

Sent:
To:
Cc:
Subject:
Attachments:

EXTERNAL

Thanks Crystal,

When I spoke with Ms. Pons, she indicated that the VOTMA Board would recommend that the tasting room operate only Monday - Friday rather than 7 days / week. She also said she was unaware that the Laws keep the "tasting room" light on all the time (24 / 7). I am disappointed that she omitted these itmes. My rationale for opposing the tasting room is the following:

1. This tasting room is a major change in the use of this property. The previous owners (for decades) used the outbuilding for occasional gatherings (friends and family only) about once every two months. If granted, this tasting room permit will invite non-residents into the neighborhood 7 days a week. Not a "minor impact".
2. Although the application is misleading in that is incorrectly indicates that surrounding properties are either a restaurant or vineyards, in fact the only restaurant is on Highway 12, far away, all other properties surrounding this parcel have residential in addition to having vineyards, have dwellings and although some are rented rather than lived in by owners there is little to disturb the residential feel of the neighborhood on the weekends. A tasting room would negatively impact this weekend feel. Not a 'minor impact'.
3. Although I have met both the applicants (Steve and Heather) and they seem like nice people, they leave the tasting room lights on all night (not only is this directly visible from my house, but the light pollution is getting worse in the Valley), have taken down safety mirrors used to exit onto Adobe Canyon safely by four families (without asking. I replaced these) continue to hold private tastings although even now, I am not aware of permits being issued. I am concerned that permitting this tasting room next door when we have so many in the area will lead to infractions and compliance issues and I don't want to see this in my neighborhood. By the way, there are vacancies in tasting room space in Kenwood and this is a much more appropriate place for the public to taste.

I want to be clear that I am a supporter of both the wine industry and many other agricultural uses of land in Sonoma. Businesses should be given every legitimate chance to succeed, but at the risk of sounding like another "NIMBY", I don't believe that bringing a business into a residential area 7 days / week makes sense when you consider the negative impact and the alternatives venues in the area.

Thank you,
Alan Ross

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From: [Alan Ross](#)
To: [Georgia McDaniel](#)
Cc: rossvineyard@gmail.com
Subject: Re: UPE19-0070 MacLaren Tasting Room Update
Date: Wednesday, July 27, 2022 6:00:41 PM

Dear Ms. McDaniel,
I would request that you **do not waive** a hearing as I have complaints about this zoning variance application and the applicants history that have not been addressed.
Please let me know how to proceed.

Thank you,
Alan Ross
7005 Adobe Canyon Road
Kenwood, CA 95452
cell - (707) 833-2676

On Jul 26, 2022, at 2:09 PM, Georgia McDaniel <Georgia.McDaniel@sonoma-county.org> wrote:

Mr. Ross,

Since it is a matter of procedure and documentation, the Hearing Waiver Notice will still be issued tomorrow. You can send a confirmation of your request for a public hearing pursuant to the legal notice even if that means you forward your original email from today to me again after tomorrow.

Kind regards,

Georgia

Georgia McDaniel, MCP, RLA

Planner III

<image006.jpg>

Access Permit Sonoma's extensive online services at www.PermitsSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Alan Ross <alan7005@icloud.com>
Sent: Tuesday, July 26, 2022 12:22 PM
To: Georgia McDaniel <Georgia.McDaniel@sonoma-county.org>
Cc: rossvineyard@gmail.com
Subject: Re: UPE19-0070 MacLaren Tasting Room Update

I was under the understanding that a hearing would take place. You are mistaken, I have not been heard. I would like a public hearing to take place p.

Alan Ross

221 Adobe Canyon Road

Kenwood, CA, 95452

Cell (707) 833-2676

Sent from my iPad

On Jul 26, 2022, at 9:27 AM, Georgia McDaniel
<Georgia.McDaniel@sonoma-county.org> wrote:

Dear Alan and Gail Ross,

Good news! Your concerns have been addressed.

A Use Permit is going to be issued for the MacLaren tasting room. You have expressed your concern that unauthorized wine tasting has been occurring, therefore, Permit Sonoma has processed a Use Permit application and completed the environmental analysis so a Use Permit can be issued.

To address other concerns that you have expressed, the approval will be subject to Conditions of Approval:

- Lights at the tasting room will not be allowed to stay on all night. Exterior lighting must be (1) low mounted, downward casting exterior lighting that is fully shielded to prevent glare; (2) Dark Sky Compliant; (3) not located at the periphery of the property and does not spill over onto adjacent properties or into the sky; (4) no flood lights ; (5) full cut-off fixtures; and (6) any security lighting is motion-sensor activated.
 - The draft conditions state that wine tasting will be limited to a maximum of two tasting appointments per day, with up to five people and one car per appointment.
 - Tasting will only occur during day between 10 am and 5 pm. No tasting will occur after 5 pm.
 - There will be no employees.
 - There will be no food and wine pairing and no winery events.

- There will be no amplified music.

Since tasting rooms are allowed in your neighborhood with Diverse Agriculture zoning along with residences and the conditions of approval will provide the limitations stated above, your neighborhood will have less-than-significant impacts. With a maximum of only two cars per day, it will be the same as other neighbors travelling to the store or to complete daily errands. No employees means no non-residents working in your neighborhood. No winery events and no amplified music will allow your neighborhood to maintain a residential feeling.

A Hearing Waiver Notice is being posted on Wednesday, July 27th, to reduce the time for the Use Permit to be issued so all of the Conditions of Approval will be put in place and your concerns will be formally addressed in a matter of days.

Kind regards,

Georgia

Georgia McDaniel, MCP, RLA

Planner III

www.PermitSonoma.org

County of Sonoma

Project Review | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-4919 | Office: 707-565-1900

Fax: 707-565-1103

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[<image005.jpg>](#)

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Andrew & Alana Benedict

215 Adobe Canyon

Kenwood CA

benedictld@sbcglobal.net

29th of June 2022

To Whom It May Concern,

It has recently come to our attention that a complaint has been made against Steve and Heather Law, owners of 211 Adobe Canyon. As neighbors of the Laws over the last 4 years we would like to comment on these allegations.

We have lived at 215 Adobe Canyon for almost 5 years and have found Steve and Heather to be very kind and considerate neighbors. They have done wonderful upgrades to their property which has added value to the surrounding properties. Their business has had absolutely no adverse effect on the neighborhood. Living on Adobe Canyon Road, our home is between two other wineries that make a significant amount of noise at various times of the day and night. We have never had a noise issue with the MacLaren winery nor have we ever heard or seen a party on the premises. My husband works from home and is outside most of the day. I think it is also important to note that he has commented that you would not even know a business was there.

Steve and Heather Law have always been considerate and respectful neighbors, checking in with us and making sure their business did not adversely affect us in any way. Any community would welcome business owners such as the Laws.

Additionally, we would like to add that the complainants, Alan and Gail Ross, have been involved in numerous disputes with multiple neighbors. Specifically, I can even note multiple discourses my family has experienced with the couple. Ultimately, Heather and Steve Law, as well as MacLaren Winery are an asset to our neighborhood.

Sincerely,

Andrew & Alana Benedict

SENT VIA EMAIL

June 30, 2022

TO: Ms. Georgia McDaniel, Planner III
Sonoma County PRMD
250 Ventura Ave.
Santa Rosa, CA 95403
Georgia.McDaniel@sonoma-county.org

RE: Use Permit for MacLaren Wines
211 Adobe Canyon Rd, Kenwood, CA 95452

Dear Ms. McDaniel,

I am writing in support of the Steve and Heather Law's use permit application for their winery, MacLaren Wines. I reside at 100 Adobe Canyon Road, just across the street from the Laws, and am personally familiar with their property and their business.


I understand their permit request is to allow tastings by appointment only for a handful of customers per day. I can say with confidence such a small number of visitors will not cause any disruption to our neighborhood. That number of trips is far less than any of us come and go on a daily basis. The property has its own driveway access directly off Adobe Canyon Road and therefore visitations will not impact any neighbors that use the shared driveway to the east of their property. Their small, high-quality winery and one-room tasting venue is compatible with similar businesses on adjoining parcels as their property is surrounded on four sides by wineries and vineyards.

I must say Heather and Steve have been a delightful addition to our neighborhood. They are a quiet and friendly couple and are always there to lend a hand when someone needs help. Steve has been a great help in the planning and management of my own small vineyard. I am a MacLaren wine club member and often purchase their wines for myself and my friends. And I should not end before mentioning how they have tastefully transformed the old buildings, now fresh and beautiful.

I would be happy to discuss any of this further and you are welcome to contact me at 619-890-5240 or greg@NowellPLA.com

I support approval of the Law's use permit application.

Best regards,



Gregory L. Nowell, PLA, PLA, ASLA

Nowell Letter in Support of MacLaren Wines.docx

Gina and Daniel Alegre
Owners of: 301 Adobe Canyon Road
Kenwood, CA 95452
dalegre@gmail.com
gina.alegre12@gmail.com
415-690-6305

July 2, 2022

To whom it may concern,

We have been owners of the property on 301 Adobe Canyon Rd. since 2017, just a few months before Heather and Steven Law (MacLaren Winery) bought their property at 211 Adobe Canyon. We have a very young family with 5 children ages 11 and under age.

We have found the Laws to be extremely respectful neighbors, they have made significant improvements to the property and this has benefited all of us in the vicinity. Their little winery business is also non-intrusive and if anything it is additive to the charm of the surroundings. Any visitors to their property go in through their private entry and even though we walk very close to their home often when we are in town with our little children, we have always been greeted with friendliness and courteousness. We couldn't have asked for better neighbors, and FULLY support their small business.

As we understand, the owners of 221 Adobe Canyon have been complaining about the Law's business and have prevented them from dutifully receiving their winery permit. We are at a complete loss as to why there is an issue and fully support the Laws in their pursuit of the permit. The owners of 221 Adobe Canyon have not been very welcoming neighbors (we have had our own issues with them) and I am aware of multiple neighbors in the vicinity who we know well and are good people having problems with them. The list of issues the Ross' have caused for us and other kind and ideal neighbors is long.

Please do not hesitate to contact us at the email addresses above should you have any questions pertaining to this letter.

Sincerely,

Gina and Daniel Alegre

Carolyn M. Verheyen
100 Adobe Canyon Road
Kenwood, CA 95452

Georgia McDaniel, Planner III
Sonoma County Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: MacLaren Use Permit Application
Via email: georgia.mcdaniel@sonoma-county.org

Dear Ms. McDaniel,

I am writing to support Steve and Heather Law in their application for a use permit for MacLaren Winery at 211 Adobe Canyon Road. Their property is a stone's throw across the street from me, and I cherish their presence in the neighborhood. They are model neighbors and wine industry representatives and entrepreneurs.

Sonoma Valley is lucky to have some small boutique wineries in amongst the corporate owned operations---two on either side of my home: Chateau St. Jean and Landmark Winery. Those two are good neighbors too, albeit with events and a steady stream of customers. MacLaren Wines is the quintessential small, high-quality winery and single room tasting room that now distinguishes Sonoma County from our neighboring county. It is that increasingly rare tasting room that attracts visitors who are: genuinely interested in wine discovery; wanting a unique, low-key, tailored, quiet tasting and buying experience; and fully respectful of a business model that is enthusiastically small and committed to excellence without fanfare, a menu of high-priced "experiences," or vans or buses of people looking to party. We need to support this type of industry segment to maintain our Sonoma Valley's and our county's reputation as "Real Wine Country" that is open, welcoming, and affordable. This is our niche, and MacLaren is an authentic embodiment of that brand.

I have felt zero impacts from their presence on our street, and regularly refer friends, visitors and strangers to MacLaren, knowing that they will relish their experience and have lasting memories of Steve's good-natured humor, vast knowledge, and beautiful wines.

I wholeheartedly support Heather and Steve and what they are doing here. It would be a significant loss for the evolving, diverse, passionate, powerful economic engine that is the Sonoma County wine industry, to force such a valuable asset to go elsewhere.

Please consider my experience as a proximate neighbor and my opinions regarding this application and ease the way for its approval. I would be happy to discuss this further and welcome you to contact me at 510-853-2022 or Carolyn.verheyen@gmail.com.

Sincerely,



Carolyn Verheyen



November 19, 2019

Crystal Acker
Permit Sonoma

Send via email to Crystal.Acker@sonoma-county.org

Re: UPE19-0070 MacLaren Tasting Room

The Valley of The Moon Alliance is submitting these comments in reference to the above project and the referral dated November 7, 2019.

Steven and Heather Law were kind enough to invite us to visit the property, and we heard what they had planned a few months ago. Their plans sound like there will be minimal impact on the neighborhood and roadways, with no events, and tasting by appointment only with a maximum of two appointments a day. Their wine is produced in Sonoma within an industrial area. There are grapes being grown on the property which is proposed for the tasting room. This application appears generally consistent with the description Steven and Heather provided when we met.

We would suggest that a maximum number of persons tasting at each of those two daily appointments be determined and specified in the use permit, considering the size of the tasting room (which is not large), parking availability, and septic capacity.

One of the neighbors has approached us with some potential concerns about the impact on this proposed use on the residential neighbors. We expect the County will review this proposed use to ensure that it is compatible with the applicable zoning requirements and conditions and not be disruptive to the residential neighbors. Should this neighbor contact the County, we hope that any concerns can be satisfactorily addressed in the use permit review. In any event and in light of the property's close proximity to residential neighbors, we believe an

appropriate condition in the permit would be that the tasting room not have outdoor music. Based on our meeting with the Laws, we would be surprised if they had any objection to such a condition. Also, if not done already, the fire marshal may want to determine a maximum occupancy for the building and verify the emergency vehicle access and turnaround availability on the property.

The site map shows a future fire replacement building that burned in the 2017 fires. What will this replacement building be used for? VOTMA does not like “piece-mealing” or “creeping” projects because they avoid a comprehensive review of property development projects. We urge the County to understand the future use of this building; if it is to be used to increase visitor serving uses on this property, the application should be amended to clarify that.

There are presently twenty winery tasting rooms in Kenwood, within the mile and a half on Highway 12 from Adobe Canyon to Deerfield Winery. We really don't need another tasting room in this area; however, the applicant has worked to make this facility minimally impactful as described, with no events, and limited to two small by-appointment tastings a day. Accordingly, subject to the above, we do not object to this application.

We appreciate the opportunity to comment on this project. Thank you.

Sincerely,

Kathy Pons
President
Valley of The Moon Alliance

Cc: Susan Gorin
Milan Nevajda
Steve and Heather Law
Bennett Martin
VOTMA Board



2022 Board of Directors

November 8, 2022

Tom Rouse
President

County of Sonoma
Project Review | Comprehensive Planning
2550 Ventura Avenue

Chris Sebastiani
Vice President

Santa Rosa, CA 95403
(707) 565-4919

Erich Bradley
Secretary

RE: UPE19-0070 MacLaren Tasting Room, Kenwood, CA

Anne Moller-Racke
Co-Treasurer

Dear Permit Resources Hearing Committee, Permit Sonoma Staff, & Project Manager McDaniel;

Taylor Serres
Co-Treasurer

Four decades after being formed, and now more than 250 wineries and growers strong, the Sonoma Valley Vintners & Growers Alliance (SVVGA) carries on the vision of its founders to promote and protect – as well as enhance – the Sonoma Valley region and its six American Viticultural Area (AVA), as a premier winegrowing region. Sonoma Valley’s vintner and grower members are deeply committed to driving our local economy, conservation, and sustainable farming efforts, and to supporting our local communities through advocacy and charitable work. The Sonoma Valley wine industry thrives on a strong culture of collaboration and is deeply rooted in agricultural heritage, community, and appellation; we are the birthplace of California wine.

Francis Abella
Quinn Arntsen
Tom Blackwood
Jennifer Churchill
Bart Hansen
Brenae Royal
Mike Sangiacomo
Mia Stornetta

On behalf of the Sonoma Valley Vintners & Growers Alliance Board of Directors, we are writing in support of MacLaren’s and Steve and Heather Law’s request for use permit for the proposed small tasting room.

Alliance Staff

Andriana Duckworth,
Executive Director

SVVGA supports the request MacLaren, as they have demonstrated their commitment to adhering to agricultural and environmental best practices, as well as addressing the concerns of residential neighbors and other businesses nearby. Steve and Heather Law, create world-class wines, and their contributions among their wine and agricultural peers and the region is critical to the fabric of our Sonoma Valley community.

Laura McGilley,
*Marketing &
Communications
Manager*

Like many businesses and industries, our wine and agricultural community has faced the challenges of wildfires, smoke exposure, floods, power shutoffs, and diminished tourism due to the pandemic over the past 5 years. Our Valley has made significant progress rebuilding, and gaining qualified visitation again, however we still are very much in a recovery period. Our wineries rely on marketing directly to consumers in order to sell their wines, especially given the fragile state of the restaurant, wholesale and trade industries that is expected to persist for years to come. These impacts pose an obvious challenge. A use permit is critical for MacLaren’s future in Sonoma Valley. We respectfully ask for your consideration in approving this use permit.

Kindly,

Tom Rouse, Board President
Sonoma Valley Vintners & Growers Alliance

Andriana Duckworth, Executive Director
Sonoma Valley Vintners & Growers Alliance



SONOMA VALLEY
VINTNERS & GROWERS