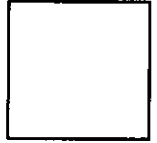




Type



Plans

UPE11-0085

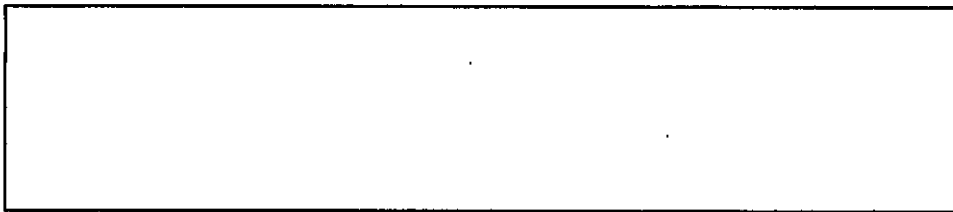
Permit Number

1901

Street Number

FRATES RD

Street Name



Community Code

017-050-006

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: UPE11-0085

Project Address: 1901 FRATES RD PET

Cross Street:

APN: 017-050-006

Description: USE PERMIT FOR BEER AND WINE SALES

Printed: Tuesday, November 01, 2011
Initialized by: SHUNSPER
Activity Type: C-USE 1101
PCAS #: 6136

Owner: ADOBE INVESTMENTS LLC
ATTN: BILL CARSON
1320 19TH HOLE DR
WINDSOR CA 95492
707 837 7079

Applicant: ADOBE INVESTMENTS LLC
ATTN: BILL CARSON
1320 19TH HOLE DR
WINDSOR CA 95492
707 837 7079

Fees:

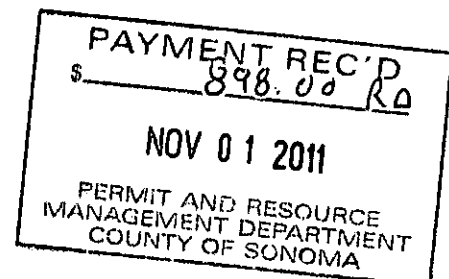
Item#	Description	Account Code	Tot. Fee	Prev. Pmts	Cur. Pmts
1052	ENV REV CEQA EXEMPT DET	025015-3811	33.00	.00	.00
1142	USE PERMIT - FENCES	025015-3823	865.00	.00	.00
			\$898.00	\$0.00	

Total Fees: \$898.00
Total Paid: \$0.00

Balance Due: \$898.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

File#: UPE11-0085

Type of Application:

- | | | | |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Adobe Investments, LLC Bill Carson
 Name 1320 19th Hole Dr.
 Mailing Address Windsor CA 95492
 City/Town State Zip
 707-837-7079 707-837-7075
 Phone Fax
 Email bcarson@windsorgolf.com
 Signature Bill Carson Date 11-01-2011

Owner, if other than Applicant:

Name _____
 Mailing Address _____
 City/Town State Zip _____
 Phone Fax _____
 email _____
 Signature _____ Date _____

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Patrick Imbimbo
 Name 414 Aviation Blvd.
 Mailing Address Santa Rosa CA 95403
 City/Town State Zip
 Project Manager
 Title 707-217-3986 707-578-3140
 Phone Fax
 Email pimbimbo@airportbusinesscenter.com

Name _____
 Mailing Address _____
 City/Town State Zip _____
 Title _____
 Phone Fax _____
 email _____

Name _____
 Mailing Address _____
 City/Town State Zip _____
 Title _____
 Phone Fax _____
 email _____

Project Information:

1901 Frates Rd., Petaluma, CA
 Address(es) 017-050-006, 017-140-011, 012
 Assessor's Parcel Number(s) _____
 permit to sell alcoholic beverages for on-site consumption

PETALUMA
 City/Town 113.59
 Acreage _____

Project Description: _____
 (Please attach additional sheet(s) if needed)
 Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed -0-

DO NOT WRITE BELOW THIS LINE To Be Completed by PRMD Staff

Planning Area: 8 Supervisorial District: 2 Current Zoning: IK, F2, V04 General Plan Land Use: RVSC
 Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
 Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____
 Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor N/A
 Previous Files: _____
 Application accepted by SCOTT HUNSPERGER Date 11/1/11

Supplemental Application Information

Existing use of property: Golf Course
Acreage: 113.59+/-

Existing structures on property: Pro Shop and Maintenance Building

Proximity to creeks, waterways and impoundment areas: Adobe Creek is on a portion of the western boundary of parcel 017-140-012

Vegetation on site: Grass
General topography: Flat

Surrounding uses to (Note: An adjoining road is not a use.)
North: PG&E Substation South: residential/golf course
East: agricultural West: Petaluma Airport

New structures proposed (size, height, type): None

Number of employees: Full time: 12 Part time: 8 Seasonal: _____
Operating days: 7 days per week Hours of operation: dawn to dusk

Number of vehicles per day: Passenger: _____ Trucks: _____
Water source: Public Sewage disposal: Public
Provider, if applicable: Petaluma Provider, if applicable: Petaluma

New noise sources (compressors, power tools, music, etc.): None

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No x If Yes, indicate area of disturbance(aces): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): _____

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes _____ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes x No _____ Gasoline for existing maintenance equipment

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes x No _____


Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Not applicable

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Adobe Investments, LLC
Applicant Name


Applicant Signature Bill Carson

Same as Applicant
Owner Name

Owner Signature

11-01-2011
Date

UPE11-0085
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Proposal Statement:

The purpose of the application is to obtain an administrative use permit to allow the sale of beer and wine for on-site consumption at the Adobe Creek Golf Course. The golf course is located both in the unincorporated area and within the Petaluma city limits. This application is specifically for on-site sales on the three parcels of the golf course that are in the unincorporated area of the golf course.

No new structures are proposed, no additional traffic or noise will be generated by approval of this permit.

Sale of alcoholic beverages will occur during all operating hours of the golf course which are dawn to dusk, 7 days per week.

There is no planned additional use on these parcels beyond the present.

Site Plan: Attached

Accessibility Requirements: No new construction or remodeling is proposed that would be subject of State of California accessibility requirements.

Parking: No new parking is proposed. See site plan for existing parking.

Tree Protection: Not applicable

Reduced Site Plan: Attached

Preliminary Site Grading and Drainage Plan: Not applicable

SUSMP Requirements: Not applicable

Stormwater Management Plans: Not applicable

Preliminary Architectural Plans: Not applicable

Preliminary Landscape Plans: Not applicable

Location Vicinity Map: Attached

USGS Quad Map: Not applicable

Affordable Housing Projects: Not applicable

Filing Fee: \$898.00



Casa Grande Rd

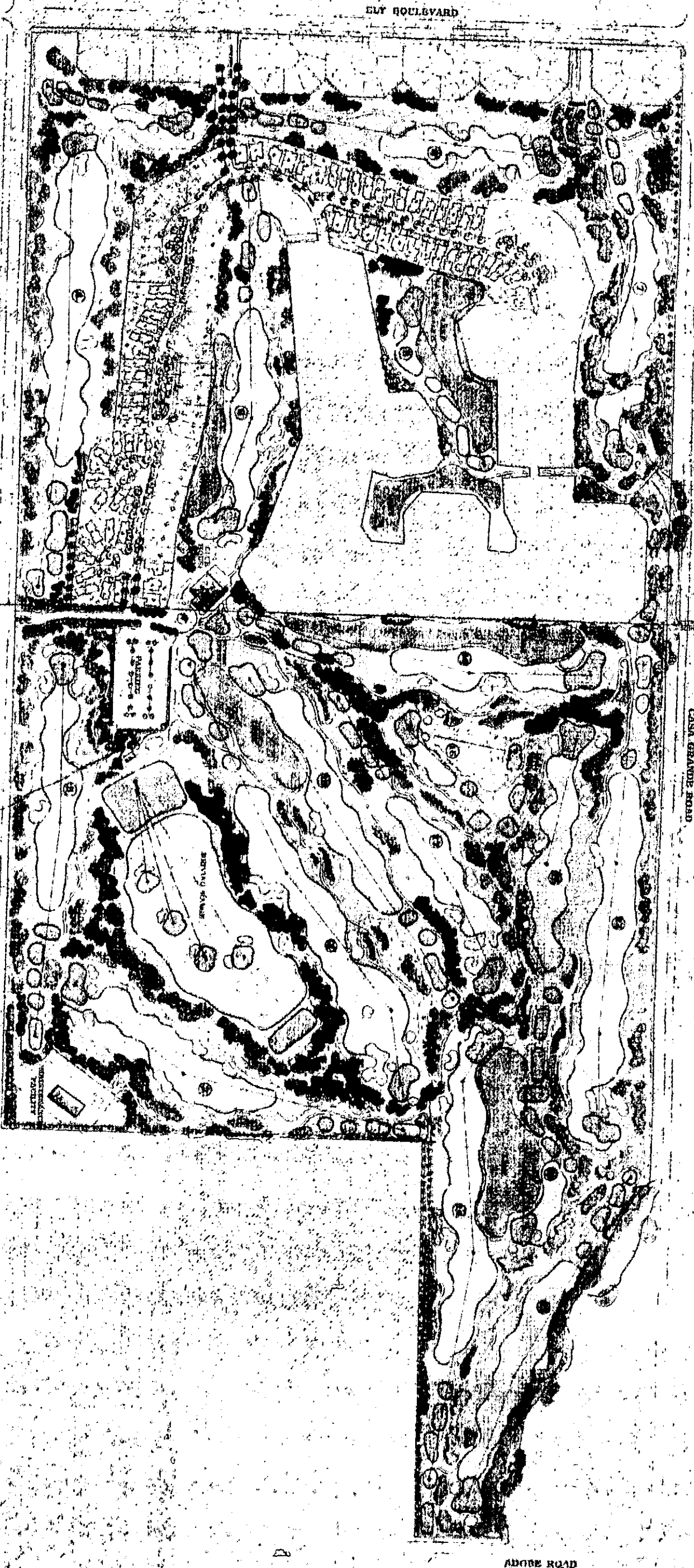
1901 Frates Rd

Ely Blvd

Site Plan
Portion of Adobe Creek Golf Course

Portion of Adobe
Creek Golf Course

© 2011 Google
© 2011 Europa Technologies



PLANTING LEGEND

- TREES
- CONIFERS
- BROADLEAF EVERGREENS AND DECIDUOUS TREES
- OPENING ACCENT TREES
- EXISTING TREES CLASS
- SHRUBS & GROUNDCOVERS
- SHRUB CLASS
- TALL GRASSES (NON-FIRE EATEN)
- TALL GRASSES (FIRE EATEN)
- WILDS
- RAILWAY
- PAVEMENT IMPROVEMENTS

Location of Pro Shop

Scale in feet
 0 50 100 200 400 800
 DATE: OCTOBER 14, 1983

**GOLF COURSE
 REHABILITATION PLAN**
Adobe Creek II
 Petaluma, California

Developers
 J.G. Orth Corporation
 One Double Diamond Court
 San Francisco, California

Land Planner
 Gonzalez & Associates, Inc.
 886 Mendocino Street
 San Francisco, California

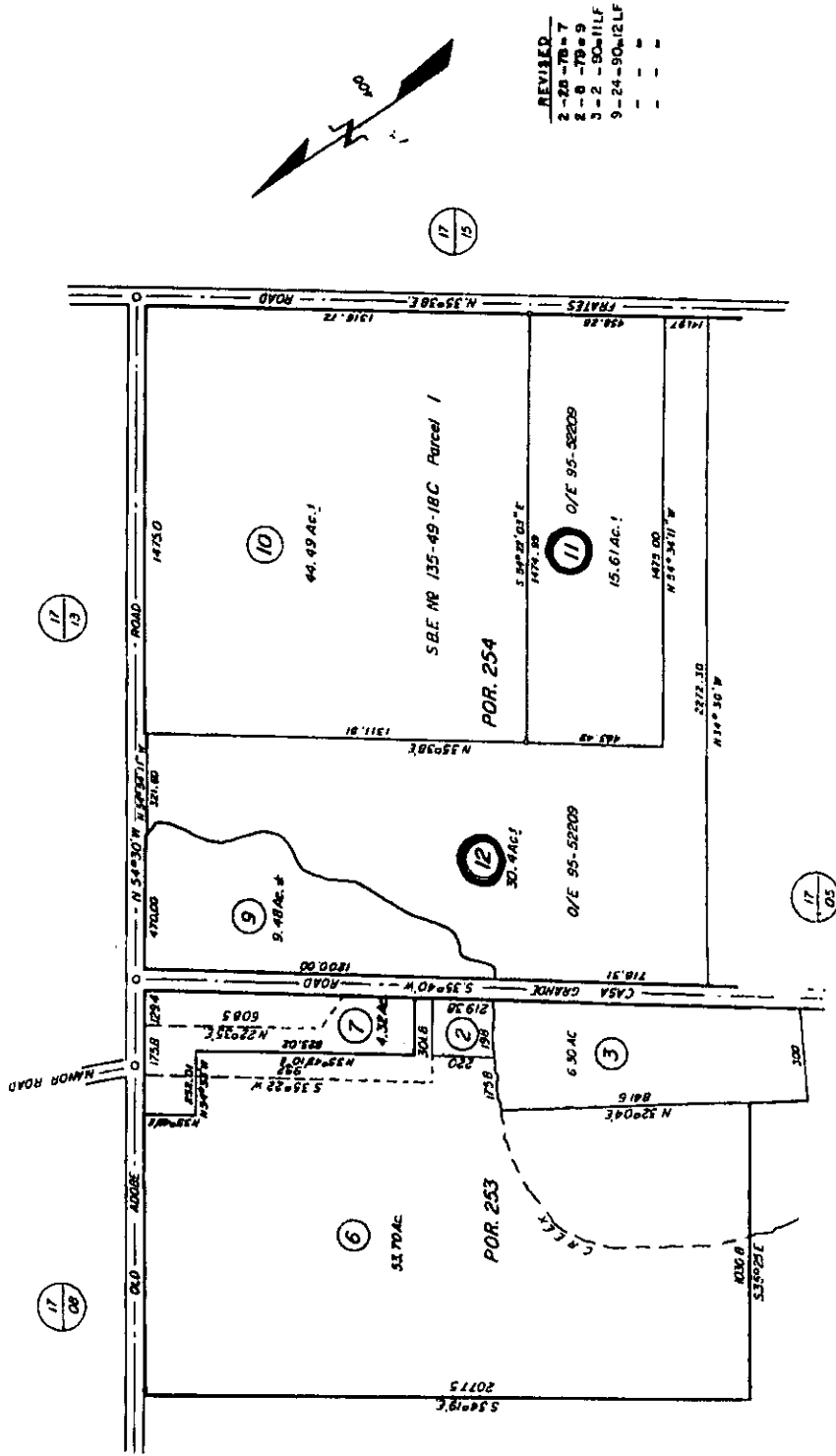
Golf Course Designer
 Christopher Thomas, Inc.
 418 Avenida Real, Suite A
 Santa Rosa, California

Robert Grant Stewart
 7105 Santa Avenue
 Palo Alto, California

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
136-015

17-14



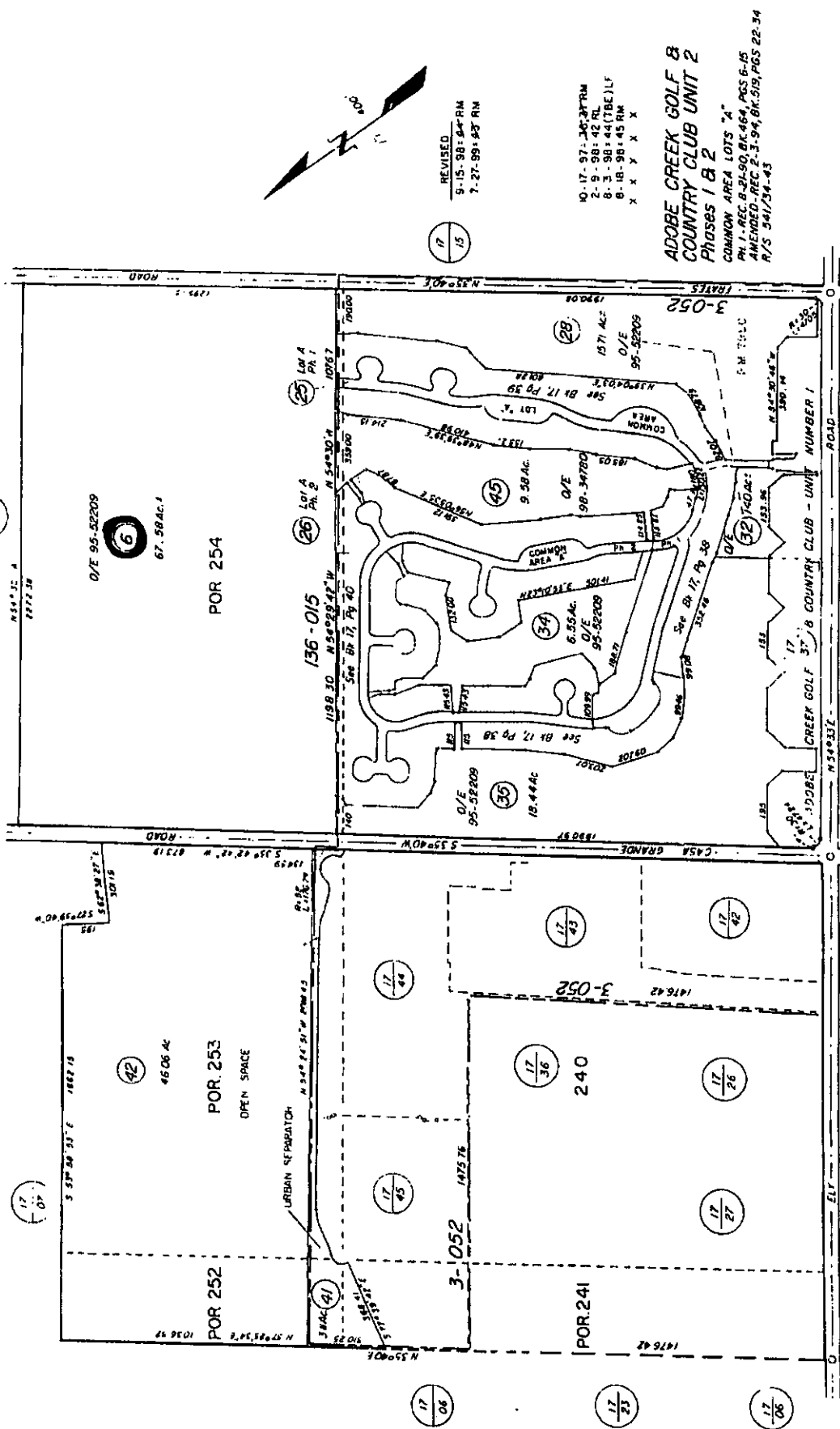
- REVISED
- 2-28-78-7
 - 2-8-79-9
 - 3-2-90-11LF
 - 9-24-90-12LF

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
136-015
3-052

17-05



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Parcel Map No. 7950
On 353 Pgs. 36-39 Rec. 1/30/04

Assessor's Map Bk 17 pg. 05
Sonoma County, Calif.

ADOBE CREEK GOLF &
COUNTRY CLUB UNIT 2
Phases 1 & 2
COMMON AREA LOTS "A"
PH. 1 - REC. 8-21-90, BK. 464, PGS. 6-15
AMENDED - REC. 2-3-94, BK. 519, PGS. 22-34
P/S 541/54-43

REVISED
9-15-98: 64* RM
7-27-99: 43* RM
X X Y X X X
10-17-97: 30* TRM
2-9-98: 42 RL
8-3-98: 44 (TBE) LF
8-18-98: 45 RM
X X Y X X X

FILE: 4PE11-0085

Adobe Invest. LLC
Applicant

1901 Frates Rd

Petaluma
Site Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible person)

locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

I, William T. Passaretti, mailed the attached notice to:

the County Clerk's Office on 11/2/11

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 11/2/11

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

11/2/11
(Date)

William T. Passaretti
(Signature)

FILE: UPE11-0085
Adobe Invest. LLC
Applicant
1901 Frates Rd
Petaluma
Site Address

AFFIDAVIT OF NOTICING

I, SCOTT HUNSPERGER, posted three copies of the attached poster at the following
(Name of responsible person)

locations on or near the subject property: (description of location)
on three telephone poles
along Frates Rd near project site
_____ on 11/4/11
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

11/4/11
(Date) Scott J. Hunsperger
(Signature)

I, William T. Passaretti, mailed the attached notice to:

_____ the County Clerk's Office on _____
_____ the newspaper on _____
_____ to each owner of record within 300 feet of the subject property and to applicant/owner and
others that have requested notification on _____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date) _____
(Signature)

NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

APPLICANT/OWNER: Adobe Investments LLC, c/o Bill Carson

FILE: UPE11-0085

DESCRIPTION OF PROJECT & LOCATION: Request for a Minor Use Permit to add beer and wine sales at an existing golf course on three parcels totaling 113.59 acres located at 1901 Frates Road, Petaluma; Zoning K (Recreational and Visitor Serving Commercial), F2 (Floodplain Combining District), VOH (Valley Oak Habitat); APN 017-050-006, 017-140-011, and -012; Supervisorial District 2.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

In addition, it is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because it involves a minor alteration of an existing facility with a negligible expansion of the existing use.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on November 15, 2011, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact Scott Hunsperger at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. (707) 565-2404 or by e-mail at scott.hunsperger@sonoma-county.org.

Posting Date: November 4, 2011

Staff: Scott Hunsperger



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

November 15, 2011

Adobe Investments LLC
Attn: Bill Carson
1320 19th Hole Drive
Windsor, CA 95492

Re: File # UPE11-0085; 1901 Frates Road, Petaluma

This letter is in reference to your request for a Minor Use Permit to add beer and wine sales to an existing golf course located at 1901 Frates Road, Petaluma. The request has been approved. Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 10 days. Pursuant to Section 26-88-010 (g) of the Sonoma County Code, no public hearing is required and the Use Permit will be issued subsequent with conformance with the attached conditions. Once compliance with all pre-operational conditions has been achieved, a Use Permit Certificate can be issued and the approved use may commence.

The Use Permit approval is based on a determination by the Permit and Resource Management Department that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because it involves a minor alteration of an existing facility with a negligible expansion of the use.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

If you have any questions, feel free to contact me at 707-565-2404 or at scott.hunsperger@sonoma-county.org. Please refer to your file number (UPE11-0085) and site address when making inquiries.

Sincerely,

Scott Hunsperger
Project Planner

Enclosures

c: File # UPE11-0085
Patrick Imbimbo

Conditions of Approval

Date: November 15, 2011 **File No.:** UPE11-0085
Applicant/Owner: Adobe Investments LLC **APN:** 017-050-006, 017-140-011 and -012
Address: 1901 Frates Road, Petaluma

Project Description: Request for a Minor Use Permit to add beer and wine sales to an existing golf course on three parcels totaling 113.59 acres.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. All accessibility requirements must be complied with as set forth in the most recent California Building Code (CBC), and as determined by the PRMD Building Division.

HEALTH:

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Consumer Protection:

2. Obtain and maintain all required Permits from the Sonoma County Environmental Health Division if required for beer and wine sales approved in this Use Permit. Contact the Environmental Health Division at 707-565-6544 for information.

Noise:

3. Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or noise sensitive land use:

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L ₅₀ (30 minutes in any hour)	50	45
L ₂₅ (15 minutes in any hour)	55	50
L ₀₈ (5 minutes in any hour)	60	55
L ₀₂ (1 minute 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 1 minute in any hour.

4. 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.

PLANNING:

5. This Use Permit allows for beer and wine sales to an existing golf course. The permitted hours of operation are from dawn to dusk, seven days a week. The sales of beer and wine are limited to the parcels located in the unincorporated portion of Sonoma County. The use shall be operated in accordance with the proposal statement and site plan located in File No. UPE11-0085 as modified by these conditions.
6. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, making it subject to revocation.
7. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
8. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments 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.

In any case where a Use Permit has not been used within two (2) year 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 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.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

December 9, 2011

Department of Alcoholic Beverage Control
Santa Rosa District Office
Attention: Licensing Representative Lynda Parker
50 D Street, Room 130
Santa Rosa, CA 95404

Re: Adobe Creek Golf Club; 1901 Frates Road, Petaluma; File #512882

This letter is in reference to the Use Permit that was approved on November 15, 2011 for beer and wine sales at an existing golf course located at 1901 Frates Road, Petaluma. The project site is located in County of Sonoma jurisdiction and only the "pro-shop" is to be licensed for alcohol sales; not the "club house." In addition, the County of Sonoma has no plans to change the premises address unless asked to by the property owner. Finally, the County does not provide Public Convenience and/or Necessity because of the rural location of the project site and also because sales of alcohol are only for the customers of the golf course and not the general public.

If you have any questions, please feel free to give me a call at (707) 565-2404 or by e-mail at scott.hunsperger@sonoma-county.org.

Sincerely,

Scott Hunsperger
Planner II
County of Sonoma PRMD

cc: File # UPE11-0085
Liquor License Consulting, Attn: Linda Finch