parcel, ±75.35 acres
- APN 110-160-006 – “case goods” parcel, ±3.49 acres
- APN 110-160-017 – adjoining parcel; same agricultural preserve, ±48.62 acres

As a result of the lot line adjustment the case good parcel will become part of the winery parcel (±78.84 acres) and the adjoining agricultural parcel will be reconfigured into a ±12.01-acre parcel and a ±37.39-acre parcel. The existing vineyard production on each of the parcels consist of:

- Winery parcel – ±9.5 acres of grapes
- ±12.01-acres parcel – ±6 acres of grapes
- ±37.39-acre parcel – ±15 acres of grapes