

11

3575 SLUSSER RD

2PE99-0098

# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

### ZONING PERMIT WITH POSTING APPLICATION RECEIPT

Date: Jun 28, 1999  
Time: 11:56  
File #: ZPE99-0098

Site Address

3575 SLUSSER RD SRO

Owner

RICHARDS GROVE & SARALEES VINEYA  
C/O RICHARD M KUNDE  
3575 SLUSSER RD  
707 546 3276 954929638

Applicant

SCWA  
5000 ROBERTS LAKE RD  
ROHNERT PARK CA  
707 586 3795 94928

Description

SPECIAL EVENT PERMIT-FOOD & WINE TASTING  
REQUEST FOR A SPECIAL EVENT PERMIT TO INCLUDE:  
FOOD & WINE TASTING. TO TAKE PLACE ON JULY 17,  
1999 FROM 12:PM UNTIL 5:PM AT 3575 SLUSSER ROAD,  
WINDSOR.

Parcel No: 057-070-041  
Zoning: LIA 60

2:Z

Total Acres:  
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0018	3141	1004 APPLICATION PROCES'G FEE	\$36.00	\$.00
0119	649103-3661	CO FIRE MARSHAL REVIEW	\$.00	\$.00
0121	1341	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
0224	1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0334	3355	EH REVIEW PUB SEW & WAT	\$68.00	\$.00
0336	3355	EH REV LLA/ZPE-ALL OTHER	\$.00	\$.00
0615	3140	PUBLIC ROAD REVIEW	\$.00	\$.00
1010	3803	2006 APPEAL (HEARING OFFICER)	\$.00	\$.00
1011	3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1110	3831	RECORDS SEARCH	\$.00	\$.00
1125	4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
1160	3830	6147 ZONING PERMITS W/POSTING	\$278.00	\$.00
5018	3141-WAIVED	1004 PROCESSING FEE	\$.00	\$.00
5119	649103-3661-WAIVED	CO FIRE MARSHAL REVIEW	\$.00	\$.00
5121	1341-WAIVED	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
5334	3355-WAIVED	EH REVIEW PUB SEW & WAT	\$.00	\$.00
5336	3355-WAIVED	EH REV LLA/ZPE-ALL OTHER	\$.00	\$.00
5615	3140-WAIVED	PUBLIC ROAD REVIEW	\$.00	\$.00
6010	3803-WAIVED	APPEAL (HEARING OFFICER)	\$.00	\$.00
6011	3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6110	3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
6160	3830-WAIVED	6147 ZONING PERMITS W/POSTING	\$.00	\$.00
			\$382.00	\$.00

Total Calculated Fees  
Previously Paid

\$382.00  
\$.00

Balance Due

\$382.00

075452 06/28/99 201  
# 0990098  
CASH REGISTER VALIDATION SIERRA \$382.00  
REQUIRED \*\*\*TTL \$382.00  
CHECK \$382.00  
CHNG \$0.00

**SPECIAL EVENT/CULTURAL EVENT - ZONING PERMIT**

File #: 27891-0028 Date Filed: 6-28-99  
Accepted By: [Signature]

Zoning Permit: SPECIAL EVENT  
(type of permit)

**APPLICANT OR AGENT:**

Name: [Signature]  
Mailing Address: 5002 Roberts Ln  
City/Town: San Jose  
State/Zip: CA 95128  
Signature: [Signature]  
Date: 6-1-99  
Phone: 408 584-8795

**OWNER, IF OTHER THAN APPLICANT**

Name: Richarda Groves  
Mailing Address: 3570 Blubber Rd.  
City/Town: Windsor  
State/Zip: CA 95792  
Signature: [Signature]  
Date: 6-9-99  
Phone: 546-3276

**PROJECT INFORMATION:**

Address: 3570 Blubber Rd. City/Town: Windsor CA Zip: 95792  
Assessor's Parcel Number (APN): 057-070-047 041 Total Acreage: \_\_\_\_\_  
Project Description: \_\_\_\_\_

**EXISTING SITE CHARACTERISTICS:**

Existing use of property: WINDSOR Acreage: \_\_\_\_\_  
Proximity to creeks, waterways and impoundment areas: \_\_\_\_\_  
Surrounding uses to North: WINDSOR South: WINDSOR  
East: WINDSOR West: WINDSOR  
Expected traffic (amount, type): 1000 Parking (# cars): 30 volunteer  
Water source: WELL Sewage disposal: SEPTIC  
Noise generated: N/A  
Roads to be closed: N/A  
Other Information: \_\_\_\_\_

This zoning permit is approved, subject to compliance with the performance standards/conditions attached. *Submitted too late for approval*  
[Signature] 6/29/99 [Signature]           
Signature of Applicant Date Planning Department Date

=====DO NOT WRITE BELOW THIS LINE=====

Staff Planner: \_\_\_\_\_ Planning Area: 3 Supervisorial District: 4  
Current Zoning: UA-60, Z, FZ, SF General Plan Land Use: UA-60  
Specific Plan Title: NONE S.P. Land Use: \_\_\_\_\_ Needs CEQA Review: NO  
1975 Rolls Checked: ✓ Previous Files: MNS 86-236 AM  
MS 85-8456-4A 94-387  
AG 87-230 SPEV:6/20

1193306  
(Vio. 6-28-99)

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 527-1900 FAX (707) 527-1103

**SPECIAL EVENT/CULTURAL EVENT**

**INDEMNIFICATION AGREEMENT**

"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 connection 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."

W  
Applicant

Sarah M. Kende  
Property Owner (if other than applicant)

6-1-99  
Date

ZPE 99-0098  
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.

Project 2 4400 SLUSSET RD (Zoned for Michael) BR

**SPECIAL EVENT/CULTURAL EVENT - PERMIT APPLICATION**

FILE NO. EP 99-0098

I/We SCWA [Applicant(s)] propose to hold a special event located at Richards Grove. The event is to be held July 19<sup>th</sup> through \_\_\_\_\_ (dates), during the hours of 12:00 to 5:00.

The event will include the following activities: Food/Wine Tasting, Auction and \_\_\_\_\_. I/We expect attendance to be 1000. I/We understand that signatures from the following Departments/agencies must be obtained prior to issuance of this zoning permit by the Permit and Resource Management Department.

If the application is approved, the Permit and Resource Management Department will issue a zoning permit specifying any conditions which will be imposed upon the application approval. You must comply with these conditions in connection with the special event you are conducting.

Environmental Health/Consumer Protection Condition(s): Comply with all Public Health conditions on attached sheet.  
1030 Center Dr., Suite A  
Santa Rosa, CA 95403  
(707) 525-6565  
Signature: Ronald S. Adair Date: 6/11/99

Well & Septic Division PRMD Condition(s): see conditions pay fee of \$12500  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 527-1900  
Signature: M. Hingst Date: 6-11-99

Fire Services/Local Fire District Condition(s):  
2300 County Center Dr., Ste. 221A  
Santa Rosa, CA 95403  
(707) 527-1152  
Need Safety Plan  
Signature: 6-14-99 Date: \_\_\_\_\_

Transp. & Public Works/Encroachments PRMD Condition(s): N/A FREE OFF STREET PARKING  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 527-3626 or 3645  
Signature: \_\_\_\_\_ Date: 6/18/99

Sheriff Condition(s): N/A  
600 Administration Dr., #103J  
Santa Rosa, CA 95403  
(707) 527-2511  
Signature: 6/13/99 Date: 6/13/99

Building Inspection PRMD Condition(s):  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 527-1900  
Signature: Blackman Date: 6/15/99

California Highway Patrol Condition(s): NO ON STREET PARKING  
6100 LaBach Avenue  
Rohnert Park, CA 94923  
(707) 576-2175  
Signature: 6/8/99 Date: 6/8/99

**SPECIAL EVENT/CULTURAL EVENT**



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

**CONDITIONS FOR PLANNING DEPARTMENT PERMIT APPLICATION  
SPECIAL EVENTS**

EVENT: Sonoma County Wine Association Wine & Food Showcase

NAME OF ORGANIZATION: Sonoma County Wine Association

LOCATION OF EVENT: 3575 Slusser Road, Windsor

DATE OF EVENT: July 17, 1999 (12:00 pm (noon) to 5:00 pm)

1. Provide at least 1 portable toilet per 100 people. Portable toilets must be serviced by a licensed company. If no other facility for hand washing exists for the project, the portable toilets shall be equipped with hand washing sinks if food is sold or served at the event.

**NOTE: AT NO TIME SHALL THE ON-SITE SEPTIC SYSTEM DESIGN BE EXCEEDED.**

2. Provide an adequate number of solid waste receptacles and provide for daily litter pick-up. Containers shall be designed to prevent spillage and the entry of rodents, birds, cats or dogs.

3. Noise shall be controlled in accordance with the Table NE-2 of the Noise Element of the Sonoma County General Plan.

**NOTE: ANY AMPLIFIED MUSIC SHALL BE CONTROLLED SO THAT THE IMPACT TO SURROUNDING PROPERTIES WILL BE MINIMIZED. ORIENTATION OF SPEAKERS SHALL BE AWAY FROM RESIDENCES.**

4. Other: (a) Pay Project Review-Health fee of \$68.00 at time of submittal to Planning.

(b) Comply with conditions of Environmental Health, Consumer Protection regarding food and beverage service.

*Nancy Lingafeldt*  
NANCY LINGAFELDT, R.E.H.S., M.S.  
Senior Environmental Health Specialist  
Project Review

DATE

6-11-99



COUNTY OF SONOMA  
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

*Environmental Health Division*

Jonathan J. Krug - Director

**CONDITIONS FOR PLANNING DEPARTMENT APPLICATION PERMIT**

EVENT: SONOMA COUNTY WINE ASSOCIATION  
RICHARDS GROVE

DATE(S) OF EVENT: JULY 17, 1999

FILE #:

NAME OF ORGANIZER: SCWA  
TASTING

LOCATION OF EVENT: RICHARDS GROVE  
3575 SLUSSER ROAD, WINDSOR

CONDITIONS:

1. All food vendors must have a valid Sonoma County Food Industry Permit for events of two or more days.
2. Food vendors are required to follow food handling guidelines which have been provided to the event organizer.
2. Safe, potable water supply shall be provided.

*David C. Bishop*  
DAVID C. BISHOP, R.E.H.S.  
Environmental Health Specialist

Date: 6/11/99



**Richard's Grove  
&  
Saralee's Vineyard, Inc.**

*"Located in Sonoma County's Russian River Valley"*  
3575 Slusser Road  
Windsor, California 95492  
(707) 579-9318 or (707) 546-3276  
Fax (707) 546-3277

**Rules & Regulations for Use of Richard's Grove & Saralee's Vineyard, Inc.**

Welcome to Richard's Grove & Saralee's Vineyard, Inc. We are happy to have this beautiful setting available for your use and enjoyment. Please respect the natural beauty of the setting and leave the premises as you found them.

Please... When listing the event site on your invitations, flyers, news releases etc. please use:

**Richard's Grove & Saralee's Vineyard  
"Located in Sonoma County's Russian River Valley"**

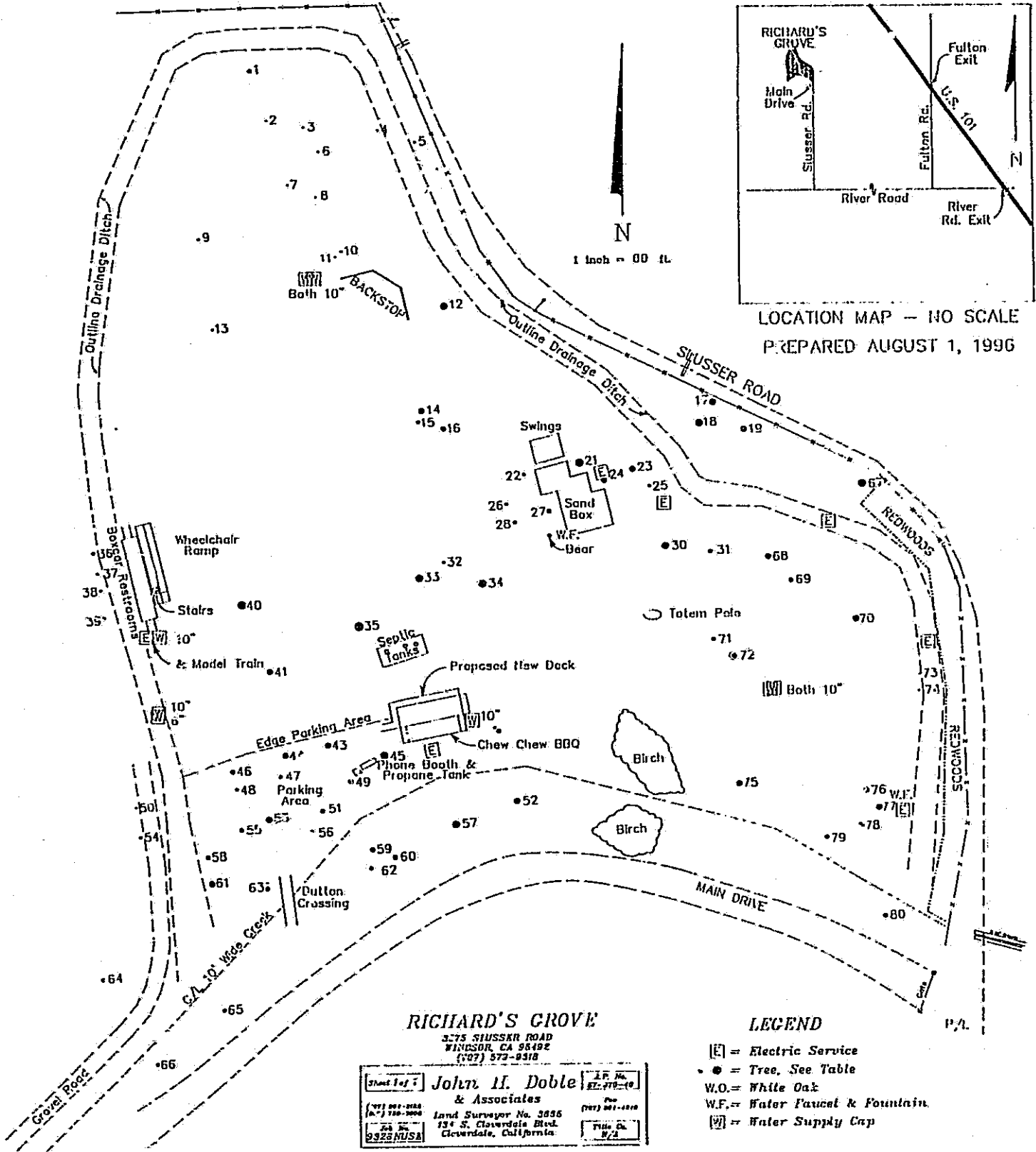
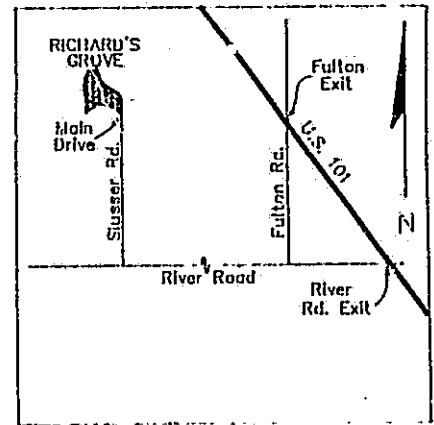
1. The use of the Grove for Non-Profit Organizations is limited to those events that involve the sale and/or promotion of agricultural products grown or processed in Sonoma County.
2. The consumption of alcoholic beverages is limited to Sonoma County Wine, Sonoma County Beer and Korbel Brandy. It is the responsibility of the organization using the premises to secure the necessary permits from ABC for the sale/consumption of alcoholic beverages. A copy of the permit must be received in our office seven (7) days prior to the event.
3. A certificate of insurance is required naming Richard's Grove & Saralee's Vineyard, Inc., Rich & Saralee Kunde, their officers, agents, and employees as additional insured in the amount of one million dollars (\$1,000,000.00) of liability insurance coverage. This must be received in our office seven (7) days prior to the event.
4. Noise shall be controlled in accordance with Table NE-2 of the Noise Element of the Sonoma County General Plan.
5. Handicap-accessible restrooms are available at the Grove. For large events, you will need to rent additional temporary portable toilets. Please leave them neat and tidy.
6. A licensed Sonoma County Caterer must be secured to do food for gatherings open to the public by Non-Profit Organization. There are no approved cooking facilities or coded kitchens on the site.
7. Please park all cars headed into the center of the vine rows starting on left side of driveway! **NO parking on right side of driveway or Slusser Road! NO driving or parking on the lawn area!** Four to eight (4-8) people must be designated as parking attendants during your event. We can suggest a 4-H parking team for your event. Please make arrangements to meet seven (7) days prior to event to go over parking at the site.
8. 4'x4' bins are scattered for your use to dispose of solid waste/trash. We will empty them following your use and recycle all we can. Please separate all glass, plastic & aluminum from other solid waste/trash.
9. All Dairy products served at your event must be Clover Stornetta brand (Sonoma County Products must be used). No Non-Dairy creamers are allowed.
10. No staples, nails, pins, tacks, etc., may be placed in any tables, benches or trees. No stakes may be driven into the lawn.

**TREE TABLE**

1. 30" W.O.	17. 42" W.O.	33. 51" W.O.	49. 33" W.O.	65. 27" W.O.
2. 8" W.O.	18. 50" W.O.	34. 55" W.O.	50. 20" W.O.	66. 35" W.O.
3. 7" W.O.	19. 40" W.O.	35. 60" W.O.	51. 32" W.O.	67. 18" W.O.
4. 7" W.O.	21. 54" W.O.	36. 22" W.O.	52. 40" W.O.	69. 32" W.O.
5. 14" W.O.	22. 24" W.O.	37. 16" W.O.	53. 44" W.O.	70. 42" W.O.
6. 8" W.O.	23. 40" W.O.	38. 19" W.O.	54. 18" W.O.	71. 28" W.O.
7. 10" W.O.	24. 35" W.O.	39. 20" W.O.	55. 28" W.O.	72. 53" W.O.
8. 9" W.O.	25. 22" W.O.	40. 54" Ash	56. 24" W.O.	73. 8" W.O.
9. 18" W.O.	26. 22" .O.	41. 38" W.O.	57. 50" W.O.	74. 8" W.O.
10. 15" W.O.	27. 32" W.O.	43. 38" W.O.	58. 30" W.O.	75. 40" W.O.
11. 6" W.O.	28. 28" W.O.	44. 40" W.O.	59. 54" W.O.	76. 40" W.O.
12. 4E" W.O.	30. 48" W.O.	45. 50" W.O.	60. 36" W.O.	77. 40" Buckeye
13. 14" W.O.	31. 30" W.O.	46. 34" W.O.	61. 42" W.O.	78. 18" & 18" Buckeye
14. 40" W.O.	32. 18" W.O.	47. 21" W.O.	62. 26" W.O.	79. 30" W.O.
15. 26" W.O.		48. 22" W.O.	63. 27" W.O.	80. 28" W.O.
16. 38" W.O.			64. 26" W.O.	

**APPLICANTS:**

Richard & Saralee Kunde  
3575 Slusser Road  
Windsor, CA 95492  
(707) 546-3276





FILE: ZPE 99-0098

RICHARD'S GROVE/SARALEE'S VINEYARD  
Applicant

3575 SLUSSER RD WINDSOR  
Address

**AFFIDAVIT OF NOTICING**

I, Melinda Grosch, posted three copies of the attached poster at the following  
(Name of responsible planner)

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

Telephone Poles at 3575 Slusser and to north +  
south on Slusser

on July 8, 1999  
(Date)

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

July 8, 1999  
(Date)

Melinda B. Grosch  
(Signature)

\*\*\*\*\*

I, \_\_\_\_\_, mailed the attached notice to:  
(Name of responsible Secretary)

\_\_\_\_\_ 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 ZONING PERMIT

## REQUEST FOR A CULTURAL EVENT/OUTDOOR FESTIVAL

NOTICE IS HEREBY GIVEN THAT A ZONING PERMIT APPLICATION HAS BEEN FILED WITH THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT FOR A CULTURAL EVENT/OUTDOOR FESTIVAL

EVENT DESCRIPTION:	Wine and Food Showcase, including food, wine tasting, and auction.
DATE:	July 17, 1999
TIME:	12 noon to 5 p.m.
FILE NO.:	ZPE 99-0098
LOCATION:	3575 Slusser Road, Windsor
ZONING:	LIA (Land Intensive Agriculture), B6, 60 acre density, Z (Second Dwelling Unit Exclusion), F2 (Secondary Flood Plain), SR (Scenic Resource)
ASSESSOR PARCEL #:	057-070-041
APPLICANT/OWNER:	Sonoma County Wineries Assoc./Richard's Grove & Saralee's Vineyard

NOTICE IS FURTHER GIVEN THAT THE COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WILL ISSUE A ZONING PERMIT FOR A CULTURAL EVENT/OUTDOOR FESTIVAL AT THIS PROPERTY IF A WRITTEN APPEAL AND THE APPROPRIATE FILING FEE IS NOT RECEIVED WITHIN 10 DAYS FROM THE DATE OF THIS NOTICE. YOU MUST SPECIFY THE REASONS FOR YOUR APPEAL. (SEE CURRENT SCHEDULE FOR APPEAL FEE.)

PERSONS WISHING TO OBTAIN MORE INFORMATION ABOUT THIS APPLICATION, OR TO APPEAL IN WRITING, MUST CONTACT THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT, 2550 VENTURA AVENUE SANTA ROSA, CA 95403 (707) 565-1900.

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

DATED:

July 8, 1999

STAFF:

Melinda Grosch