

**USE PERMIT MODIFICATION APPLICATION  
BRICOLEUR VINEYARDS  
PROJECT DESCRIPTION**

**APN:** 066-220-019

**ACREAGE:** 19 (+/-)

**ADDRESS:** 7390/7394 Starr Road, Windsor, CA 95492

**GENERAL PLAN & ZONING DESIGNATION:** Diverse Agriculture District (DA) B6 40, F1 F2, RC50/25 RC 100/50 SR VOH

**INTRODUCTION:**

The purpose of this application is to amend Use Permit #17-0053 to increase event capacity. Currently, the use permit allows 16 event days during the year between the hours of 10:00am and 9:00pm. Guests exit the facility at 9:00pm and cleanup is finished by 10:00pm. Private food and wine pairing are approved to occur in the existing private tasting rooms for up to 15 people. The nearest residence is located North of the facility on the other side of Starr Road, 450 feet (+/-) away. All surrounding land uses are agricultural.

**PROPOSED PROJECT:**

Bricoleur Vineyards requests a use permit modification to allow 25 events. Please see marketing plan below. We believe this request is in line with the current draft event guidelines in the County. Due to the popularity of the food and wine pairings that have been conducted outdoors (attributable to the Pandemic restrictions), we request an increase to food and wine pairings, allowing up to 30 persons outdoors and in the private tasting room (up to 15 people indoors) at any one time, 7 days a week. There are no proposed changes to any structures, or the number of employees. The winery is not located in an area of high concentration of wineries and there have been no complaints filed thus far. In fact, many neighbors are members of the wine club. The overall acreage and existing outdoor facilities are adequate for the requested increase in events without impacts or requiring any physical modifications to the site. This proposal will provide the facility with opportunities to address the large demand for meeting and event space that currently exists at the facility and in Sonoma County.

Sonoma County agriculture is at the core of our winery's services and operations. The Bricoleur Vineyards brand is based around the symbiotic pairing of food and wine to offer visitors a unique experience supported by two of Sonoma County's most notable commodities. Our food served is generated by the site's existing garden, and through partnerships with local farmers. Meals are offered during all events with local ingredients updated seasonally. The proposed increase in events would allow the winery to support further economic growth of local County agriculture by marketing their products to a larger customer base.

**EVENTS:**

The events and visitation included in this project proposal include the following:

Event Description	Currently approved			Proposed		
	Quantity	Attendees (maximum)	Time of day (start & end)	Quantity	Attendees (maximum)	Time of day (start & end)
Public Agricultural Promotional & Direct Sales Events <sup>1</sup>	4	200	11am to 9pm	4	250	11am to 9pm
Public Agricultural Promotional & Direct Sales Events <sup>1</sup>				10	150	11am to 9pm
Private Events	4	150	11am to 9pm	4	150	11am to 9pm
Industry Wide Events <sup>2</sup>	8	100 at one time	10am to 5pm	7	100 at one time	10am to 5pm
Total	16			25		

1. Public Agricultural Promotional events include Wine Club Pick-up Weekends, Wine Pairing farm to table dinners, Barrel Tasting, harvest parties, Holiday, and other marketing activities to support and build the Bricoleur Wine Club. Direct sales by invitation only such as winemaker lunches or dinners, wine pick up parties, or release parties
2. Industry Events may include events, such as the Sonoma County Vintners, Russian River Valley AVA, Fountaingrove District AVA, Wine Road, or similar hospitality event for the promotion of Sonoma County Agriculture and the Wine Industry

**WASTEWATER TREATMENT/DISPOSAL**

There are two existing septic systems onsite (SEP03-0981 and SEP18-0330). The facility plans to provide the domestic wastewater treatment and disposal capacity required for the events described above by utilizing excess available capacity in the existing systems and is currently working with the County to confirm that no expansion is required. There will be no changes to the existing water system.