



To: Interested Agencies

April 7, 2022

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** UPE22-0021 - Rochioli Winery's Proposed Micro-Brewery  
**Applicant Name:** Ryan Rochioli  
**Owner Name:** Rochioli Enterprises LP  
**Site Address:** 6192 Westside Rd., Healdsburg  
**APN:** 110-170-012  
**Zoning:** LIA B6 60 Z, F1 F2 RC50/25 SR VOH

**Project Description:** Use Permit to allow the establishment and operation of a micro-brewery as an incidental use to the existing Rochioli Winery on a 64-acre property. The proposed micro-brewery would process 30± barrels/1,000± gallons of beer per year during the winery's off-season and would not require the construction of new buildings. There will be no changes to the current number of employees of 3 full-time and 8 seasonal, nor to the operating hours of 8:00 a.m. to 5:00 p.m. with some increase during harvest. The current winery operation is subject to Use Permit # UPE03-0019.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by April 21, 2022, and should be sent to the attention of:





UPE22-0021, Joshua Miranda (Joshua.miranda@sonoma-county.org). The Project Planner can also be reached at 707-565-1948. **If no response is received by April 21, 2022 it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |                                                                       |                                                                                     |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> PRMD Management Group             | <input checked="" type="checkbox"/> BOS Dist. 4 Director and Commissioners          |
| <input checked="" type="checkbox"/> PRMD Natural Resources            | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal)                |
| <input checked="" type="checkbox"/> Building Inspection               | <input checked="" type="checkbox"/> State Water Resources Control Board             |
| <input checked="" type="checkbox"/> So. Co. Environmental Health      | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> DTPW, Land Development            | <input checked="" type="checkbox"/> Regional Water QCB: North Coast                 |
| <input checked="" type="checkbox"/> Ag Commissioner                   | <input checked="" type="checkbox"/> Sonoma MOAG                                     |
| <input checked="" type="checkbox"/> Regional Parks Dept.              | <input checked="" type="checkbox"/> Westside Community Association                  |
| <input checked="" type="checkbox"/> Fire Prevention                   | <input checked="" type="checkbox"/> Westside Association to Save Agriculture        |
| <input checked="" type="checkbox"/> Local Fire District – Forestville | <input checked="" type="checkbox"/> Healdsburg Chamber of Commerce                  |
| <input checked="" type="checkbox"/> Economic Development Board        | <input checked="" type="checkbox"/> Westside School District                        |
| <input checked="" type="checkbox"/> Transit/BPAC                      | <input checked="" type="checkbox"/> SCTA/RCPA                                       |



# Planning Application

## PJR-001

**Application Type(s):**

- Admin Cert. Compliance  
 Ag. or Timber Preserve/Contract  
 Conditional Cert. of Compliance  
 Cert. of Modification  
 Coastal Permit  
 Zoning Permit for: \_\_\_\_\_

- Design Review Admin.  
 Design Review Full  
 General Plan Amendment  
 Lot Line Adjustment  
 Major Subdivision

File # UPE22-0021

- Minor Subdivision  
 Voluntary Merger  
 Ordinance Interpretation  
 Second Unit Permit  
 Specific/Area Plan Amendment  
 Use Permit  
 Variance  
 Zone Change  
 Other: \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Ryan Rochioli			Name Tom Rochioli		
Mailing Address 6192 Westside Road			Mailing Address 6192 Westside Road		
City Healdsburg	State CA	Zip 95448	City Healdsburg	State CA	Zip 95448
Day Ph (707) 536-4326	Email Ryan@rochioliwinery.com		Day Ph (707) 433-2305	Email rochioli@aol.com	
Signature <i>Ryan Rochioli</i>		Date	Signature <i>Tom Rochioli</i>		Date 3/26/22
<b>Billing Responsible Party (At-Cost Only)</b>			<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other:		
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title J. Kapolchok & Associates			Name/Title		
Mailing Address 1500 Manzanita Ave.			Mailing Address		
City Santa Rosa	State CA	Zip 95404	City	State	Zip
Day Ph (707) 526-8939	Email jkapolchok@sbcglobal.net		Day Ph ( )	Email	
PROJECT INFORMATION					
Address(es) 6192 Westside Road			City Healdsburg		
Assessor's Parcel Number(s) 110-170-012					
Project Description Amendment to an existing Use Permit to allow a micro-brewery at the existing Rochioli Winery.					
Acreage ± 64			Number of new lots proposed N/A		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area 3 - Healdsburg	Supervisorial District 4	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input checked="" type="checkbox"/> 1 / 2
Current Zoning LIA B6 60 Z, F1 F2 RC50/25 SR VOH		<input type="checkbox"/> NPDES	<input checked="" type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use LIA 60		Specific/Area Plan N/A	Parcel Specific Policy N/A	Subject to CEQA	<input checked="" type="checkbox"/> EX <input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No.	N/A	
Previous Files Use Permit # 10795, UPE03-0019		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Application accepted by Eduardo Hernández		Date March 25, 2022 (pending payment)			
Approved by		Date			

# Supplemental Application Information

PJR-126

Existing use of property: Winery

Acreage: 64.24

Existing structures on property: 3,215 sf winery building, a primary residence, garage, guesthouse, 2 barns, septic system and two wells

Proximity to creeks, waterways and impoundment areas: Property is adjacent to Russian River

Vegetation on site: Vineyard

General topography: Generally flat

Surrounding uses to (Note: An adjoining road is not a use.)  
North: Winery/vineyards South: Vineyards  
East: Vineyards West: Vineyards

New structures proposed (size, height, type): No new structures are proposed with this permit

Number of employees: Full time: 1 Part time: \_\_\_\_\_ Seasonal: 8

Operating days: Winery 5 days (M-F); Tasting Rm. 7 days Hours of operation: 7:00 am - 5:00 pm

Number of vehicles per day: Passenger: ±26 Trucks: 2 deliveries

Water source: private wells Sewage disposal: Septic

Provider, if applicable: N/A Provider, if applicable: N/A

New noise sources (compressors, power tools, music, etc.): Winery and agricultural noise typical to the surrounding area

Grading proposed: Amount of cut (cu. yds.): N/A Amount of fill (cu. yds.): N/A 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(acres): None

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 \_\_\_\_\_ No X

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Existing conditions are in compliance with all fire safe standards - no change with this permit



**J. Kapolchok**  
**+ Associates**

Land Use Planning  
Urban Design

Rochioli Winery & Vineyards  
Minor Modification to  
Use Permit UPE03-0019  
Proposal Statement  
March 11, 2022

Applicant: Ryan Rochioli  
6192 Westside Road  
Healdsburg, CA 95448

Owner: Tom Rochioli  
6192 Westside Road  
Healdsburg, CA 95448

Land Use Planner: Jean Kapolchok  
J. Kapolchok & Associates  
1500 Manzanita Avenue  
Santa Rosa, CA 95404

Project Location: 6192 Westside Road  
Healdsburg, CA 95448

APN: 110-170-012

Site Size: ± 64.24 acres

General Plan: Land Intensive Agriculture

Zoning: LIA-B6-60-Z, F1 F2 RC5-/25 SR-VOH

CEQA: CEQA Guidelines Section 15301: Class1: Existing Facilities

Proposal: Minor modification to Use Permit UPE03-0019 to allow a micro-brewery, an incidental use, at the existing Rochioli Winery, by waiver of public hearing.

## PROJECT SETTING

### **Location:**

The 64.24-acre project site (APN 110-170-012) is situated on the east side of Westside Road, approximately 400 feet south of the intersection of Sweetwater Springs Road and located west of the Russian River. The project address is 6192 Westside Road, Healdsburg, CA 95448. Access to the site is from a driveway off Westside Road.

### **Existing Uses:**

The property is planted in vineyard and developed with a ±3,215 sf winery building, several residences, a garage, two (2) agricultural barns, two septic systems and two wells.

### **Topography and Soils**

The subject property is of minimum slope and does not cross or otherwise disrupt any creeks, streams or drainage ways. Soil types consist of Yolo, Arbuckle and Pajaro soils. Each soil type is considered Prime Farmland, if irrigated.

### **Drainage:**

The area of development drains easterly/southeasterly towards the Russian River.

### **Storm Water Management:**

The request will not result in any grading or land disturbance. A grading permit and therefore a preliminary storm water management plan are not required. The addition of the micro-brewery will not require any new construction, external alteration of any existing buildings, alteration to existing parking or expansion of the existing accessways. Hence, there will be no changes to the existing drainage pattern.

### **Vegetation:**

In the 1940's and early 1950's, prior to conversion to vineyard, hops were grown on-site and on the neighboring properties. A row of hops, clone from the original hop plant grows on-site today. Site vegetation consist of vineyard, mature trees and ornamental landscaping. No vegetation will be removed with this application.

### **Surrounding Land and Land Uses:**

The property is situated amongst agriculturally designated and developed areas. North of the parcels is Landmark Vineyard at Hop Kiln. Moderate to large size properties planted in vineyard lie to the east, west and south of the property. Rochioli Vineyards and Winery own or leases ±150 acres of the surrounding vineyard lands.





**Figure 1:** Surrounding Land Use Map

**General Plan and Zoning:**

The site is designated Land Intensive Agriculture in the Sonoma County General Plan and zoned LIA-B6-60-Z, F1 F2 RC5-/25 SR-VOH.

**Project Description:**

Rochioli Vineyards and Winery is an existing 15,000 case winery facility with approximately 190 to 200 tons of premium estate-grown grapes that are crushed, fermented barrel aged and bottle on-site. The request is to amend the existing use permit to add a micro-brewery that will process  $\pm 30$  barrels per year.  $\pm 30$  barrels equate to roughly 1,000 gallons of beer. This volume of beer is clearly subordinate to the overall production of the winery and should be considered an incidental use, which will not disrupt the primary agricultural operation of the winery. The beer will be produced “off-season”, that is, not during harvest season. Beer production will be an ancillary use, sharing the existing lab and extra, small tanks for storage. The beer brewing system will be portable, on wheels, so it will not interfere with winemaking. No construction or new buildings are being proposed with this permit request. There will be no change to existing operations. Beer tasting is not proposed at this time

## **Operations:**

**Existing Operating Days:** Winery: Monday – Friday; Tasting Room: Daily

**Beer Production:** No Change

**Existing Operating Hours:** 8:00am – 5:00pm with some increase during harvest.

**Beer Production:** No Change

**Existing Number of Employees:** 3 full time (FTE) – 8 (FTE) seasonal

**Beer Production:** No Change

**Existing Parking:** 14-space, paved parking lot with 1 designated accessible parking space.

**Beer Production:** No Change

**Existing Septic System:** 1200 & 5000 gal. septic tanks.

**Beer Production:** No Change

**Water Storage:** The project property has two existing well. One well serves the residences and the other serves the winery. There is also a 40K water storage tank located on-site.

**Beer Production:** No increase required.

## **In Summary:**

- This project does not propose any new buildings, merely to add incidental beer production to the existing agricultural production activity within the existing winery building.
- This project does not propose new parking since the current parking area is sufficient for the new ancillary use.
- This proposal does not increase vehicle traffic and does not alter any vehicle traffic patterns as there is no beer tasting proposed.
- This project does not include any work requiring a grading permit.
- No trees or other vegetation will be removed as the result of this project.
- This project does not include any element which would increase noise.

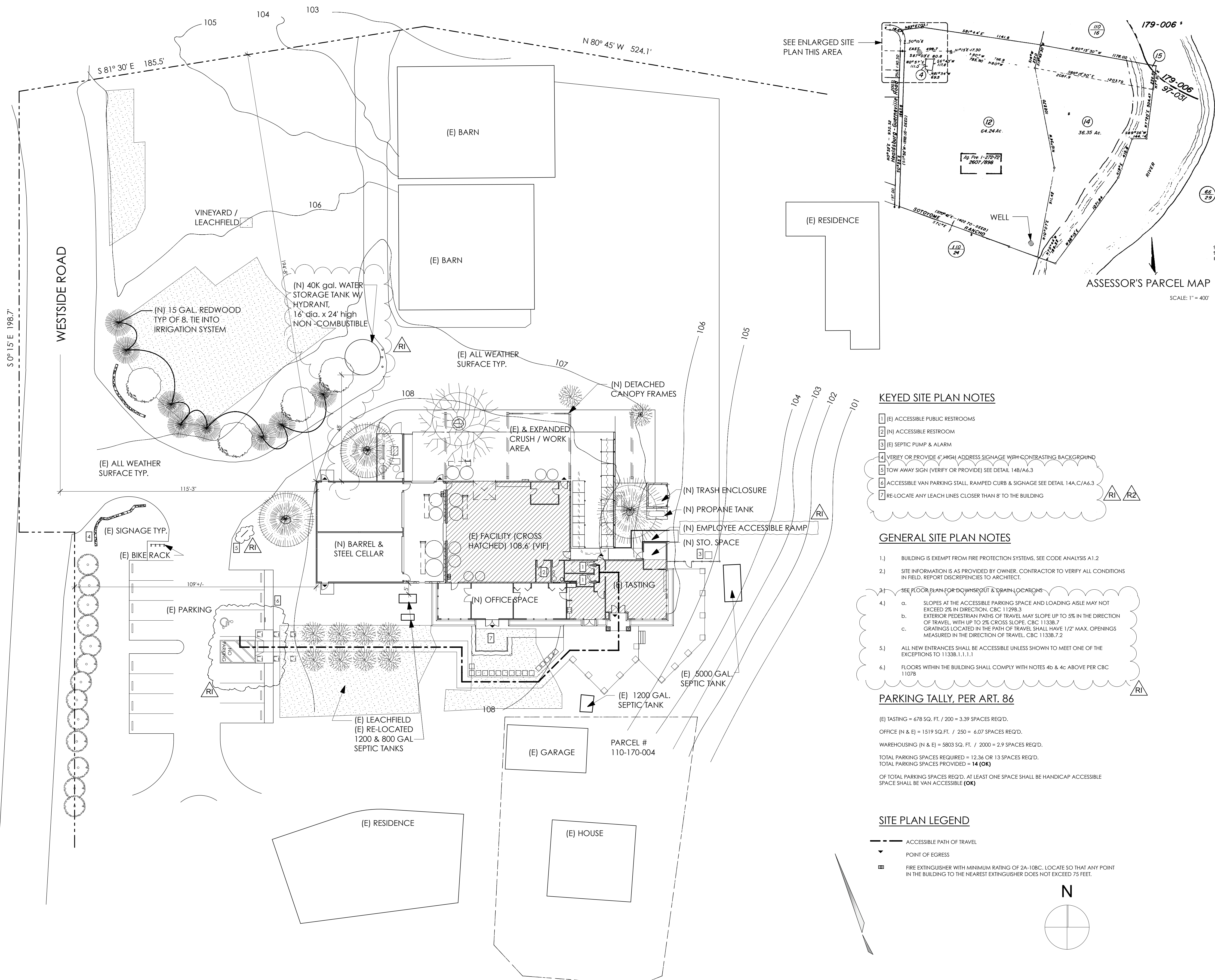
## **CEQA**

CEQA Guidelines Section 15301 defines a Class 1: Existing Facilities exemption as:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of existing or former use.

The proposed project is for a minor addition of ±30 barrels of seasonal beer production. The project is ancillary to the existing winery and results in a negligible expansion to the existing use. There are no building or operational changes requested. The project clearly qualifies for a Class 1 CEQA exemption.





**KEYED SITE PLAN NOTES**

- 1) (E) ACCESSIBLE PUBLIC RESTROOMS
- 2) (N) ACCESSIBLE RESTROOM
- 3) (E) SEPTIC PUMP & ALARM
- 4) VERIFY OR PROVIDE 6" HIGH ADDRESS SIGNAGE WITH CONTRASTING BACKGROUND
- 5) TOW AWAY SIGN (VERIFY OR PROVIDE) SEE DETAIL 14B/A6.3
- 6) ACCESSIBLE VAN PARKING STALL, RAMPED CURB & SIGNAGE SEE DETAIL 14A.C/A6.3
- 7) RE-LOCATE ANY LEACH LINES CLOSER THAN 8' TO THE BUILDING

**GENERAL SITE PLAN NOTES**

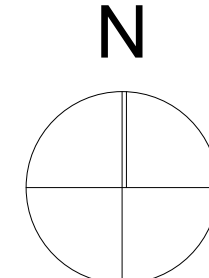
- 1.) BUILDING IS EXEMPT FROM FIRE PROTECTION SYSTEMS. SEE CODE ANALYSIS A1.2
- 2.) SITE INFORMATION IS AS PROVIDED BY OWNER. CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD. REPORT DISCREPANCIES TO ARCHITECT.
- 3.) SEE FLOOR PLAN FOR DOWNSPOUT & DRAIN LOCATIONS
- 4.) a. SLOPES AT THE ACCESSIBLE PARKING SPACE AND LOADING AISLE MAY NOT EXCEED 2% IN DIRECTION. CBC 1129B.3
- b. EXTERIOR PEDESTRIAN PATHS OF TRAVEL MAY SLOPE UP TO 5% IN THE DIRECTION OF TRAVEL WITH UP TO 2% CROSS SLOPE. CBC 1133B.7
- c. GRATINGS LOCATED IN THE PATH OF TRAVEL SHALL HAVE 1/2" MAX. OPENINGS MEASURED IN THE DIRECTION OF TRAVEL. CBC 1133B.7.2
- 5.) ALL NEW ENTRANCES SHALL BE ACCESSIBLE UNLESS SHOWN TO MEET ONE OF THE EXCEPTIONS TO 1133B.1.1.1.1
- 6.) FLOORS WITHIN THE BUILDING SHALL COMPLY WITH NOTES 4b & 4c ABOVE PER CBC 1107B

**PARKING TALLY, PER ART. 86**

(E) TASTING = 678 SQ. FT. / 200 = 3.39 SPACES REQ'D.  
 OFFICE (N & E) = 1519 SQ. FT. / 250 = 6.07 SPACES REQ'D.  
 WAREHOUSING (N & E) = 5803 SQ. FT. / 2000 = 2.9 SPACES REQ'D.  
 TOTAL PARKING SPACES REQUIRED = 12.36 OR 13 SPACES REQ'D.  
 TOTAL PARKING SPACES PROVIDED = 14 (OK)  
 OF TOTAL PARKING SPACES REQ'D. AT LEAST ONE SPACE SHALL BE HANDICAP ACCESSIBLE SPACE SHALL BE VAN ACCESSIBLE (OK)

**SITE PLAN LEGEND**

- ACCESSIBLE PATH OF TRAVEL
- ▼ POINT OF EGRESS
- ☒ FIRE EXTINGUISHER WITH MINIMUM RATING OF 2A-10BC. LOCATE SO THAT ANY POINT IN THE BUILDING TO THE NEAREST EXTINGUISHER DOES NOT EXCEED 75 FEET.



**OSBORN DESIGN GROUP**

architecture  
planning  
project management

822-D College Ave.  
Santa Rosa, CA 95404  
707 542 3770 t  
707 542 3771 f

**ROCHIOLI VINEYARDS**

6192 Westside Road  
Healdsburg, CA 95448  
110-170-012

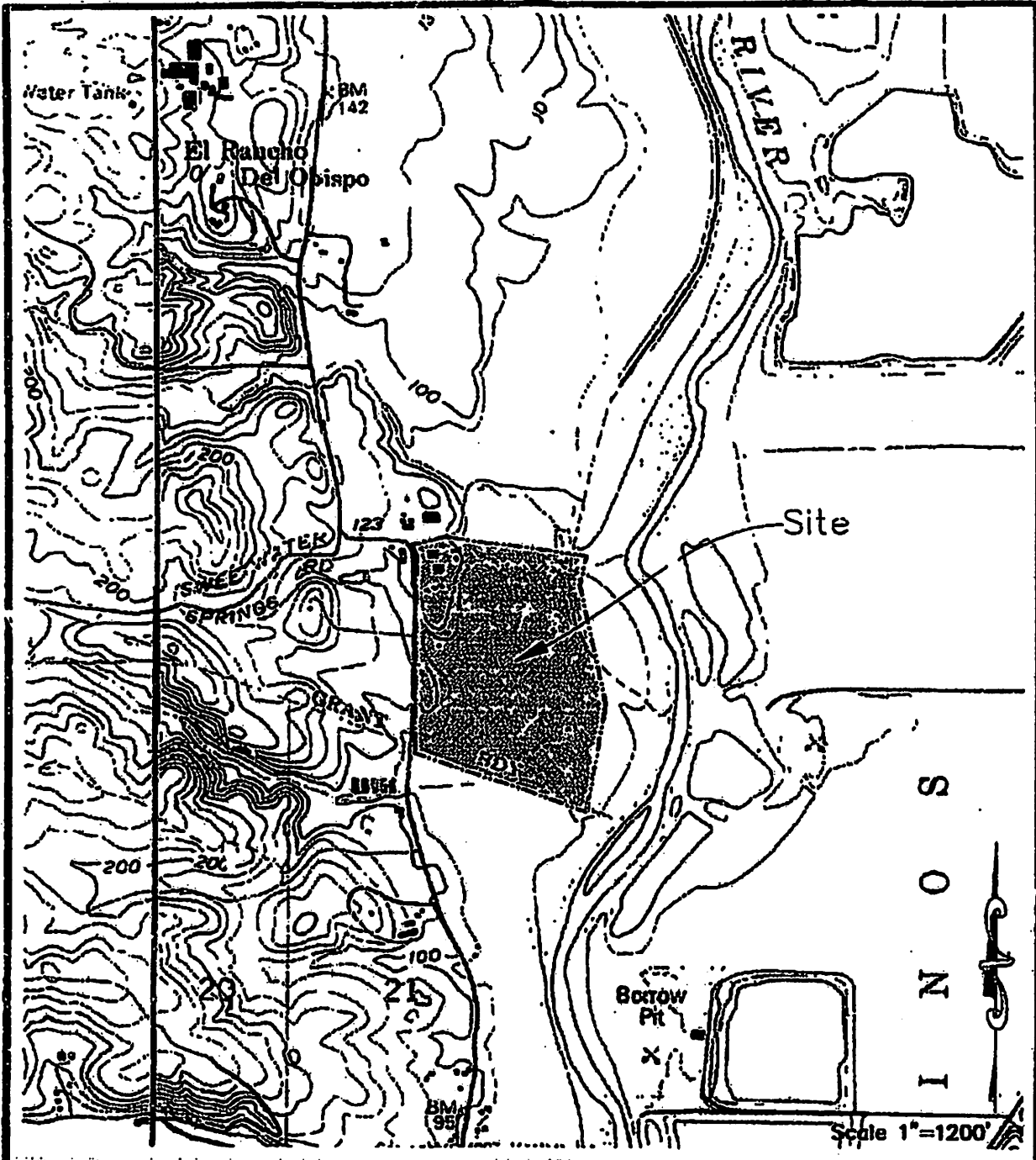
REVISIONS	DATE
1	12/20/07 PRMD COMMENTS
2	1/28/08 PRMD COMMENTS
3	
4	
5	

**SITE PLAN**

DRAWN BY: MFA  
DATE: 9/25/07

**A-1.1**

Source: Osborn Design Group, 1100 Westside Road, Healdsburg, CA 95448, 707.542.3770, www.osborn-design.com



**ATTERBURY & ASSOCIATES, INC.**

16109 Healdsburg Avenue, Suite D  
Healdsburg, CA 95448

(707) 433-0134, Fax (707) 433-0135  
e-mail: [latterbury@aol.com](mailto:latterbury@aol.com)

October 25, 2002

Job no. 02-48

**USGS Quad**

**J. Rochioli Vineyards**

6192 Westside Road  
Healdsburg, CA 95448

**SITE:**

**6192 Westside Road  
Healdsburg, CA 95448**

**A.P.N. 110-170-012**