



2416 E 37th St. North, Wichita, KS

February 2, 2018

County of Sonoma
Mr. Gary Broad
2550 Ventura Avenue
Santa Rosa, CA 95403-2829

RE: 4603 Westside RD Healdsburg CA 95448 APN# 110-11-026

Dear Mr. Broad,

In advance of the pending appeal for 4603 Westside Road winery use permit application, we have compiled the following information to supplement the appeal. These studies provided by the W-Trans traffic engineer, architects and various experts will help the Board of Supervisors and the community to understand the project is safe, sustainable, and compatible with the neighborhood and designed to meet the zoning/general plan consistencies.

This letter shall serve as an introduction to the additional work that has been completed to meet the desires of the local neighborhood, safety and compatibility for the application. Below please find a summary of the additional work completed to date on the project:

1. Traffic/Public Safety – the project meets all traffic safety standards and it is not detrimental to the health and safety of persons residing or working in the neighborhood and it is not detrimental to the general welfare of the area. Below listed findings and design revisions include the following:
 - W-Trans Traffic Engineer Steve Weinberger completed supplemental traffic analysis and issued them in a Supplemental Letter dated 01/18/18.
 - Speed survey completed on 10/08/2017 and 11/07/2017 confirmed average speed for southbound and northbound movements at 29 mph and the 85th percentile speed at 33 mph for both locations.
 - Field measurements confirmed sight distance to the north to be 330 feet and sight distance to the south to be 335 feet. In this measurement, W-Trans assumed vegetation trimming proposed by the Property Owner within boundary of the project site at each curve. The measurement was calculated to the entry driveway that is proposed to be located 20 feet south from the existing entry driveway. Specific measures to perform the vegetation trimming were analyzed and defined

in the Supplemental Biological Habitat Assessment prepared by Jane Valerius Environmental Consulting dated 01/23/18.

- Sight distance assessment confirmed that looking north for an approach speed of 35 mph, 250 feet of stopping sight distance is recommended and for a 40 mph approach speed, 305 feet is recommended. The 330 feet available is more than adequate for the 35 mph critical speed sampled at the point where drivers would first be able to see and react to a vehicle exiting the driveway.
 - Sight distance assessment confirmed that looking south for an approach speed of 35 mph, 250 feet of stopping sight distance is recommended. The 335 feet available is more than adequate for up to 42-43 mph speed.
 - The sight distance analysis confirm compliance with AASHTO criteria and results are in compliance with the County of Sonoma Guidelines for Traffic Impact Studies.
 - To minimize potential interference between vehicle entering the project site on a southbound approach and to minimize potential queuing caused by 150 guests special event, the Owner proposed addition of a southbound right-turn lane which will provide space for southbound vehicles to decelerate as they turn into the project, thus removing them from the path of travel of bicyclists, local residents, scenic view and other agriculture related drivers.
 - At the BZA hearing concerns were raised regarding the possibility of traffic backing up because of the one lane bridge near the entrance. This was in the context of the few large events. The staff recommended and the Owner accepts Condition 43 on-site traffic control. To completely eliminate any chance of queuing on the bridge, the Owner proposes the addition of space for 68 vineyard row event parking spaces to accommodate largest agricultural promotional (special) event with 150 guests (60 spaces for guests + 8 spaces for event staff). Such event parking spaces shall be located on a one way loop located west from the proposed tasting room building in addition to 31 permanent parking spaces located adjacent to proposed buildings. With this, there should be no occasion for cars not being able to move efficiently to parking.
2. Event and Tasting Room Traffic – The addition of winery and tasting room with proposed industry wide and agricultural promotional (special) events and other promotional activities would not result in a traffic and public safety hazard.
- The proposed winery with relatively small production capacity for 10,000 cases of red and white varietal wines is commensurate to the size of the property and other Westside Road wineries. Addition of operational traffic and tasting room traffic is within general parameters of the existing agriculture related traffic in this neighborhood.
 - Location of the proposed winery on Westside Road is consistent with all current policies in the General Plan and/or Zoning Ordinance. There is no current policy in General Plan and/or Municipal Code that defines maximum amount of wineries within certain geographic area nor minimum distance between two or more adjacent wineries.

3. Neighborhood Compatibility – The establishment, maintenance or operation of the proposed winery in this location will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood, nor be detrimental to the general welfare of the area.
 - The proposed design and location of the winery production building and tasting room, proposed operations and events were carefully refined following feedback from the general public, neighbors, neighborhood groups and planning staff. Multiple studies were conducted and adjustments addressed raised concerns from various parties. The proposed use is compactible and suitable for this neighborhood that is heavily comprised of various agricultural uses and occasional residential properties scattered along Westside Road. Proposed design of buildings have been reviewed and approved in the Preliminary Design Review completed by Sonoma County Design Review Committee.
 - The proposed use and design in existing neighborhood conforms to provisions of the General Plan and Municipal Code. No policy defining maximum intensity of development and overconcentration of proposed use currently exists.

4. Zoning and General Plan Inconsistency – Although the Project was recommended for approval by Planning Staff, the Resolution of Denial relies on General Plan Policy AR-6f. However, the evidence presented does not support a finding that the Project violates this Policy. The issue raised by AR-6f is whether the concentration of wineries in this area is detrimental to the primary use of the land for production of food, fiber and plant materials. That is, denial is only appropriate if the use is detrimental to these actual agricultural uses. The existing agricultural production on-site is not impacted by the use are:
 - (1) “will the uses result in joint road access conflicts or traffic levels exceed the Traffic Element level of service.” There are no joint road access issues and as W-Trans finds, Westside Road is and will continue to operate at acceptable levels of service.
 - (2) “Whether the above uses would draw water from the same aquifer and be located with the zone of influence of area wells.” As the hydrological reports conclude, the well here is not operating within the zone of influence of area wells.
 - (3) “Whether the above uses would be detrimental to the rural character of the area.” The winery facility is set well back of Westside Road and because of the riparian corridor between it and the road, it is not visible. It is visible from only one off-site location. It will have no impact on the appearance of the area character. More to the point, this factor only relates to issues of agricultural production.

We are pleased to submit this additional information in support of the project. Should you have questions or comments on the above referenced material, please feel free to reach out to myself or Dusan Motolik.

Yours truly,

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