



**Staff Report to the
Agricultural Policy Advisory
Commission**

Application Number: 151101

Applicant: Lester Properties, LLC
Owner: Lester Properties, LLC
APN: 107-111-79

Date: 12/17/2015
Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery and a tasting room with capacity for 20,000 gallons and production of less than 5000 gallons. The project includes public wine tasting Friday, Sat, and Sunday between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Sat, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Sat, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding tasting room and winery events during special events; and a future approximately 3,200 square foot pavilion, approximately 20 feet in height, and restrooms for outdoor special events. The project includes a reduction in the required 200 foot agricultural setback from Type 2A Agricultural Resource to 122 feet to APN 107-111-32. Requires an Agricultural Buffer Setback Reduction Determination by the Agricultural Policy Advisory Commission.

Location: Property located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1000 feet north of Del Valle Road.

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation: Recommend that your Commission recommend that the Zoning Administrator **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 122 to the adjacent CA zoned property known as APN 107-111-32, proposed under Application #151101, based on the attached findings and recommended conditions.

Exhibits

- | | | |
|----|-----------------------------------|-------------------------------------|
| A. | Project plans | General Plan, Agricultural Resource |
| B. | Findings | maps |
| C. | Conditions | E. Program Statement |
| D. | Assessor's, Location, Zoning, and | F. Comments & Correspondence |

Parcel Information

Parcel Size: 31.32 acres
Existing Land Use - Parcel: Vineyard

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Owner: Lester Properties, LLC

Existing Land Use - Surrounding:

South-Vineyard

North- Residential

East-Row Crops

West-Vineyard

Project Access:

Pleasant Valley Road

Planning Area:

Aptos Hills

Land Use Designation:

RR, AG (Rural Residential, Agriculture)

Zone District:

RA, SU (Residential Agriculture, Special Use)

Supervisory District:

2 (District Supervisor: Friend)

Within Coastal Zone:

☐ Inside ☒ Outside

Appealable to Calif. Coastal
Comm.

☐ Yes ☒ No

Services Information

Inside Urban/Rural Services Line:

☐ Yes ☒ No

Water Supply:

Central Water District

Sewage Disposal:

Septic

Fire District:

Pajaro Valley Fire District

Drainage District:

Outside Drainage District

Project Setting

The parcel is an approximately 31 acre parcel located on the east side of Pleasant Valley Road, approximately 2 miles northwest from Freedom Boulevard, in the rural agricultural area of the Aptos Hills Planning Area in Watsonville. The property is developed with an established vineyard that includes another 12 acre property located to the south of the subject property and that is part of approximately 192 acres of acreage owned by the Lester Family. The Pleasant Valley Road area is comprised of larger commercial agriculture and residential agriculture zoned properties between approximately 10 to 40 acres or larger. There are also pockets of smaller 2 to 10 acre residential agriculture properties developed with residential dwellings located north and south of the subject property.

The parcel is primarily located within the Rural Residential General Plan Land Use Plan designation and a sliver of the property is located within the Agriculture Land Use Plan designation. The implementing zone district is Residential Agriculture and Special Use. The improvements are proposed on the Residential Agriculture zoned portion of the property. The subject property is characterized by sloping topography from the north to the south. Commercial Agriculture zoned land (also owned by the Lester family) is located to the south of the subject property within 200 feet of Assessor's Parcel Number 107-111-32.

Analysis and Discussion

According to the program statement (Exhibit E), the applicant is proposing a winery on the subject property including wine tasting, winery events, and special events. The applicant proposes to convert approximately 1920 square feet of an existing 4,800 square foot non-habitable barn to a wine tasting room for up to fifty people, including restrooms and a 500 square foot outdoor deck area for tasting and proposed winery pick-up events (passport day, wine

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maker's dinners, etc.). Wine tasting and tasting room events are not proposed simultaneously. The barn, proposed deck, and parking lot for winery tasting, winery pick up events, and special events is located within 122 feet of Type 2A Agricultural Resource land owned by the Lester family vineyard on APN 107-111-32. The applicant is requesting a reduction in the required 200 foot agricultural buffer setback to for conversion of the barn. The remainder of the proposed use (10 special events for up to 200 people are proposed in the upper portion of the property) is located beyond the required 200 foot buffer and is not subject to review by APAC with exception of the parking lot associated with special events.

A reduced agricultural buffer is recommended due to the fact that there is a substantial mature vegetative buffer located between the property line and existing barn comprised of scattered conifers that fully screen the barn from the adjoining vineyard. This would provide a sufficient buffer between the proposed use and adjacent commercial vineyard operation. A six foot solid board fence is not recommended along the property line given the existing vegetation and Lester Family ownership of the adjoining parcel. The applicant will be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

1. Staff recommends that your Commission recommend that the Zoning Administrator **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 122 to the adjacent CA zoned property known as APN 107-111-32, proposed under Application #151101, based on the attached findings and recommended conditions.


Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By: Steven Guiney, AICP
Principal Planner
Development Review

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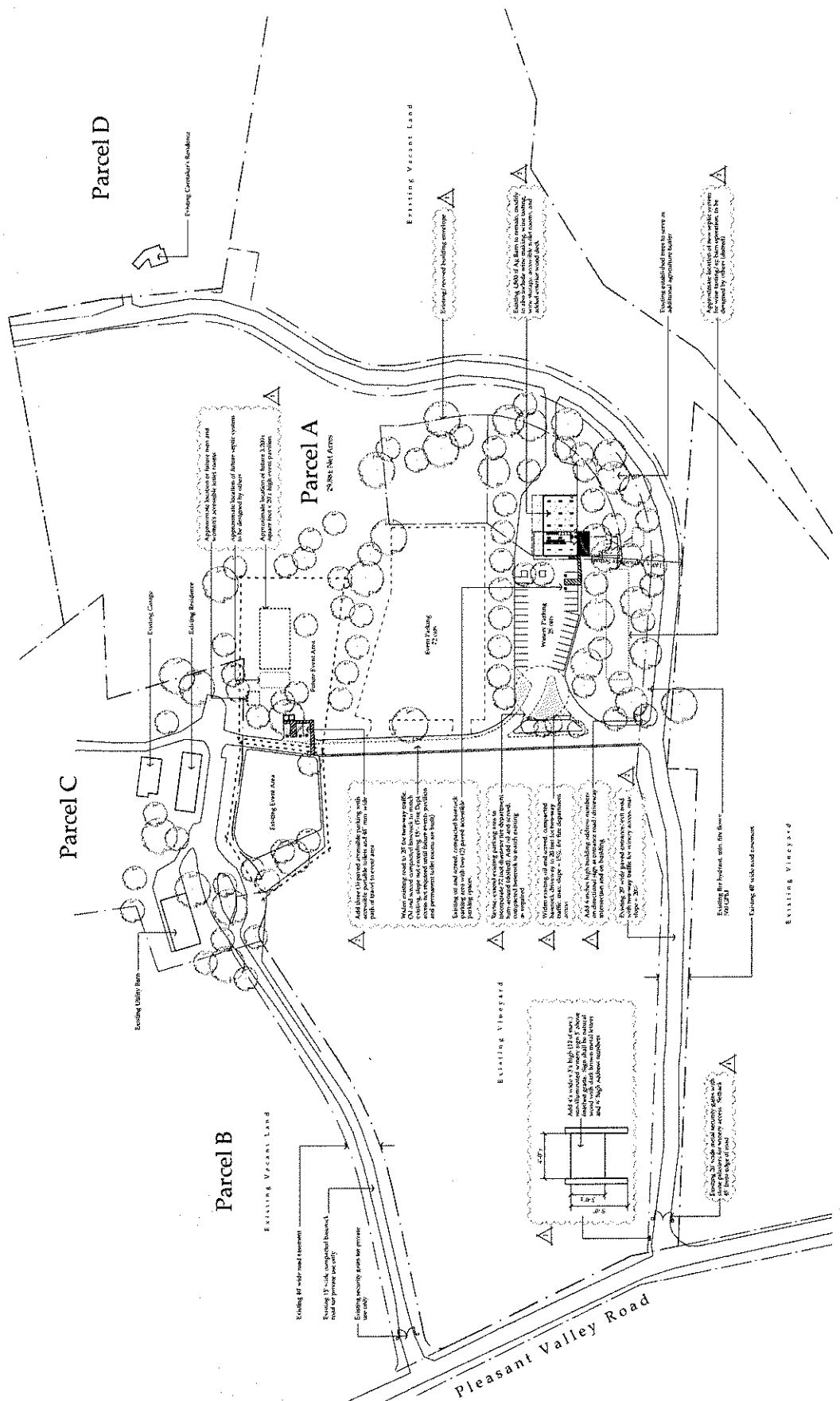
**Agricultural Barn
Remodel**
for
Lewter Family Vineyards
3800 Pleasant Valley Road
Aytes, California
APN: 007-111-79

Site Plan

MARK	REVISIONS
1	Completion: Comments 07.15.15
2	Completion: Comments 09.28.15

DRAWN	
CHECKED	
DATE	03.10.15
SCALE	As Noted
JOB NO.	14003

A1.1



Site Plan



GOTCHER • ASSOCIATES
TERRY GOTCHER
• ARCHITECT



184 WESTRIDGE DRIVE
DUBLIN, CA 94568
925.851.7241 FAX
925.851.7241
tgotcher@gotcherinc.net

Agricultural Barn
Remodel

for

Lesler Family Vineyards
2000 Pleasant Valley Road
Aptos, California
APN: 107-11179

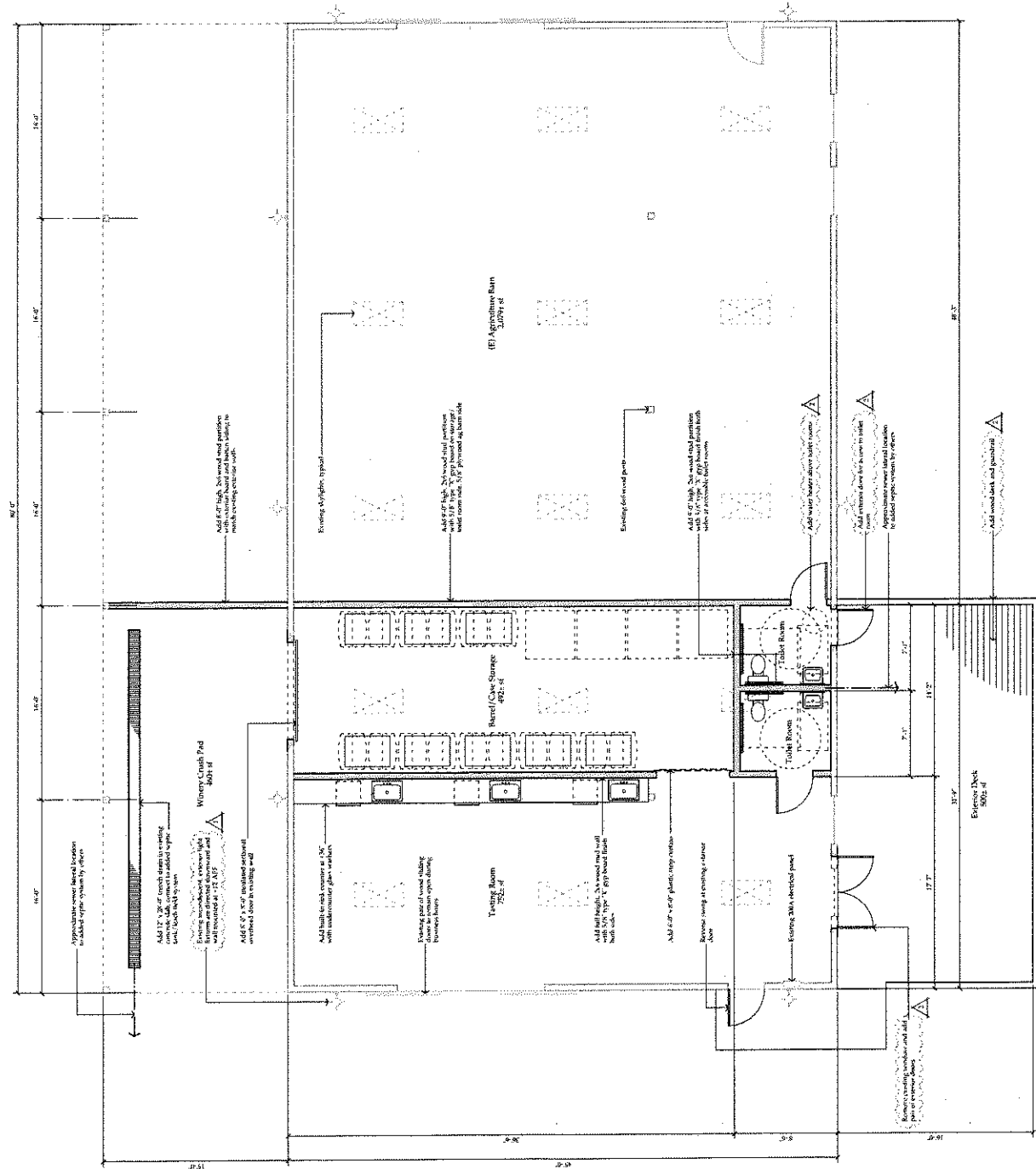
Building
Floor Plan

MARK	REVISIONS
A	Complete Construction
A	Complete Construction
A	Complete Construction

DATE	01/01/15
SCALE	A-Scaled
JOB NO.	1001

SHEET

A2.1



Building Floor Plan

Scale: 1/4" = 1'-0"

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**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(D)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or
3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

The subject property contains an existing non-habitable barn located within 200 feet of the property with a Type 2A agriculture resource subject property. The applicant is proposing to occupy the barn with a wine tasting room/winery pick-events and proposed outdoor deck area, and parking lot for visitors for wine tasting, winery pickup events, and special events. The applicant is requesting a reduction of the required 200 foot buffer to approximately 122 north of 107-111-32. A reduced agricultural buffer is sufficient due to the fact that there is a substantial mature vegetative buffer located between the property line and existing barn comprised of scattered conifers that fully screen the barn from the adjoining vineyard (owned by the applicant). This would provide a sufficient buffer between the proposed use and adjacent commercial vineyard operation.

4. The imposition of a two hundred (200) foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

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**Required Finding for Agricultural Buffer Setback Reduction on Commercial Agriculture
(CA) Zoned Land County Code Section 16.50.095(E)**

1. In the event that an agricultural buffer setback reduction is proposed and the proposed non-agricultural development is located on Type 1, Type 2, or Type 3 commercial agricultural land, the non-agricultural development shall be sited so as to minimize possible conflicts between the agricultural use on the subject parcel; and the non-agricultural development shall be located so as to remove as little land as possible from production or potential production.

The subject property contains an existing non-habitable barn located within 200 feet of the property with a Type 2A agriculture resource. The applicant is proposing to occupy the barn with a wine tasting room/winery pick-events and proposed outdoor deck area, and parking lot for visitors for wine tasting, winery pickup events, and special events. The proposed improvements do not remove agricultural land from production as this area is already developed with a barn used for agricultural storage and parking associated with the existing vineyard. The proposed winery use would support the continued agricultural use on this property.

**Required Findings for Development on Land Zoned Commercial Agriculture or
Agricultural Preserve County Code Section 13.10.314(A)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The applicant is proposing to occupy the barn with a wine tasting room/winery pick-events and proposed outdoor deck area, and parking lot for visitors for wine tasting, winery pickup events, and special events. The proposed improvements do not remove agricultural land from production as the site is already developed with a barn used for agricultural storage and parking associated with the existing vineyard. The proposed winery would support the continued agricultural use on this property. The proposed project will not adversely affect the adjacent vineyard operation as the applicant is the owner of this adjacent property and project would support this continued operation as well.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or the use consists of an interim public use which does not impair long-term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

The proposed winery and winery events are incidental to the existing and established vineyard operation on the subject property and the proposed use would not interfere with agricultural production, and the proposed use supports the continued agricultural production on the site.

EXHIBIT B

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3. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed winery does not conflict with existing agricultural operations on the subject property or adjacent properties in that the use is located within an existing barn used for vineyard operations and is located adjacent to a vineyard property owner by the applicant that is part of the proposed operation.

4. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The subject property contains an existing non-habitable barn located within 200 feet of the property with a Type 2A agriculture resource. The applicant is proposing to occupy the barn with a wine tasting room/winery pick-events and proposed outdoor deck area, and parking lot for visitors for wine tasting, winery pickup events, and special events. The proposed improvements do not remove agricultural land from production as this area is already developed with a barn used for agricultural storage and parking associated with the existing vineyard. The proposed winery use would support the continued agricultural use on this property.

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Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from Type 2A Agricultural Resource to 122 feet to APN 107-111-32. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Commercial Development Permit approved by the Zoning Administrator.
 - C. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. A development setback of a minimum of 122 feet from proposed barn, outdoor deck area, and parking lot to the adjacent Commercial Agriculture zoned parcel, APN 107-111-32.
 3. Final plans shall show the location of the existing vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall maintain a minimum height of six feet.

EXHIBIT C

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- B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the

EXHIBIT C

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defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

EXHIBIT C

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. THIS MAP IS NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

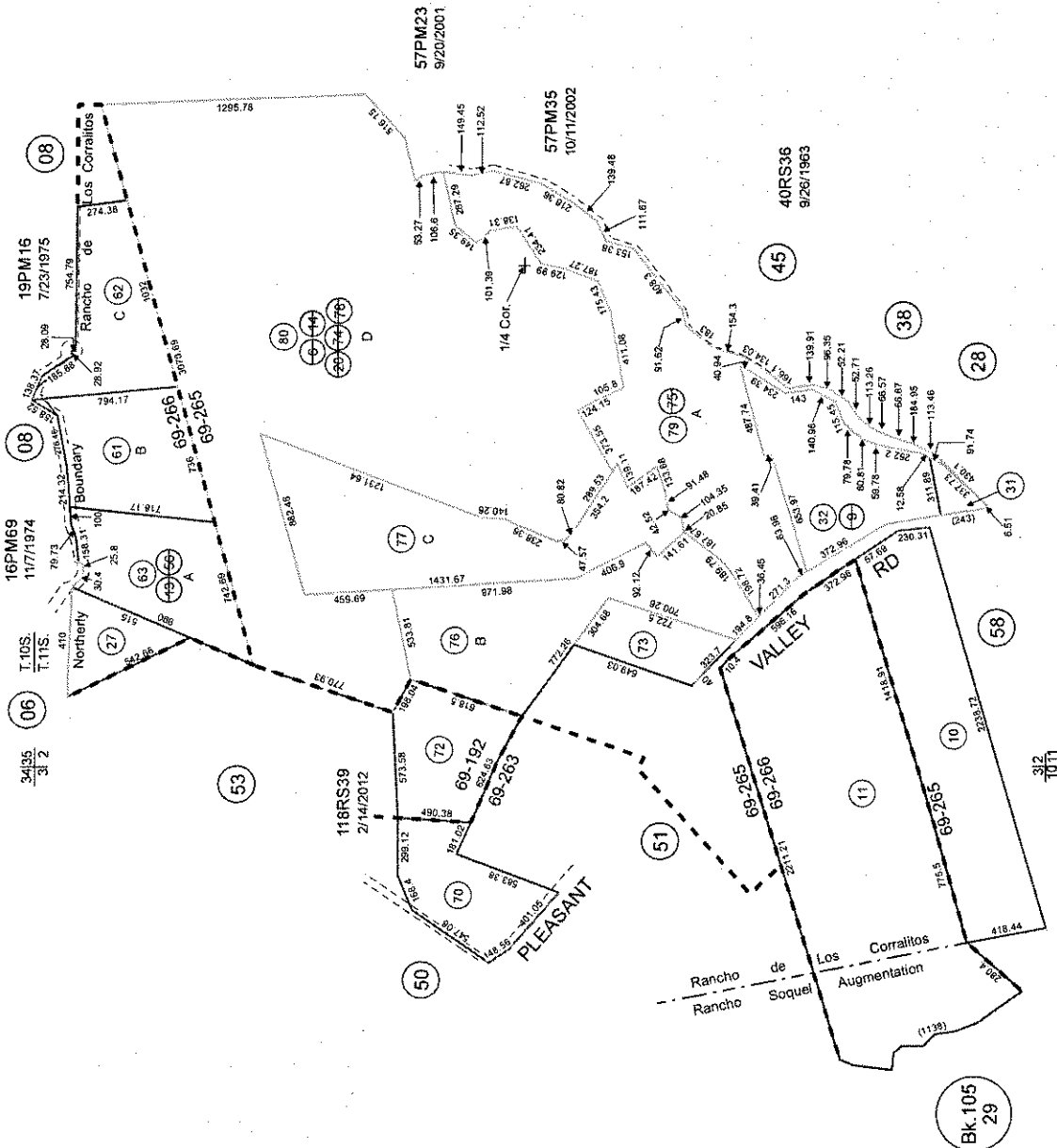
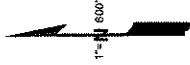
SOQUELAUGMENTATION & CORRALITOS RANCHOS

POR. SECS. 2 & 3, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-192 69-263
69-265 69-266

107-11

35 36
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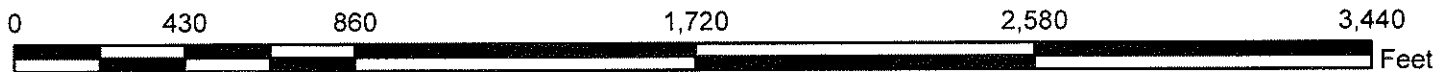
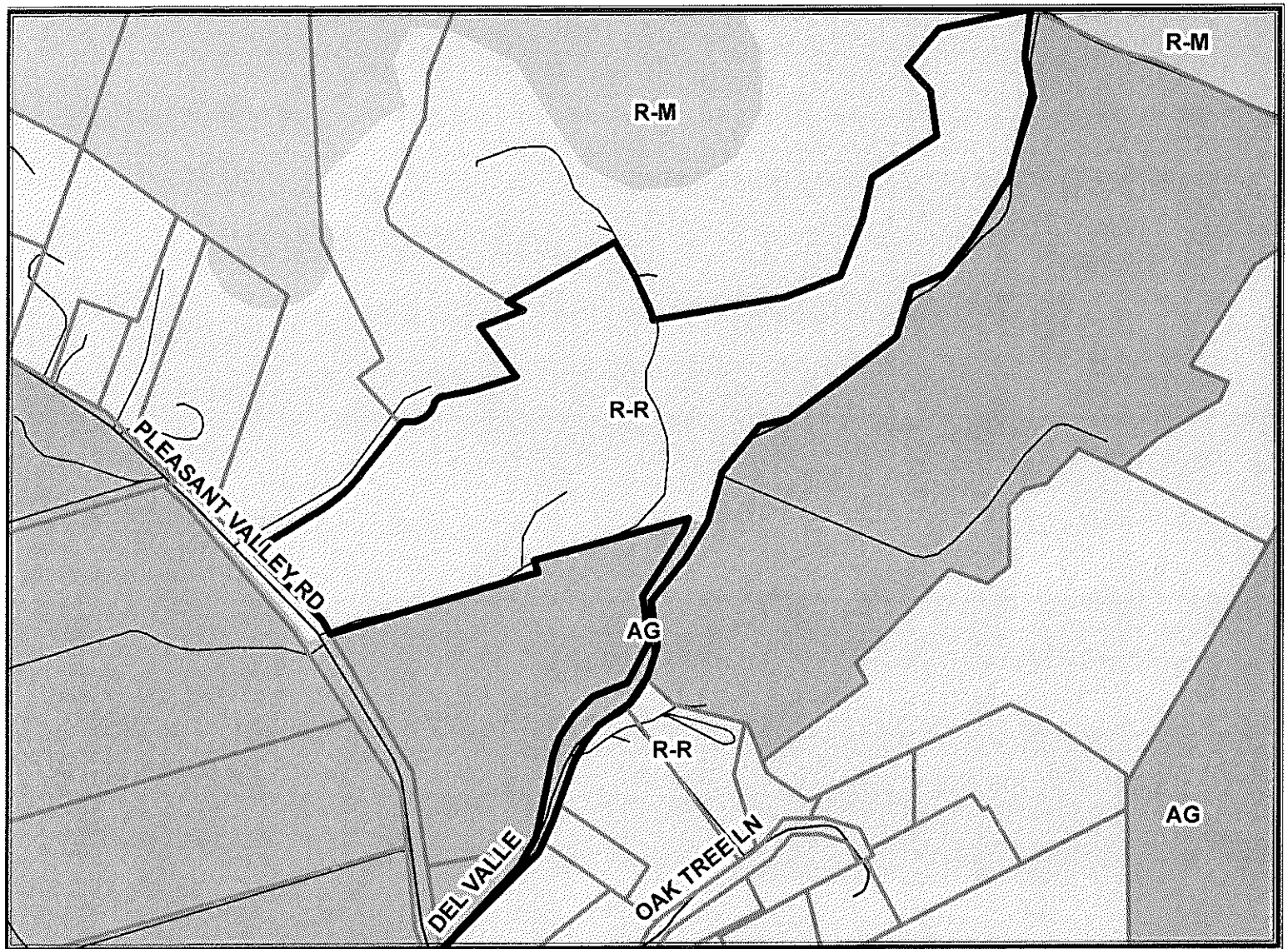
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 107-11
County of Santa Cruz, Calif.
Dec. 1997







Electronically drawn 12/27/97 (KSA)
Rev. 12/28/97 KSA (Rev. to Pg. 35)
Rev. 10/2/01 mm (changed page refs.)
Rev. 10/2/01 mm (changed page refs.)
Rev. 12/5/01 CB (57PM23, 1-75 to 78)
Rev. 10/18/02 CB (57PM23, 1-79 to 80)
Rev. 6/11/14 CB (178RS39)

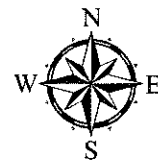


General Plan Designation Map



LEGEND

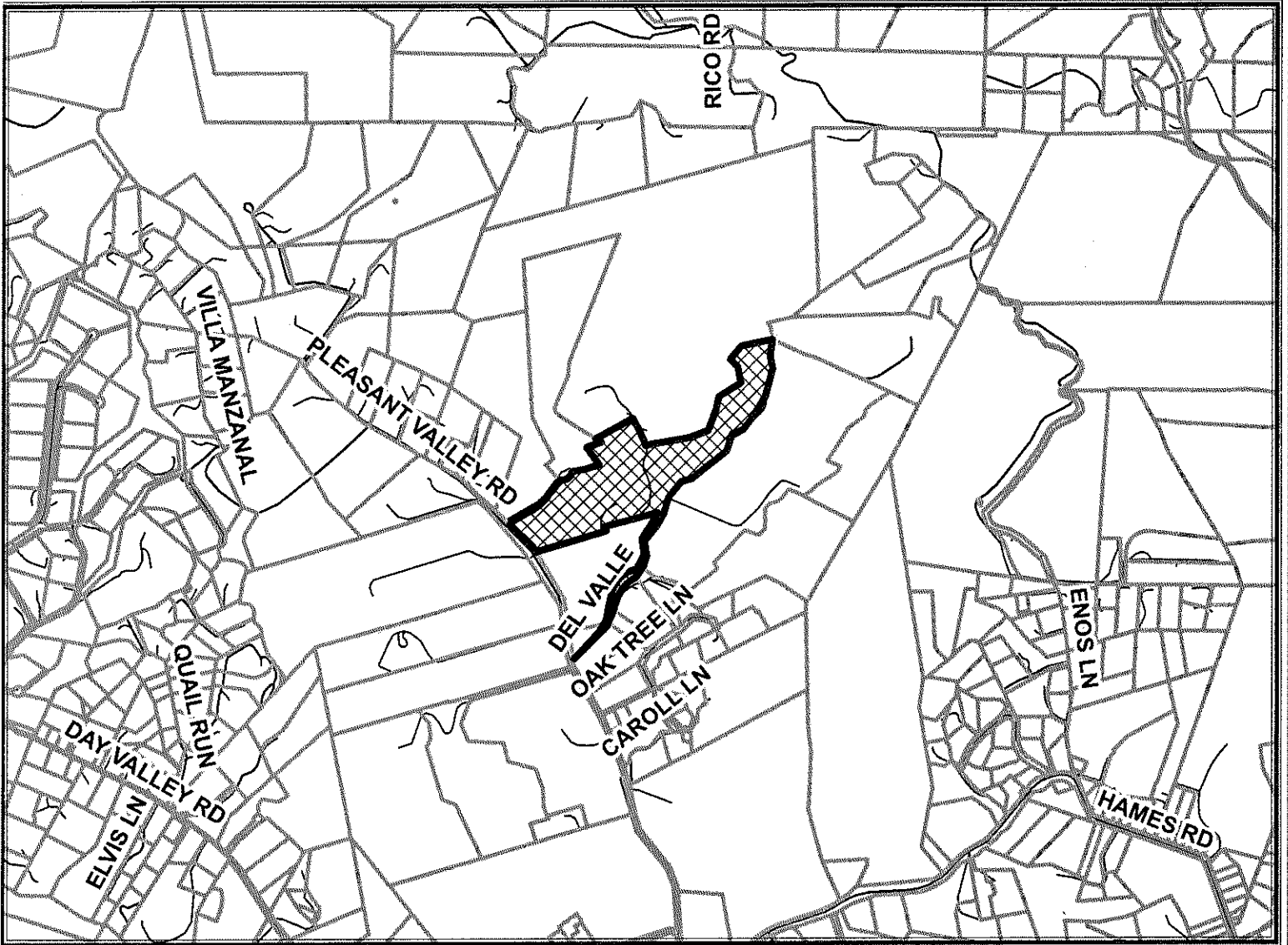
-  APN: 107-111-79
-  Assessors Parcels
-  Street
-  Residential-Rural
-  Residential-Mountain
-  Agriculture






Map Created by
County of Santa Cruz
Planning Department
April 2015

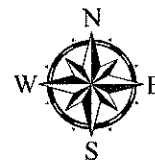


Location Map



LEGEND

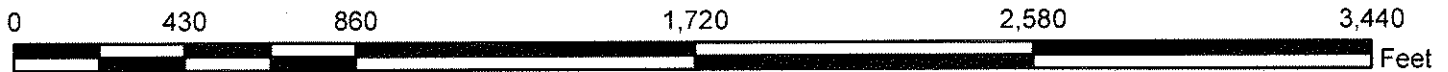
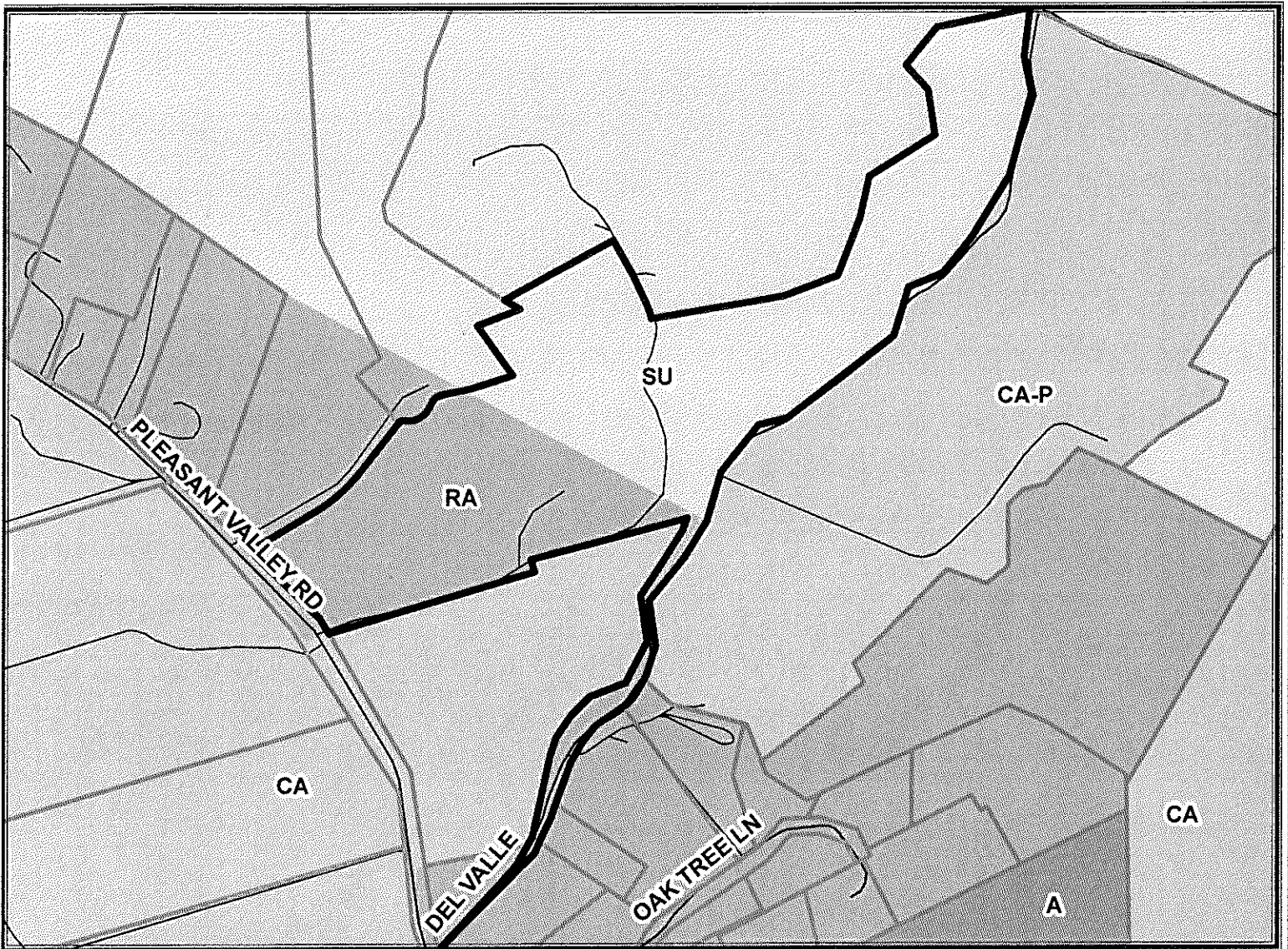
-  APN: 107-111-79
-  Assessors Parcels
-  Street



Map Created by
County of Santa Cruz
Planning Department
April 2015



Zoning Map



LEGEND

- APN: 107-111-79
- Assessors Parcels
- Street
- SPECIAL USE
- AGRICULTURE COMMERCIAL
- AGRICULTURE RESIDENTIAL
- AGRICULTURE



Map Created by
County of Santa Cruz
Planning Department
April 2015

Agricultural Resource Type



December 3, 2015

**Lester Family Winery & and Event Proposal
Application for Commercial Development Permit**

**Owner: Lester Properties LLC
151 Westridge Dr, Watsonville CA 95076**

**Agent: Lori Lester Johnson, Lester Company
lori@lestercompany.com
cell: 831-234-1392
office: 831-722-2741
fax: 831-722-2744**

Program Statement:

Convert 1920 square feet of an existing agricultural barn to an operational winery and tasting room with a 500 sf +/- exterior wood deck added on the south elevation. The Winery will have the capacity to produce 20,000 gallons but intends to produce less than 5,000 gallons annually as most tonnage is contracted to offsite wineries. Estate Winery production will be for excess yield.

Public Event space for a maximum of 10 special events per year, held only on Friday, Saturday or Sunday – with a maximum of 200 guests.

Current Operations

Lester Family Vineyards is an operational vineyard with 14 acres currently in production. 60-72 tons per year are harvested on-site with outside trucks, seasonal labor and machinery required. 80-90% of production is sold to offsite wineries.

Lester Family Vineyards at Deer Park Ranch is an operational vineyard in Pleasant Valley, encompassing over 200 acres, 14 of which are vineyards. Lester has been hosting 5-8 weddings and special events each year at no-charge for friends and family since 2004. These events have typically been from 12-10pm and have never received a neighbor noise or traffic complaint.

Hours of operation:

Tasting Room: Friday, Saturday & Sunday 12-5pm (Friday's by Appointment only)
Tasting room hours will be limited during special events

Special Events: limited to 10 only per year on Fridays, Saturdays or Sundays between 12-10pm

- Actual special event hours will be limited to the hours between 12-9pm.
Event breakdown will run no later than 10pm.

Tasting Room Events:

Up to 16 Winery pickup and club events per year with a max of 50 guests – held between the hours of 12-8pm.

- Winery events are comprised of wine club pick up events, passport days, wine maker's dinners and release events. Guests typically flow in and out during the course of event hours with no more than 20 people on site at any given time.
- Winery events usually last 3-4 hours
- Winery events would be held at the Tasting Room
- Winery events are in addition to 10 special events.
- At no time would there be a winery event held at the same time as a larger Special Event
- No amplified music will take place at the tasting room/winery building.

Special Events:

Up to 10 larger corporate or wedding events per year with max of 200 guests. Events to be held Fridays, Saturday or Sundays.

- These larger events would be in addition to the 16 small winery events.
- Special events will be held on the upper lawn event area marked on the site plan.
- Portable restrooms & tenting will be used for the 10 special events.
- The long term plan is to construct a permanent toilet rooms and an open air, shade structure pavilion that will be used for the permitted 10 events
- Tasting room hours will be limited during special events

Special Event Tenting & Lighting:

All special events will be held in rental event tents until we move forward with permitting for the open air permanent pavilion.

- Rented event lighting will be used, we are not installing any permanent event lighting at this date.
- Event lighting examples are attached (exhibit A). All event lighting will be shielded with bulbs not to exceed 35 watts.

Event Music:

Live Amplified Music will only occur between the hours of 4pm and 9pm for special events at the event area site. No amplified music will be at the tasting room/winery building.

A noise study has been completed. The Winery barn is set back 900 feet from Pleasant Valley Rd and over 1300 feet from the nearest neighbor.

A Noise study was conducted as part of this application. The measured and calculated noise exposures and noise levels were evaluated against the

standards of the Santa Cruz County Noise Element and the Santa Cruz County Noise Ordinance. The purpose of the analysis was to determine the project-generated noise exposures and noise level impacts from amplified music at the existing and future event areas to the adjacent and nearby residential land uses. The noise standards are applied at the subject property boundaries. The results of the analysis reveal that the project-generated noise exposures and noise levels will be in compliance with the standards. Mitigation measures will not be required.

Parking & Overflow:

There are 28 spaces which includes 2 conforming ADA spaces (including van accessible) at winery building. There is additional event parking adjacent to the proposed winery building and event space for over 72 cars. Based on past events, 90% off all guests carpool with 3+ people per car.

Additionally, the plans include 3 conforming ADA spaces (including van accessible) directly across from the special event area that are fully accessible.

Traffic:

Winery events will be capped at 50 people, with most car travel at 2+ per car. Special events will be capped at 200 people, with most car travel at 3+ per car. There is dedicated parking on property for 100 cars at any given time. The addition of a tasting room and special events will not increase current traffic from current operations.

Traffic to the tasting room on weekends is expected to be no more than 25 cars. This number is based on current traffic to surrounding local wineries that have the same production capacity. The expected attendance will not increase traffic on Pleasant Valley Road, we expect that the tasting room will draw from existing wine consumers in the area.

Noise:

The Winery barn is set back 900 feet from Pleasant Valley Rd and over 1300 feet from the nearest neighbor.

Use/storage/disposal of hazardous materials:

Not applicable

Catering:

There is no plan to have catering facilities at the winery building. For events, guests will use pre-approved caterers with Santa Cruz County health permits

Restrooms

Portable restrooms will be brought in as events dictate. There is a dedicated ADA accessible pad located directly across from the lawn where events will be held where portable ADA restrooms will be situated

Event Coordination & Management:

All events to be coordinated and managed by Lester Family Vineyards and Lester Company staff and contracted event coordinators. Event clients will be required to use an event coordinator from a pre-approved list.

Number of employees:

2-3

Future Event Area:

The long term plan is to build a permanent covered pavilion for the 10 proposed special events. The pavilion would be located on the site indicated on the plans – adjacent to the existing lawn event area. We would like a preliminary development permit for the pavilion as a part of this application and a condition for future expansion for additional events if business and community support expansion.

- Proposed pavilion will be open air, approximately 3,200 square feet by 20+/- feet high (see site plan for approximate location)
- Will include permanent bathrooms in a separate building

Sheila McDaniel

From: Kim Wirt [kim@championcapitalalliance.com]
Sent: Wednesday, December 02, 2015 11:14 AM
To: Sheila McDaniel
Cc: Zach Friend
Subject: Proposal for Commercialization Project Hames and Pleasant Valley

Dear Ms. McDaniel:

A neighbor friend of mine posted this information for our community. I learned this morning on our community website that there is a proposal as follows:

The Lester company is planning to convert their vineyard into an event center. There is a proposal posted on their fence on the 2000 block of Pleasant Valley Road. This concerns me greatly because many of us residents walk for health, walk our dogs and horses and ride bikes on this rural road. The road is windy and hilly and having 200 visitors 16 times a year will greatly impact everyone. Strangers don't respect our neighborhood like residents do and I think this is a big mistake to let this development happen. It is too many people too often. Lester is planning on building an event center and having hundreds of cars arrive all at once. It's one thing to have a tasting room where people drop in randomly but events bring a lot of vehicles in at one time. I have contacted Santa Cruz county planning and voiced my opinion. If you have concerns please contact Sheila.mcdaniel@santacruzcounty.us

I agree. It's one thing to have a tasting room where people drop in randomly. However anything such as events like this bring a lot of vehicles in at one time. This requires planning such as rezoning from the current rural residential agriculture, (one house per 5 acre) to environmental, noise and nuisance to waste management, power and services, traffic ingress/egress and so forth to the adjacent and surrounding residents. Is there a plan to upgrade all of the roads, drainage already suffering erosion to handle the additional traffic and public attendance? As a resident, neither my neighbors nor I have received any notification from the county on proposed rezoning or any impact reports you may have circulated or general plan updates for this area.

May I be placed on your notification list of hearings and actions relevant to this proposal?

I can be reached at kwirt@acl.com

Thank you for your consideration

Kimberley Wirt