

Blake Hillegas

From: Mitch Simson
Sent: Tuesday, March 15, 2016 9:15 AM
To: Blake Hillegas
Cc: Andrew Manalastas
Subject: Cornerstone Sonoma (UPE16-0011-Fred Groth)

Hi Blake,

We briefly discussed the incremental changes that have occurred on the property since the garden center (UPE99-0147) was approved in 2000. The approved project was to reuse 6,400 s.f. of existing buildings and rebuild an existing 13,000 s.f. shed for greenhouse and nursery use. What is on the ground there now does not look anything like the site plan submitted with the application for UPE99-0147. I checked the permit history and discovered the 13,000 s.f. shed was demolished along with several other structures that I believe were to be reused. Building permits were issued for 3 or 4 shell buildings, size unknown. Those shells were improved for a number of retail spaces.

The traffic study for the approved project based the trip generation on a 4,000 s.f. garden center, 2,000 s.f. snack bar/deli and 1.7 acre demonstration garden. Total number of employees was reported to be 15. The web page for Cornerstone Sonoma indicates these retail uses: <http://www.cornerstonesonoma.com/explore/the-shops/>. Food+Wine tab indicates 3 tasting rooms and a restaurant. The only uses remaining from the original approval appear to be the special events and demonstration gardens. I would guess that the total number of employees on the site to be 25-30.

This is not to suggest that there has been a significant change in trip generation from the original approval or that the current applicant should be required to address the entire site. However, I think any further conversion of uses should be subject to a cumulative review for comparison to the original approval.

Mitch