County of Sonoma
Permit & Resource Management Department

Sonoma County Design Review Committee
STAFF REPORT

FILE: DRH21-0010

DATE: May 31, 2023

TIME: At or after 10:00 am

STAFF: Hannah Spencer, Project Planner

SUMMARY

Property Owner:	Kenwood Ranch, LLC
Applicant:	Kenwood Ranch Winery, LLC
Address:	1180 Campagna Lane, Kenwood
Supervisorial District(s):	1
APN:	051-260-013
Description:	Design Review for Phase II Proposed Winery with vested rights. The Applicant requests approval of certain design modifications to the winery buildings and associated site improvements on a 16.73-acre parcel. The proposed design is based on the conceptual design as described in the EIR, with modifications made to comply with certain conditions of approval and other minor changes.
CEQA Review:	Addendum No. 2 to the Final Environmental Impact Report for Sonoma Country Inn certified May 2004
General Plan Land Use:	Diverse Agriculture
Specific/Area Plan Land Use:	N/A
Ordinance Reference:	Sec. 26-64-030 Scenic Corridors (Scenic Resources) Sec. 26-65-040 (Riparian Corridor) Sec. 26-82-020 & -050 (Design Review) Sec. 26-90-120 (Taylor/Sonoma/Mayacamas Mountains Local Guidelines)
Zoning:	DA (Diverse Agriculture) B7 (Frozen Lot Size), RC50/25 (Riparian Corridor with 50-feet min. conservation setback and 25-feet min. agricultural setback), SR (Scenic Resources)

RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee (DRC) approve the Addendum No. 2 to the 2004 Final Environmental Impact Report, approve the Phase II Proposed Winery design, colors and materials as presented, and approve the landscaping and landscape lighting plans.

EXECUTIVE SUMMARY

On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 (formerly known as "The Sonoma Country Inn") which included rezoning, a General Plan amendment, an 11-lot subdivision map, lot line adjustment and a separate use permit for 50 room inn, spa and restaurant as documented in Board Resolution No. 04-1037. In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, winery and residential subdivision were vested. The rezoning, General Plan amendment, subdivision, lot line adjustment portions of the PLP01-0006 project have completed. Construction related to the Phase I Proposed Resort use permit is currently underway.

Kenwood Ranch, LLC is requesting Final Design Review for the Phase II Proposed Winery use permit to satisfy File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program. The Phase II Proposed Winery includes a 10,000 case per year winery with a public tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance, 147 parking spaces, and a 3,000 square foot Country Store. As part of the Final Design Review request, the Applicant requests approval of certain design modifications to the winery buildings and associated site improvements. The proposed design is based on the conceptual design as described in the 2004 Environmental Impact Report (EIR), with modifications made to comply with certain conditions of approval and other minor changes.

In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum (Addendum No. 2) to the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR") has been prepared and is provided under Attachment 5. The Addendum No. 2 analyzes the design changes requested for the Phase II Proposed Winery to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. The Addendum No. 2 concludes the Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR.

Staff recommends that the Design Review Committee approve Addendum No. 2 to the 2004 Final Environmental Impact Report, approve the Phase II Proposed Winery design, colors and materials as presented; and approve the landscaping and landscape lighting plans. The Committee's review is limited to the design aspects and compliance with related Conditions of Approval for File No. PLP01-0006.

PROJECT SITE AND CONTEXT

Background

On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 (formerly "Sonoma Country Inn")

which included rezoning, a General Plan amendment, an 11-lot subdivision map, lot line adjustment and a separate use permit for a 50-room inn, spa and restaurant as documented in Board Resolution No. 04-1037.

The Board made a Statement of Overriding Considerations finding that not all impacts could be fully mitigated but that the project was valuable on its own merits. The three documents reflecting this decision are:

Impacts That Were Fully Mitigated (Exhibit A)

Impacts That Could Not Be Fully Mitigated (Exhibit B)

Statement of Overriding Considerations (Exhibit C)

These documents are provided under Attachments 7, 8 and 9. Note that scenic and traffic issues were in the list of impacts that could not be fully mitigated.

A CEQA lawsuit challenging project approval and certification of the EIR was decided in the County's favor in the Court of Appeal in 2006. In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, winery and residential subdivision were vested. The rezoning, General Plan amendment, subdivision, lot line adjustment portions of the PLP01-0006 project have completed. The subject Phase II Proposed Winery property is "Lot 12" of the Sonoma Country Inn Subdivision recorded on December 20, 2011 in Book 748 of Maps, Pages 12 – 31 of Sonoma County Records.

On March 27, 2018, the Board of Supervisors denied an appeal by the Valley of the Moon Alliance from a decision of the Planning Commission, approved Addendum No. 1 to the 2004 Environmental Impact Report (EIR) and approved final design review for the 50-room inn, spa, and restaurant use permit under Board Resolution No. 18-0115 (File No. DRH16-0006). Construction related to the Phase I Proposed Resort use permit is currently underway.

The property changed ownership in December 2014 and again in August 2020. On December 28, 2021, Kenwood Ranch, LLC, the current landowner, filed an application with Permit Sonoma requesting Final Design Review for the Phase II Proposed Winery use permit to satisfy Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program Condition No. 97 c. which states: "*Prior to building permit issuance for the winery grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee.*" The Phase II Proposed Winery includes a 10,000 case per year winery with a public tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance, 147 parking spaces, and a 3,000 square foot Country Store. As part of the Final Design Review request, the Applicant requests approval of certain design modifications to the winery buildings and associated site improvements. The proposed design is based on the conceptual design as described in the 2004 EIR, with modifications made to comply with certain conditions of approval and other minor changes.

In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum (Addendum No. 2) to the Sonoma Country Inn Project EIR (State Clearinghouse Number: 2002052011) certified May 2004 has been prepared and is provided under Attachment 5. The Addendum No. 2 analyzes the design changes requested for the Phase II Proposed Winery to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004.

Area Context and Surrounding Land Uses

Direction	Land Uses
North	Undeveloped lots created by the Sonoma Country Inn Subdivision and the upper plateau of the 50-room inn parcel (currently under construction). The properties are subject to an Open Space Easement. Further north is Hood Mountain Regional Park.
South	The lowland portion of the 50-room inn parcel (currently under construction) which is subject to an Open Space Easement. The lowland portion of the inn parcel is vegetated with grasslands and scattered oaks and features Valley Oak and riparian corridor preserves and borders Hwy 12.
East	A mix of residential and agricultural properties with vineyards.
West	Undeveloped lots created by the Graywood Ranch Subdivision, agricultural and rural residential uses.

Significant Applications Nearby

Construction is underway for the Phase I Proposed Resort (File No. PLP01-0006 & DRH16-0006) north of the winery parcel; located at 900, 1200, 1202, and 1204 Campagna Lane, Kenwood, APN 051-260-014.

Access

Access to the winery complex is via Campagna Lane, an existing paved 22-foot-wide road that connects to Highway 12. Two driveways will serve the winery and allow two paths of access for ease and emergency purposes. A driveway on the south side of the winery buildings will skirt a septic field to service the marketplace back of house and will include fire-approved turnarounds. Another driveway will proceed through the primary parking area and wrap around the northern winery buildings to the service court (near the service buildings) and the area behind the cold storage building. Grass paving areas will allow emergency vehicles to access the entire driveway system as a loop, including turnaround areas. Driveways will be paved with concrete, gravel, and asphalt and will comply with all applicable standards.

Wildfire Risk

The Phase II Proposed Winery Site is located within a State Responsibility Area (SRA) and a Very High Fire Hazard Severity Zone (VHFHSZ), as determined by CAL FIRE (CAL FIRE 2007, 2022 [as proposed, but not yet approved]). Currently, the northern portion of the property is designated as VHFHSZ and the southern portion as Moderate FHSZ. Since the 2004 EIR was prepared and certified, two fires have impacted the 2004 Project Site: the 2017 Nuns Fire and the 2020 Glass Fire.

New construction on the site must conform to County Fire Safe Standards and Wildland Urban Interface building requirements. Fire Safe Standards include building requirements related to fire sprinklers, stairways to roofs, fire apparatus access roads, door panic hardware, fire resistant stairway enclosures, emergency water supply, and defensible space. Structures in Wildland Urban Interface zones are required to be built with exterior construction that will minimize the impact on life and property and help structures to resist the intrusion of flames and burning embers projected by a wildland fire and contributes to a reduction of losses. All development permits must be reviewed and approved by the County Fire Marshal/Local Fire Protection District prior to issuance.

Conditions of Approval No. 77 through 83 of Board Resolution No. 04-1037 Exhibit “F” (File No. PLP01-0006 Winery Use Permit Final Conditions of Approval) are related to reducing the risk of wildfire. Conditions require the applicant to submit a vegetation management plan for Permit Sonoma Fire Prevention review and approval, comply with Fire Safe Standards and Uniform Building Code requirements for access, install water supply and

fire sprinkler systems, install fire hydrants, use non-flammable roofs, and install knox locks to facilitate emergency access to the site.
The 2004 EIR was prepared prior to the inclusion of wildfire impacts as a standalone topic of consideration in CEQA Guidelines, and impacts of wildfire were not considered. The Phase II Proposed Winery includes extensive construction-related and operational wildfire protection and evacuation measures. An analysis and associated appendices have been prepared to respond to the requirements of the California Environmental Quality Act; best practices and recommendations provided by technical experts in the fields of wildfire prevention, management, evacuations, and response; and the recently released State of California Office of the Attorney General Guidance related to Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects under the California Environmental Quality Act (see Addendum No. 2 under Attachment 5).

Water/Wastewater/Utilities

Water Supply:
The Phase II Proposed Winery will be served by an existing well that was constructed in 2002 under Well Permit No. WEL02-0260. The Winery Well is located just north of the proposed winery. For the winery and events pavilion (pavilion later eliminated), water demand was assumed to be 90 percent of the peak wastewater flow, plus an allowance of 3,000 gpd for landscape irrigation in the Draft EIR. The Winery Well would supply approximately 5,000 gpd (5.6 AF/year) for use at the winery and events center and associated landscaping needs. Landscape irrigation needs were approximate since the exact landscaping plan had not yet been developed.

Based on the 2002 Richard C. Slade hydrogeological report, which provided the basis for the water use and supply data in the EIR, the two wells on the Phase II Proposed Winery parcel (including the Phase I Resort Well) will have enough capacity to support the entire PLP01-0006 project and not impact the aquifer or neighboring wells in normal and drought years. Resolution 04-1037 found the winery impacts on water supply to be less than significant without mitigation. Operations at the winery will not be substantially different than those assessed in the previous approvals. The Addendum No. 2 concludes the Phase II Proposed Winery proposed design does not create any change which would cause a new or substantially more significant environmental effect on groundwater because of increased water use, compared to the conceptual design. Design measures are incorporated into the winery design to reduce water consumption, including using steam and high-pressure water with UV light to sanitize tanks and barrels, reducing the overall water demand. Process wastewater recycling will also reduce water demand. Thus, impacts to water supply will not be more significant with the revised winery design than previously assessed.

Domestic Wastewater:
The Phase II Proposed Winery will recycle process and domestic wastewater and utilize it as irrigation water. Process wastewater produced in the winemaking process and domestic wastewater produced at the tasting room, country store, and event center will be treated in two separate treatment systems, each with dedicated disposal fields as backup to the landscape irrigation use. Wastewater treatment equipment is housed in the proposed 'Wastewater Shed' located within the preapproved Septic Envelope of the Sonoma Country Inn Subdivision.

The proposed treatment systems will be packaged treatment plant membrane bioreactors (MEMPACMini), manufactured by Cloacina. The proposed membrane bioreactors follow the guidelines set forth in the EIR and conform to COA No. 55 of Board Resolution No. 04-1037 Exhibit "F" (File No. PLP01-0006 Winery Use Permit

Final Conditions of Approval) to the greatest extent possible. While a Smith and Loveless "FAST" treatment system was proposed previously (in the EIR and COA No. 55) for treating domestic wastewater and a Techqua Winery Wastewater System (now defunct) was proposed for treating process wastewater, the Cloacina MEMPAC-Mini will achieve a higher degree of treatment in a smaller footprint.

Renewable Energy System:
The Phase II Proposed Winery's primary parking area includes solar canopies over 42 percent (62 of 147 spaces). of the parking spaces. Solar panels will also be placed on the rooftops of the two service buildings. This is an accessory renewable energy system, defined as a renewable energy system designed to supply "not more than 125% of the calculated energy demand for all legally established onsite uses". Accessory solar facilities are a permitted use in all zoning districts. (SCC § 26-88-200.) The goal of the winery's solar program is to make the winery "net zero" in energy usage. Due to the solar panels' placement in the parking lot and on service buildings, they would be blocked by other winery buildings and would not be visible from public viewpoints on Highway 12.

Agricultural Conditions/Land Encumbrances/Contracts

The subject property and surrounding properties created by the Sonoma Country Inn Subdivision are encumbered by an Open Space Easement ("OSE") held by the Sonoma County Agricultural Preservation and Open Space District ("District"), recorded under Document No. 2012-05803 of Sonoma County Records. On June 10, 2022, the District approved design plans for the Phase II Proposed Winery, including the placement of wastewater treatment facilities, utility sheds, a transfer tank, a pedestrian pathway, a driveway, and a small parking area outside of the OSE building envelope (see Attachment 14).

The property is not subject to a Williamson Act contract.

Other Environmental Conditions

The property is subject to a Vegetation Management Plan prepared by WRA Environmental Consultants in 2009. The Vegetation Management Plan provides for guidelines for the protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat within the Sonoma Country Inn (now "Kenwood Ranch") project site which includes the winery parcel. The Vegetation Management Plan was prepared in accordance with requirements in the 2004 EIR and the PLP01-0006 Conditions of Approval. Implementation of the Vegetation Management Plan is underway and is required to be fully implemented prior to occupancy of any building on the project site. Monitoring and long-term maintenance will be performed as required by the Vegetation Management Plan.

Riparian Corridor and Grassland Preserve:
There is a riparian corridor and a grassland preserve identified on Lot 12 (subject property) of the Sonoma Country Inn Subdivision map. The riparian corridor is also subject to Article 65 (Riparian Corridor Combining Zone) of the Zoning Code. Design plans for the Phase II Proposed Winery comply with the riparian corridor 50-foot setback from top of bank and all improvements are located outside of the grassland preserve area.

After final design plans are approved for Phase II Proposed Winery, the landowner is required to apply for a zoning permit in accordance with Section 26-65-030 of the Zoning Code prior to removing soil from within the Riparian Corridor setback (adjacent to the winery site). During a prior owner's tenure, contractors stockpiled

approximately 2,800 cubic yards of soil on the winery site and placed approximately 280 cubic yards within the Riparian Corridor.

Plants:
The area between Highway 12 and the Phase II Proposed Winery is open grassland interspersed with mature and newly planted California Valley oak trees, with a portion of this area protected as a valley oak preserve. Approximately 120 oak trees were planted in 2021 between Highway 12 and the Phase II Proposed Winery Site as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan to screen future winery buildings.

The applicant proposes to remove trees within the grading limits of the Phase II Proposed Winery project. Currently, a total of 74 trees are proposed for removal, consistent with the EIR estimate of removal of 70 to 120 trees.

The EIR identified potential significant effects on the two populations of special status plant species known to occur on the site, narrow-anthered California brodiaea (*Brodiaea leptandra*) and Sonoma ceanothus (*Ceanothus sonomensis*). The Phase II Proposed Winery design is consistent with the Mitigation Measure 5.6-1(a),(b) and (c). A special biotic preserve has been created outside of the building envelopes, and the Sonoma ceanothus population would be avoided by the proposed design.

Animals:
Subsequent site review conducted by Macmillan and Peron-Burdick in 2022 has determined that the Phase II Proposed Winery site provides suitable nesting habitat for passerine (i.e., songbird) species that are protected by the Migratory Bird Treaty Act, potential roosting habitat for special-status bats, and could intermittently provide habitat for American badger (*Taxidea taxus*), which is a California Species of Special Concern. There is a low possibility that construction period impacts may occur to these species. To further reduce potential impacts to any nesting bird species, special-status bats, and American badger, the project includes three Voluntary Conditions that are consistent with current BMPs for protection of special-status wildlife. These potential impacts are further analyzed in the Addendum No. 2 and are summarized below.

- Nesting Birds: Potential impacts to nesting raptors were addressed in the 2004 FEIR with mitigation provided and are not revisited here. In addition, grassland and woodland habitats on and adjacent to the Proposed Phase II Winery provide nesting habitat for a variety of common passerine birds that are protected under the MBTA. In response, the applicant has agreed to the Voluntary Condition of Approval No. 3 in the *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.*, March 23, 2023 (Attachment 15). This condition of approval will include passerine birds in preconstruction avian surveys to further reduce impacts to any nesting bird species. This additional measure will further reduce impacts to wildlife.

- Special Status Bats: Recent reconnaissance surveys did not identify active bat roosts on the Proposed Phase II Winery Project Site, however, the surveys concluded that several species of protected bats may roost in mature trees, and especially within larger oaks on the site (Macmillan and Peron-Burdick 2022). Regionally occurring special-status bat species include pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), fringed myotis (*Myotis thysanodes*), and long-legged myotis (*Myotis Volans*). To further reduce less-than-significant effects on special-status bats, the applicant has

agreed to the Voluntary Condition of Approval No. 1 in the *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.,* March 16, 2023 (Attachment 15).

- American Badger: Although no badger dens were observed during reconnaissance-level surveys of the Phase II Proposed Winery Site (Macmillan and Peron-Burdick 2022), grasslands on and near the site provide potential habitat for this species. Although potential construction impacts to American badgers are estimated to be low based on the absence of burrows on the Phase II Proposed Winery Site and lack of reported sightings within 5 miles, they are regionally common and there is a remaining low risk of injury to this species if they are present at the time of construction. To further reduce less-than-significant effects on American badger, the applicant has agreed to the Voluntary Condition No. 2 in *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023* (Attachment 15).

PROJECT DESCRIPTION

The Applicant requests approval of certain design modifications to the winery buildings and associated site improvements on a 5.23-acre portion of the 16.73-acre property. The proposed design is based on the conceptual design as described in the EIR, with modifications made to comply with certain conditions of approval and other minor changes.

The Phase II Proposed Winery design consists of 2,134 SF for both the public and the reserve tasting rooms (1,097 SF for the public and 1,037 for the reserve); an art gallery in the public tasting room as required by the 2004 Board Resolution; a 2,958 SF of marketplace; 1,678 SF of winery offices in a two-story structure; 20 special events per year with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution; 3,379 SF of fermentation space; 659 SF of cold storage space plus a 67 SF storage room; 3,316 SF of staff & maintenance uses; and 1084 SF for restrooms and a wastewater treatment shed. The Phase II Proposed Winery is a total of 18,901 SF. There are 147 parking spaces.

In addition to the proposed buildings within the building envelope, the Phase II Proposed Winery design includes access driveways, a service road, a pedestrian pathway and pedestrian entry, landscaping and planting, winery leachfields (e.g., sewage disposal area), bioretention facilities, and a wastewater treatment shed. Previously deposited 280 cubic yards of soil and rock in an area of the riparian corridor will be removed with a separate zoning permit after final design review is approved.

The reconfigured parking layout for the winery still contains 147 spaces. Parking is divided into a primary parking lot and a trailhead parking lot, as required by conditions of approval. The primary parking lot will have 133 spaces. The trailhead parking lot (already constructed) contains 12 spaces and two vehicle-plus-trailer spaces. Parking spaces within the primary parking lot will have porous gravel paving using a cellular system. Drive aisles and driveways serving the winery will be paved with concrete and asphalt. Below is a summary comparison of the Phase II Proposed Winery Approval and proposed design changes.

SUMMARY COMPARISON OF WINERY CONCEPTUAL DESIGN AND PROPOSED DESIGN

DESIGN ELEMENT	**CONCEPTUAL DESIGN** ***File No. PLP01-0006 Vested Rights & Conditions of Approval***	**PHASE II PROPOSED WINERY DESIGN** ***File No. DRH21-0010***
Art Gallery	Incorporated into tasting room (BOS §1.1(e)(2).)	The public tasting room incorporates an art gallery
Tasting Room	Approved as part of the project without size specifications (COA No. 84.)	Public tasting room at 1097 sf. Reserve tasting room at 1,037 sf.
Country Store	Approved at 3,000 sf. max, 33% of sf. allowed for storage and support (BOS §1.1 sub (3)(e)(2); COA No. 84. & 106)	Marketplace at 1,960 sf. Marketplace back of house at 998 sf. (combined total at 2,958 sf.).
Events Pavilion	Withdrawn by then-applicant (BOS §2.4, sub. (c).)	Does not appear in current design
Entry Pavilion	Withdrawn by prior applicant (Not addressed in BOS).	Does not appear in current design
Barrel Storage	Approved at 4,300 sf. (COA No. 84.)	Two barrel storage buildings at 780 sf. Each (combined total with barrel storage rooms of 438 sf. Each integrated with the reserve tasting room and an additional barrel storage room in Service Building 1 of 663 sf. is a total of 3,379 sf.).
Winery Offices	Approved at 1,800 sf. (COA No. 84.)	A two-story winery office at 1,678 sf.
Fermentation	Approved at 3,400 sf. (COA No. 84.)	White wine fermentation buildings at 818 sf. and Red wine fermentation building at 2,158 sf with built-in tanks at 403 sf. (combined total at 3,379 sf.).
Storage/Mechanical	Approved at 800 sf. (COA No. 84.)	Cold storage at 659 sf. Storage room at 67 sf. (combined total at 726 sf.).
Staff & Maintenance	Approved at 4,450 sf. (COA No. 84.)	Two service buildings at 354 sf. And 2,000 each plus winery lab space of 233 sf, fermentation staff space of 67 sf, maintenance at 455 sf. And Staff Break Room at 207 sf. (combined total at 3,316 sf.).
Other components	Included within overall sf. at 37,000 sf. (BOS §1.1 sub (3)(e)(1));	Marketplace restrooms total sf. and 362 sf. lab restrooms at 156 sf. Staff restroom at 566 sf. (combined restroom total at 1,084 sf.) Plus Winery Wastewater Shed of 501 sf.
Total square footage	37,000 sf. (BOS §1.1 sub (3)(e)(2))	18,901 sf.

The *Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023) evaluates the 2020 Glass Fire tree damage within the winery building envelope and the zone between Campagna Lane and the building envelope in April 2021. The total number of trees marked for removal (April 2021) were 223. The total number of trees tagged and surveyed (August 2021) were 213. These trees were re-evaluated in December 2022 and 56 of the original 213 trees initially surviving the fire have died and been

removed. A recent assessment found 3 additional trees. There are 160 surviving trees. The current total removal of trees within the grading limits is 74 trees, consistent with the EIR estimate of 70 to 120 trees.

To further reduce potential impacts to any nesting bird species, special-status bats, and American badger, the project includes three Voluntary Conditions that are consistent with current BMPs for protection of special-status wildlife, as proposed in the *Letters to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023 and March 23, 2023* (Attachment 15).

The proposed revisions are analyzed in more detail analysis in the Addendum No. 2 to the EIR. That analysis shows that there has not been a change in the scope of approved land uses. All structures and improvements are located within the building envelope as originally designated for the conceptual design. As noted in Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program, the project is approved for a 10,000 case per year winery, open to the public with Tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. The winery is permitted for 6 employees and 147 parking spaces. Condition No. 84 restricts hours of operation for events. No change has been made to the restrictions on hours of operation, number of employees, winery production capacity, or availability to the public.

Project History

The table below summarizes key Phase II Proposed Winery milestones and events.

Date	Project Event/Milestone
11/02/2004	Board of Supervisors certified FEIR and approved PLP01-0006, Sonoma Country Inn
2006	CEQA lawsuit challenging approved project and certification of EIR decided in favor of the County (*Valley of the Moon Alliance v. County of Sonoma)*
10/2007	Permit Sonoma determines Use Permits for the inn, spa and restaurant, winery and subdivision were vested.
08/30/2016	Application for final design review per 2004 Resort Conditions of Approval (DRH16-0006) deemed complete
10/19/2016	DRC approval of final design for Phase I Proposed Resort portion of the project.
10/31/2016	DRC approval appealed by Valley of the Moon Alliance
07/20/2017	Addendum 1 to the 2004 FEIR prepared for Phase I Resort portion of project
08/03/2017	Planning Commission denies appeal and approves final design for Phase I Proposed Resort
08/14/2017	Denial of appeal and approval of final design for Phase I Resort by Planning Commission appealed by Valley of the Moon Alliance.
02/16/2018	Revised Addendum 1 to the 2004 FEIR prepared for Board of Supervisors hearing (Attachment 16)
03/27/2018	Board of Supervisors adopt Revised Addendum, deny appeal and approve final design for Phase I Proposed Resort
08/2020	Kenwood Ranch, LLC purchased property
12/28/2021	DRH21-0010 Application filed for final design review per 2004 Winery Conditions of Approval, project renamed "Kenwood Ranch".
12/29/2021	Referrals sent to appropriate agencies and organizations
12/30/2021	Early Neighborhood Notice sent
11/12/2022	Neighborhood meeting hosted by the applicant and owner.
12/20/2022	DRH21-0010 Application deemed complete

December 2022 – February 2023	Building permits issued for Phase I Proposed Resort for Main House, Villas, D & E Cottages, and Support Building. Construction underway.
01/25/2023	Sonoma Valley CAC, Sonoma Springs MAC, and the Agua Caliente MAC meeting on DRH21-0010.
02/22/2023	Sonoma Valley CAC approves design at second meeting after applicant responding to SVCAC questions from January 25, 2023 meeting
03/2023	Addendum 2 to the 2004 FEIR prepared for Phase II Proposed Winery portion of project
04/07/2023	Courtesy Notice for Design Review Committee meeting
4/19/2023	Design Review Committee meeting
5/19/2023	Courtesy Notice for Design Review Committee meeting

Design Review

The Design Review Committee considers design review in accordance with Article 82 (Design Review) of the Zoning Code and compliance with related Conditions of Approval for File No. PLP01-0006. Generally, the purpose of design review as stated in County Code section 26-82-050 (b) is to consider the architecture and general appearance of buildings and grounds to ensure they are in keeping with the character of the neighborhood, are not detrimental to orderly and harmonious development and do not impair the desirability of investment or occupation in the neighborhood. The development standards specified in section 26.82.030 relate to orientation of building sites to maintain maximum natural topography and cover; building height, texture, color, roof characteristics and setback; vegetation and landscaping, screening, lighting, signage and parking layout and circulation. Streets are to be designed and located so as to maintain and preserve topography, cover, landmarks and trees; to necessitate minimum cut and fill; and to preserve and enhance views and vistas on and off-site.

The Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program Conditions are provided under Attachment 4. Below are the primary PLP01-0006 Planning Section Conditions of Approval that relate to design and maximum size of the winery (not an exhaustive list):

84. *This Use Permit is for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. The winery complex shall not include an events pavilion or separate art gallery but art and sales of wine related items may occur within the tasting room. The winery buildings are described as follows: Winery building for tasting, sales and art gallery; barrel storage (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical building (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. (See condition #104 for restrictions). The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.*

Special events at the winery facility shall be restricted to:
Weekdays: 7:00 p.m. to 10:00 p.m.
Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted. (Note: Special events shall not start before or end after the times stated above.)

95. *The following measures shall be incorporated into development plans to mitigate potential impacts on natural habitat and wildlife movement opportunities:*

a. Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:

1. Adjust proposed parking and roadway improvements for the winery to avoid additional tree resources, based on a survey of tree trunk locations required as part of the final Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b).
2. Design and construct the network of roads and driveways using the minimum width as approved by the Department of Emergency Services.

97. *In order to minimize visual impacts of the winery buildings, measures shall be applied to reduce the visual contrast of the winery with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible as follows:*

a. Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof materials shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. All building materials shall be non-reflective and all glass shall be no-glare/non-reflective.
b. Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the 147 vehicle parking lot from State Highway 12.
c. Prior to building permit issuance for the winery the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. ***Impact 5.8-3.***

98. *In order to minimize light pollution impacts prior to building permit issuance for the winery facilities an exterior lighting plan shall be submitted to the County Permit and Resource Management Department Design Review Committee for review and approval. The following standards shall apply to the lighting plan:*

• All light sources shall be fully shielded from off-site view.
• All lights to be downcast except where it can be proved to not adversely affect other parcels.
• Escape of light to the atmosphere shall be minimized.
• Low intensity, indirect light sources shall be encouraged.
• On-demand lighting systems shall be encouraged.
• Mercury, sodium vapor, and similar intense and bright lights shall not be perm itted except where their need is specifically approved and their source of light is restricted.
• Where possible, site lighting fixtures on the ground rather than on poles. Impact 5.8-4.

Mitigation Monitoring: *The applicant would be responsible for submitting the exterior lighting plans to the County Permit and Resource Management Department for review and approval by the Design Review Committee. Prior to building permit issuance, an exterior lighting plan shall be approved for the inn/spa/restaurant and the winery. Prior to recording the Final Map, standards to be included in the project's CC&Rs for implementation by the Homeowners' Association for exterior lighting plans for residential units shall be approved.*

99. *Prior permit issuance the applicant shall develop lighting standards for inclusion in the covenants for the winery. These standards shall be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These are the standards for parks, recreation areas and wildlife preserves. The covenants shall include the following standards in addition to those established for LZ1:*

All lamps over 10 watts shall be fully shielded.
Maximum unshielded lam p (bulb) on the project's interior shall be 50 watts
Maximum mounting height of any luminare (fixture) shall be 20 feet above the finished grade.
Maximum wattage of any lamp bulb shall be 100 watts.
Impact 5.8-4

Mitigation Monitoring: *The applicant's lighting engineer shall provide certification to PRMD that the lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.*

Prior to building permit issuance the applicant's lighting engineer shall provide certification to PRMD that the lighting plans submitted with the building permit conform to these standards and that all modifications recommended/required by the Design Review Committee and/or the Plan Check Staff are in conformance with the LZ1 standards.

Prior to building occupancy the applicant's lighting engineer shall perform an inspection and provide certification to PRMD that the lighting installation is in accordance with the approved plans and with the LZ1 standards.

106. *The "country store" (intended for ancillary retail sales) shall occupy a maximum of 3,000 square feet of building area. This may be a separate building or attached to the main winery building. The store is primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 90% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 10% of the retail floor area.*

Environmental Analysis

On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 (formerly "Sonoma Country Inn") which included rezoning, a General Plan amendment, subdivision, lot line adjustment and a use permit for 50 room inn, spa and restaurant as documented in Board Resolution No. 04-1037.

The Board made a Statement of Overriding Considerations finding that not all impacts could be fully mitigated but that the project was valuable on its own merits. The three documents reflecting this decision are:

Impacts That Were Fully Mitigated (Exhibit A)

Impacts That Could Not Be Fully Mitigated (Exhibit B)

Statement of Overriding Considerations (Exhibit C)

These documents are provided under Attachments 7, 8 and 9. Note that scenic and traffic issues were in the list of impacts that could not be fully mitigated. Both Draft and Final Sonoma Country Inn Project EIR documents (State Clearinghouse Number: 2002052011) certified May 2004 are currently available on the Permit Sonoma website at: https://permitsonoma.org/divisions/planning/projectreview/significanteirs

In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum (Addendum No. 2) to the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR") has been prepared and is provided under Attachment 5. The Addendum No. 2 analyzes the design changes requested for the Phase II Proposed Winery to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. The Addendum No. 2 concludes the Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR.

On the basis of the analysis in the Addendum 2 and the technical reports, the Phase II Proposed Winery proposed design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR. There are no substantial changes in the circumstances affecting the proposed design which would cause increased environmental impacts; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures, new feasible mitigation measures which the applicant declines to adopt, or alternatives different from those in the EIR which would substantially reduce effects on the environment.

Approval of the Phase II Proposed Winery design would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent EIR or a supplement to an EIR.

The scope of this review and CEQA review does not include reevaluation of the vested approved project other than the proposed design modifications and compliance with related Conditions of Approval for File No. PLP01-0006.

NEIGHBORHOOD/PUBLIC COMMENTS

Sonoma Valley CAC:
The project is located within the boundaries of the Sonoma Valley Citizens Advisory Commission (SVCAC). The SVCAC provides recommendations to elected officials and other decisions makers on new or modified use permits on land that is zoned Agricultural (LIA, LEA, DA) and Resource and Rural Development (RRD). The SVCAC reviewed the project during their meeting on January 25, 2023. In lieu of an applicant presentation before the SVCAC, the applicant team recommended that the Commission view the video and read the associated documents from the applicant's November 12, 2022 Community Open House hosted at Dunbar School.

Since the Applicant was unable to attend the January 25th meeting to answer Commissioners' questions, the Commission made a Motion to submit their list of questions in writing to the Applicant, with a request for a comprehensive reply from the Applicant no later than February 10, 2023. On February 9, 2023, the Applicant presented a response letter to the SVCAC with information about the Kenwood Ranch Winery Design Review

application (Attachment 12), including answers to the SVCAC questions. During their meeting on held on February 22, 2023, the SVCAC motioned to approve Design Review and ask the Applicant to clarify safety considerations for traffic movement in the winery as it relates to other buildings on site. The Resolution passed for Design Review Approval with a statement of inclusion. See attachment 13 for SVCAC February Meeting Minutes.

The applicant contracted Fehrs and Peers to complete a site plan review to clarify safety considerations for traffic movement in the winery as it relates to other buildings on site (Attachment 3). Fehrs & Peers considered:

- Site access, sight distance, and interface between the parking access roadways with Campangna Lane, including traffic control recommendations
- Multimodal circulation on-site, including:
  - Vehicular circulation and roadway sizing within the site
  - Pedestrian and bicycle access and circulation
- Emergency vehicle access and circulation

Based upon their review, Fehrs & Peers developed several recommendations. Those recommendations are now part of the final design as shown graphically on the Site Plan in Appendix A to the review letter.

Public Comments:
Additional public comments are provided under Attachment 16. The Valley of the Moon Alliance (VOTMA) presented a public comment letter, dated January 13, 2022, to Permit Sonoma in response to the referral letter that was sent to interested agencies and parties. VOTMA raised concerns with the Glass fire impacts, winery design changes, the SWLID report and associated drainage improvement plan, evacuation traffic, and vehicle miles travelled.

The Valley of the Moon Observatory Association commented on the project expressing concern with light pollution and ensuring dark sky protection in lighting elements of the project.

Other public comments received raise concerns about increased noise and vehicle pollution, the loss of oak woodlands, degradation of wildlife habitat, and the continued erosion of the rural character of the Sonoma Valley plus Highway 12 traffic congestion.

RECOMMENDATIONS

Preceding Review Authority Recommendation

In 2004, the Board of Supervisors approved the Phase II Proposed Winery project under Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program Conditions.

Staff Recommendation

The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee (DRC) approve the Addendum No. 2 to the 2004 Final Environmental Impact Report, approve the Phase II Proposed Winery design, colors and materials as presented, and approve the landscaping and landscape lighting plans.

ATTACHMENTS

Attachment 1: *Kenwood Ranch: Winery Design Review Project Description*, December 21, 2021

Attachment 2: *The Winery at Kenwood Ranch* plan set, dated 12/19/21, which includes:
- Colors and Materials
- Site Plans
- Driveway Plans
- Grading, Erosion and Erosion Control Plans
- Utility Plan
- Stormwater Control Plan
- Landscape and Planting Plans
- Architectural Floor Plans
- Architectural Elevations and Sections
- Landscape Lighting Plans and Cut Sheets

Attachment 3: Fehr & Peers, *Kenwood Ranch Winery Site Plan Review*, March 15, 2023

Attachment 4: BOS Final Conditions of Approval for the Winery (PLP01-0006, 11-2-2004)

Attachment 5: County of Sonoma Permit and Resource Management Department, *Draft Addendum 2 to the Final Environmental Impact Report for Sonoma Country Inn*, March 2023

Attachment 6: County of Sonoma Permit and Resource Management Department, *Revised Addendum 1 to the Final Environmental Impact Report for Sonoma Country Inn*, March 2018

Attachment 7: Impacts That Were Fully Mitigated (Exhibit A of BOS Resolution No. 04-1037)

Attachment 8: Impacts That Could Not Be Fully Mitigated (Exhibit B of BOS Resolution No. 04-1037)

Attachment 9: Statement of Overriding Considerations (Exhibit C of BOS Resolution No. 04-1037)

Attachment 10: Nichols + Berman, *Sonoma Country Inn Final Environmental Impact Report – Response to Comments*, February 2004.

Attachment 11: SVCAC Minutes for January 25, 2023 Meeting

Attachment 12: Response Letter from Tina Wallis to SVCAC, dated February 9, 2023

Attachment 13: SVCAC Minutes for February 22, 2023 Meeting

Attachment 14: Sonoma County Agricultural Preservation & Open Space District Approval Letter, June 10, 2022

Attachment 15: (Voluntary Conditions) *Letters to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023 and March 23, 2023*

Attachment 16: Public Comments

Attachment 17: WRA, Inc., *Vegetation Management Plan Campagna Report (Sonoma Country Inn, Kenwood, Sonoma County, California*, March 10, 2009

Kenwood Ranch: Winery Design Review
Project Description

Date: December 21, 2021

Applicant: Kenwood Ranch Winery, LLC

Owner: Kenwood Ranch, LLC

Project Location: 1180 Campagna Lane, Kenwood, CA 95409

APN: 051-260-013

Project Size: 5.23 Acres

Parcel Size: 16.73 Acres

Land Use Designation: DA

Zoning Designation:

- Diverse Agriculture
- B7 Combining Zone Freezing Lot Size
- Riparian Corridor Combining Zone with 50-feet min. conservation setback and 25-feet min. agricultural setback
- Scenic Resources Combining District

Area Plan: N/A

Summary

In 2004, Sonoma County approved a use permit for a winery through Board of Supervisors ("Board") Resolution No. 04-1037 ("Resolution"), as part of a larger project that included an inn, spa, and restaurant and 11 single-family homes. As part of the entitlements, Sonoma County certified an EIR and adopted a Statement of Overriding Considerations. The conditions of approval for the winery are Exhibit F to the Resolution.

The 2004 approvals were challenged in court. The county prevailed at trial and again, on appeal. Any issue that was or could have been raised during the 2004 litigation is barred under the doctrine of *res judicta.* In 2007, the County recognized the vested rights for the use permit for the winery and the applicant expressly preserves its vested rights.

This design review application is for the 10,000-case winery, with a tasting room that is open to the public, retail wine sales, up to 20 special events per year with a maximum of 200 attendees, 147 parking spaces, and a 3,000 square foot Country Store. Approved events include weddings, meetings, winemaker dinners, and charitable auctions.

Kenwood Ranch: Winery Design Review
Project Description

The design review application is accompanied by an application for a zoning permit to remove soil within the Riparian Corridor setback adjacent to the winery. During a prior owner's tenure, contractors stockpiled approximately 2,800 cubic yards of soils on the winery site and inadvertently placed approximately 280 cubic yards within the Riparian Corridor.

Design Review Standards

Winery Condition of Approval 97 requires design review approval from the Design Review Committee. The County's Design Review Ordinance contains a list of development standards. (SCC, §26-82-030.) This application meets these standards as is shown in the following table:

Design Review Ordinance (SCC §26-82-030)	**Winery Compliance**
(a) The orientation of building sites shall be such as to maintain maximum natural topography and cover.	Winery buildings are sited within an existing open area within the building envelope preserving surrounding natural cover. See architectural plan A1.01.
(b) The design of buildings, fences, and other structures shall be evaluated on the basis of harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics, and setback.	No historic structures in the vicinity. The exterior materials were selected to coordinate with nearby resort structures. The winery buildings utilize recognizable agrarian forms and a material palette of pitched gable roof forms clad in corrugated metal and wood siding. Glass utilized will be light reducing, low-reflective glazing. (See Materials Boards.) These materials are similar to the approved resort design.
(d) Horticultural groundcovers and other surfacing shall be used to prevent dust and erosion where natural vegetation and groundcover are disturbed or removed.	Landscaping Plan L1.0 shows the paving, courtyards, native/drought-tolerant landscaping, and trees that will be included in the winery development.
(e) All refuse collection areas shall be enclosed on all sides unless, by nature of the building design, the trash areas are obscured from the adjacent properties and from vehicular and pedestrian traffic. Refuse enclosures shall be of six-foot (6′) height with adequate access for refuse vehicles.	The delivery truck yard, east of the Market Barn[1] and the mechanical yard east of the northernmost service building contain covered and enclosed on all sides refuse collection areas that open onto screened service courts. Trash enclosures are entirely

[1] The 2004 approvals included a "country store". This project description refers to the country store as the "Market Barn" or "marketplace".

	hidden from view of adjacent properties or pedestrian traffic. Enclosures are: Delivery Trash Encl.: 15'w x 7'd x 6'h Service Trash Encl.: 16'w x 7.5'd x 6'h See Architectural Plans, Sheets A1.10 & A1.11.
(h) A complete system of underground utilities shall be provided in accordance with public utility commission.	All utilities are underground. See Civil Engineering Plans, Sheets C4.0 & C4.1.
(i) All mechanical or air-conditioning apparatus shall be screened from view and baffled for sound.	An acoustic-lined condenser and generator yard is contained behind walls adjacent to the northernmost service building. A second acoustic-lined condenser yard is located behind walls in the Delivery Truck Turn Around. These areas are screened from view and baffled for sound. See Architectural Plans, Sheets A1.10 and A1.11.
(j) Each unit of development, as well as the total development, shall create an environment of desirability and stability. Every structure, when completed and in place, shall have a finished appearance.	As shown on Architectural Plans A1.10, A1.11, A1.20 and A1.21 winery buildings, when complete, will have a finished appearance, and the winery complex with its walking paths, courtyards, and landscaping will provide the visitor with an overall pleasant experience.
(k) A minimum of eight percent (8%) of all parking lot areas where more than ten (10) parking spaces are provided shall be landscaped. The landscaping shall be uniformly distributed, and provision shall be made for its perpetual maintenance.	As shown on the Landscaping Plan L 1.0, the winery parking lot contains over 8% of landscaping, including numerous trees distributed throughout the parking area.
(l) The parking layout shall conform to the dimensions on the following diagram. Where two-way traffic is desired, aisle widths shall be a minimum of twenty feet (20′), except where item F of the diagram requires a greater width.	See Civil Engineering Plans, Sheets C1.0, C2.0 & C2.1.
(m) Circulation within a parking area shall be such that:	Vehicles entering the winery parking lot need not cross a street to reach the other side of the

(1) A car entering the parking area need not enter a street to reach another side.	lot. See Architectural Plans, Site Plan A1.02 and Civil Engineering Plans, Site Plan C1.0.
(n) All lighting in parking areas shall be arranged to prevent direct glare or illumination onto adjacent properties.	All exterior lighting at the winery is downcast and shielded, as is also required by the Conditions of Approval. See Lighting Plan.
(o) Off-street parking areas and driveways, exclusive of required landscaping, shall be surfaced with materials approved by the planning director. Paved parking areas shall be painted with lines showing parking spaces and with directional arrows, showing traffic movements	OSE Exhibit B Paragraph 6(f) regulates the paving of roads and driveways at the winery. The close parking and ADA parking as well as the main drive areas at the winery will be paved with concrete and asphalt and painted. Remote parking and drive aisles will be gravel paved in order to enhance storm water quality. See Civil Engineering Plan, Sheets C3.0 & C3.1. Driveways and parking areas will comply with all applicable standards.
(q) Off-street parking for other than residential uses shall be on the premises they are intended to serve or within three hundred feet (300′) thereof.	As shown on Civil Engineering Plans, Overall Site Plan Sheet C1.0, Sheets C3.0 & C3.1, the parking area for the winery is directly adjacent to the winery complex buildings.

Resolution 04-1037 approving the winery contained specific requirements and winery elements. These components and the winery's compliance with the Resolution are shown in the table below.

BOS 04-1037 Sections approving winery	**Winery Compliance**
1.1 10,000 cases per year winery	**No change.**
1.1(a)(3) A winery with incidental retail sales, public tasting, and special events on its own parcel.	**No change.** The winery has buildings for public and member-only tastings, a marketplace with special events to be held within the winery complex.
1.1(e) A use permit for a winery ("the Winery Use Permit") served by a package wastewater treatment plant on a single parcel ("the Winery Parcel"). The Winery Use Permit authorizes the following uses (collectively "the Winery").	**No change.** The winery will utilize its own package treatment plant as shown on Civil Engineering Plan, Sheets C1.0 and C4.0 & C4.1.
1.1(e)(1) A winery open to the public with an annual production capacity of 10,000 cases. The winery will have a maximum floor area	**Substantially Reduced**. The maximum floor area of the winery is 17,587 sf. This includes the public and member-only tasting rooms, art

of approximately 37,000 square feet and will include a tasting room with art gallery, retail wine sales, up to 20 special events per year with maximum 200-person attendance, and 147 parking spaces. Proposed events include weddings, meetings, winemaker dinners, and charitable auctions.	gallery (included with the public tasting room), retail wine sales, and marketplace. See Architectural Plan A0.00. The parking lot for the winery contains 147 spaces. 14 of these spaces already exist at the trail head parking lot. Winery events will conform to the limited categories.
1.1(e)(2) A "country store" for ancillary retail sales. The store shall have a maximum floor area of 3,000 square feet of building area. The store may be a separate building or attached to the winery building. The store shall be primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, and herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 90% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 10% of the retail floor area.	**No change.** The winery includes a marketplace of 1,956 sf with a minimum of 90% of its floor area dedicated to the sale of agricultural products grown primarily in Sonoma County and a Retail Support Space of 998 sf. See Architectural Plan A0.00 and A1.10.
2.4(c) [The Project Applicant eliminated] the events pavilion as a separate structure. Events will now be held inside the winery or on the winery grounds.	**No change.** There is no events pavilion. Applicant will hold events within the winery or on winery grounds
2.4(d) [The Project Applicant combined] the Art Gallery with the winery thus eliminating a freestanding building on the Project Site that was to be used as an Art Gallery.	**No change.** The public tasting room incorporates an art gallery as shown on architectural plan A1.10.
2.4(f) [The Project Applicant applied] lighting standards normally used for areas with intrinsically dark landscapes.	**No change.** All lighting within the winery will be downcast lighting and shielded to prevent glare. (See Lighting Plan.)

The winery is also located within the scenic resources/community separator combining district. SCC section 26-64-020(a), requires additional standards as set forth in the table below:

(1) Structures shall be sited below exposed ridgelines	As shown in South Meadow View on architectural plans A0.20, all buildings within the winery complex are below ridgelines.

(2) Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire-resistant plants may be required	As shown in visual analysis, all buildings within the winery complex are generally screened by terrain or trees from views from Highway 12. See Visual Analysis (forthcoming). As discussed in the 2004 EIR, "Glimpses of some parts of the winery occur among the trees at the lowest elevations of the site. The view of the winery from State Route 12 is negligible." (2004 Draft EIR, p. 5.8-9.) The views of the winery from the perspective of Highway 12 were determined in the 2004 EIR to be "subordinate with respect to other features of the view" and to present a less than significant impact. (2004 Draft EIR, p. 5.8-10.) The Resolution found views from the winery to be less than significant without mitigation (§2.8). After the recent fires, the applicant planted twelve 22-24-foot-tall oak trees that will screen the future winery building. (See Visual Analysis (forthcoming).)
(3) Cuts and fills are discouraged, and where practical, driveways are screened from public view	As shown in visual analysis, driveways will be screened from public views from Highway 12. (See Visual Analysis (forthcoming).) Development of the winery does require minor cut as show in the Civil Engineering Plans, Sheets C3.0 & C3.1.
(4) Utilities are placed underground where economically practical	All utilities are underground. Civil Engineering Plan, Sheets C4.0 & C4.1.

Site Characteristics

The winery site is part of the former Sonoma Country Inn subdivision, on the north side of Highway 12, near the intersection of Highway 12 and Lawndale Road. The winery site is largely undeveloped with the only improvements being the access road, Campagna Lane, on the western border, and the existing trailhead parking lot. (This trailhead parking lot was required as part of the 2004 entitlements.) To the east of the building envelope, there is an unnamed creek and lands protected by a grassland preserve easement and riparian setback. Elevations on the project site range from approximately 482 feet to 536 feet. An Open Space Easement ("OSE") with the Sonoma County Agricultural Preservation and Open Space District ("SCAPOSD") encumbers part of the parcel outside of the building envelope. The winery site burned during the Glass Fire

but not as badly as other parts of the much larger 2004 site. As part of reforesting the entire Kenwood Ranch, the current owners planted twelve oak trees that were approximately 22-24 feet tall at the time of planting to screen future winery development. The applicant then placed story poles on the site the height of the proposed winery buildings. A photo showing the screening is attached to this proposal.

Surrounding Area - Winery

South – South of the winery site is the lowland portion of the inn parcel (the inn is under construction on the upper part of the parcel). The inn parcel has split zoning, with the lowland portion zoned DA (Diverse Agriculture), Riparian Corridor (RC), and part of the Community Separator. The lowland portion of the inn parcel is vegetated with grasslands and scattered oaks and features Valley Oak and riparian corridor preserves. Beyond the lowland area is Highway 12.

East – Immediately east of the winery project site is a narrow strip of land that connects the lowland portion of the inn's parcel to the upper plateau area where the inn is under construction. Beyond that is a mix of residential and agricultural properties with vineyards. Zoning to the east is mixed and includes Diverse Agriculture (DA) B7, Land Intensive Agriculture (LIA) B6 60, Agricultural Resource (AR) B6 5, and DA B6 20. There are some parcels with Riparian Corridor (RC) designations, and some Floodplain (F2) combining districts on parcels with blue line streams. All have Scenic Resource (SR) designations, with some also part of the community separator and others part of scenic landscape units.

North – To the North of the winery are the currently undeveloped residential lots created in this subdivision and the upper plateau of the inn's parcel, where the inn is under construction. The upper plateau has K zoning (Recreational and Visitor Serving – Commercial), while the residential lots are zoned DA B6 for the lots closest to the winery and RRD (Rural Resource and Development) further north. These properties are subject to local guidelines for the Taylor/Sonoma/Mayacamas Mountains. The properties are subject to the OSE. Beyond this subdivision is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest.

West – To the West of the winery are the six parcels created in the Graywood Ranch subdivision.

Res Judicata

The adequacy of the 2004 EIR was litigated in *Valley of the Moon Alliance v. County of Sonoma*. The lower court held that the County had complied with the California Environmental Quality Act ("CEQA"). The Court of Appeal affirmed the lower court's decision. Consistent with CEQA and the principles of *res judicata,* the County's analysis for the winery design review is limited. All issues related to the winery analysis included in the 2004 EIR will not and are not required to be addressed now because they were or could have been litigated and resolved, in connection with the prior petition. (*Ione Valley Land, Air, & Water Defense Alliance, LLC v.*

County of Amador (2019) 33 Cal.App.5th 165 [objections regarding a recirculated EIR were barred by *res judicata* as related to the prior litigation on the original EIR].)

As was at issue in *Citizens for Open Government v. City of Lodi* (2012) 205 Cal.App.4th 296, where a city limited the scope of comments on a revised EIR to those issues being addressed by the revisions. Opponents attempted to avoid the implication of the doctrine of *res judicata* by alleging new evidence existed on various issues. (*Id.* at 303.) As to water supply issues, the opponents alleged that water-related documents that did not become available until after the original EIR was certified showed changed water supply. The Court held that, while the documents provided more information on the city's water supply issues, the original EIR previously disclosed that the water supply was inadequate to serve new development. (*Id*. at pp. 325-326.) Thus, the Court refused to consider opponents' claims under the *res judicata* principle. (*Id.* at p. 327.)

Existing Conditions

The winery parcel is currently a vacant lot with trees and grassland, and an access road, Campagna Lane, and a trailhead parking lot constructed before the subdivision's final map was recorded. During the construction of subdivision improvements, contractors stockpiled soils on the winery site and inadvertently placed approximately 280 cubic yards of soil and rock in a pile extending approximately 20 feet into the riparian setback. These materials will be removed with a zoning permit.

Proposed Project

The winery elements are discussed in greater detail in the following chart that compares the 2004 approved winery with the current design.

Project Element	Vested Rights & Winery COAs	Current Design
Art Gallery	Incorporated into tasting room (BOS §1.1(e)(2).)	The public tasting room incorporates an art gallery.
Tasting Room	Approved as part of the project without size specifications (COA No. 84.)	Public tasting room at 800 sf. Member tasting room that includes additional barrel storage at 1,925 sf.
Country Store	Approved at 3,000 sf. max, 33% of sf. allowed for storage and support (BOS §1.1 sub (3)(e)(2); COA No. 84.)	Marketplace at 1,946 sf. Marketplace back of house at 998 sf. (combined total at 2,944 sf.).
Events Pavilion	Withdrawn by then-applicant (BOS §2.4, sub. (c).)	Does not appear in current design.
Entry Pavilion	Withdrawn by prior applicant (Not addressed in BOS).	Does not appear in current design.

Barrel Storage	Approved at 4,300 sf. (COA No. 84.)	Two barrel storage buildings at 780 sf. Each (combined total with barrel storage integrated with the members' tasting room is 3,485 sf.).
Winery Offices	Approved at 1,800 sf. (COA No. 84.)	A two-story winery office at 1,631 sf.
Fermentation	Approved at 3,400 sf. (COA No. 84.)	White fermentation buildings at 822 sf. and Red fermentation building at 2,163 sf with built-in tanks at 383 sf. (combined total at 3,368 sf.).
Storage/ Mechanical	Approved at 800 sf. (COA No. 84.)	Cold storage at 645 sf. Storage room at 70 sf. (combined total at 715 sf.).
Staff & Maintenance	Approved at 4,450 sf. (COA No. 84.)	Two service buildings at 1,037 sf. and 2,000 each (combined total at 3,037 sf.).
Other components	Included within overall sf. at 37,000 sf. (BOS §1.1 sub (3)(e)(1));	Restrooms total sf. at 1,106 sf. Winery lab at 233 sf. Staff room at 70 sf. (combined total at 1,409 sf.).
Total square footage	37,000 sf. (BOS §1.1 sub (3)(e)(2))	17,598 sf.

The winery includes a parking lot divided into a primary parking lot and a trailhead parking lot, as required by COA Nos. 74 and 84. The primary parking lot will have 133 spaces. The trailhead parking lot (already constructed) contains 12 spaces and two vehicle-plus-trailer spaces, for a combined total of 147 spaces. Parking spaces within the primary parking lot will have porous gravel paving using a cellular system. Drive aisles and driveways serving the winery will be paved with concrete and asphalt.

Two driveways will serve the winery and allow two paths of access for ease and emergency purposes. A driveway on the south side of the winery buildings will skirt a septic field to service the marketplace back of house and will include fire-approved turnarounds. Another driveway will proceed through the primary parking area and wrap around the northern winery buildings to the service court (near the service buildings) and the area behind the cold storage building. Grass paving areas will allow emergency vehicles to access the entire driveway system as a loop, including turnaround areas. (Civil Engineering Plan, Sheets C1.0, C3.0 & C3.1.) Driveways will be paved with concrete, gravel, and asphalt and will comply with all applicable standards.

The parking lot areas adjacent to the winery buildings will incorporate canopies over selected parking spaces that integrate solar panels. Solar panels will also be incorporated into the service building rooftops. All solar panels will face south and will be behind buildings and screened from view from Highway 12. The goal of the solar energy program for the winery is to make the winery "net zero" for energy usage.

All lighting at the winery shall be constructed in accordance with COA Nos. 95, 98, and 99—including the use of shielding, downward-facing lights, and utilization of ground lighting where possible. Materials utilized for the winery walls and roofs will be all recycled or reclaimed finish materials; this is not only for aesthetic value but also for embodied carbon.

Materials used for building construction will meet or exceed California Fire Safety requirements. (Cal. Code Regs., Tit. 24 Pt. 2 Ch. 7.) An example of exceeding requirements will be the use of a one-hour envelope around buildings. Plantings used at the winery complex will all be "fire-appropriate" species.

The marketplace at the winery will dedicate a minimum of 90 percent of its floor area to the sale of agricultural products grown primarily in Sonoma County.

The winery includes several courtyards and outdoor areas, all of which will be landscaped with fire-safe, drought-tolerant species and trees shown on the Landscape Plan. (See Landscape Plan, Sheet L3.0.) Walking paths within and around the winery will be paved with gravel or decomposed granite in compliance with the OSE. (OSE, Ex. B, ¶ 6 (e).)

The yards at the northernmost service building and delivery truck turn around will be acoustically lined to reduce sound from condensers and generators as required by COA No. 35. (See Architectural Plans A1.10 and A1.11.) The winery design also includes outdoor electronic speakers with limiting devices and restrictions on vendors requiring the use of onsite systems among allowable options; these measures are intended to comply with COA No. 47.

The winery will recycle process and domestic wastewater and utilize it as irrigation water. Process wastewater produced in the winemaking process and domestic wastewater produced at the tasting room, country store, and event center will be treated in two separate treatment systems, each with dedicated disposal fields as backup to the landscape irrigation use. The proposed treatment systems will be packaged treatment plant membrane bioreactors (MEMPAC-Mini), manufactured by Cloacina. The proposed membrane bioreactors follow the guidelines set forth in the EIR and conform to COA No. 55 to the greatest extent possible. While a Smith and Loveless "FAST" treatment system was proposed previously (in the EIR and COA No. 55) for treating domestic wastewater and a Techqua Winery Wastewater System (now defunct) was proposed for treating process wastewater, the Cloacina MEMPAC-Mini will achieve a higher degree of treatment in a smaller footprint.

Low water use components are also incorporated into the design, including high-pressure water and steam and UV light to sanitize tanks and barrels, reducing the overall amount of water demand. Additionally, the winery will capture all lees and grape pomace to compost for fertilizer in partnership with the vineyards from which they are purchasing grapes. The composting operation will assist in the overall program for water conservation in the County.

Trash and recycling areas in the service yard are covered, enclosed, and sufficiently sized to ensure ease of access for service vehicles. (Architectural Plan A1.10 and A1.11.)

Cultural Resources

The winery is located within an approved building envelope, and previous cultural resources studies conducted for the 2004 EIR did not identify any potential cultural resource sites that would be impacted by its development. (Draft EIR at p. 5.9-10; Board Resolution 04-1037 § 2.8, Ex. A, p. 34 (indicating less than significant impacts for cultural resources with mitigation only for inadvertent discovery during construction); *see also* COA No. 100)

Lighting

COA Nos. 95(d)(2), 98, and 99 set up requirements for the winery design with the goal of eliminating unnecessary lighting and minimizing light pollution impacts. Standards required by the COAs to be included in the winery Lighting Plan include:

- All light sources shall be fully shielded from off-site view.
- All lights are to be downcast except where it can be proven to not adversely affect other parcels.
- Escape of light to the atmosphere shall be limited.
- Low-intensity, indirect light sources shall be encouraged.
- On-demand lighting systems shall be encouraged.
- Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved, and their source of light is restricted.
- Where possible, sight lighting fixtures on the ground rather than on poles.
- All lamps over 10 watts shall be fully shielded.
- Maximum unshielded lamp (bulb) on the winery interior shall be 50 watts.
- Maximum mounting height of any luminaire (fixture) shall be 20 feet above the finished grade.
- Maximum wattage of any lamp bulb shall be 100 watts.
- Lighting for the winery is to be established in accordance with LZ1 lighting zone standards as described in the 2005 California Energy Efficiency Building Standards.
- Lighting shall be the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas.
- Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.
- Lighting from the winery shall be turned off after employees leave the site at the end of the day or evening, except the minimum necessary for security purposes.

As demonstrated by the Lighting Plan for the winery (See Lighting Plan), these required standards have been incorporated into the winery design.

Parking

The original winery project description proposed a single 147-space parking lot intended to serve winery visitors, winery and inn employees, and people using the public hiking trail. (Draft EIR, at p. 2.0-1.) Winery COA No. 84 requires 147 spaces for the winery parking lot, including the

trailhead parking area. COA No. 84 requires that the trailhead parking area include 12 vehicle spaces and two vehicle-plus-trailer spaces. The trailhead parking was constructed in conjunction with and alongside Campagna Lane, with the required number of parking spaces prior to recording the final map for the larger entitlements. The design of the primary winery parking lot contains 133 spaces, including six ADA-compliant spaces. (Architectural Plan A1.02.) Thus, the total number of parking spaces for the combined winery parking area is 147 spaces.

Winery Solar Energy Program

The winery's primary parking area includes solar canopies over 42 percent (62 of 147 spaces). of the parking spaces. Solar panels will also be placed on the rooftops of the two service buildings. (See Architectural Plan A1.02 and A1.12.) This is an accessory renewable energy system, defined as a renewable energy system designed to supply "not more than 125% of the calculated energy demand for all legally established onsite uses". Accessory solar facilities are a permitted use in all zoning districts. (SCC § 26-88-200.) The goal of the winery's solar program is to make the winery "net zero" in energy usage. Due to the solar panels' placement in the parking lot and on service buildings, they would be blocked by other winery buildings and would not be visible from public viewpoints on Highway 12. (See Visual Analysis (forthcoming).)

Winery Building Materials

To minimize visual impacts of the winery buildings, COA No. 97 imposed measures to reduce the visual contrast of the winery with the immediately surrounding setting. These measures included:

- Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees, subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used to minimize uniformity.
- Roof materials shall be non-glossy, dark in color, and sympathetic with colors in the surrounding landscape.
- All building materials shall be non-reflective.
- All glass shall be light reducing, low-reflective glazing.
- Landscaping of the winery shall include planting trees or other landscaping treatments to screen the parking lot from Highway 12.

The winery building design complies with all these measures as shown in Architectural Plans A0.20-A0.24; see also Materials Boards.

Additionally, the winery will not include any exterior signage (with the exception of way-finding signage), even though one is allowed by COA 103.

Views/Aesthetics

Resolution 04-1037 determined the aesthetic impacts of the winery to be less-than-significant without mitigation. (Resolution § 2.8.) As is discussed in greater detail in the Visual Analysis, more trees have survived recent fires on the winery parcel relative to surrounding areas. (See Visual Analysis (forthcoming).)

Winery Operations

Employees: The COAs discuss the winery having six full-time employees (COA, at p. 1). The Draft EIR studied on the winery employee arrangement noting that three part-time parking attendants likely would be utilized during events and that employees from the inn would be utilized as event staff. (Draft EIR, at p. 3.0-34.) There are no proposed changes to this arrangement.

Schedule/Hours

Staff hours at the winery will be from 8 a.m. to 5 p.m. daily. (Draft EIR 3.0-34.)
COA No. 84 limits winery events to these hours:

Weekdays	7:00 p.m. to 10:00 p.m.
Saturdays	9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays	9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted

Winery events will comply with COA No. 84. There are no changes to event scheduling.

Hours for the tasting room and marketplace will be from 10:00 a.m. to 8:00 p.m. daily.

Food Service

COA No. 103 allows the following foodservice:

a. Samples or tastes of pre-prepared food featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.
b. Samples or tastes from cooking demonstrations featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.
c. Appetizers or meals featuring local foods and food products offered in conjunction with charitable events or weddings/special events.

d. Appetizers or meals featuring local foods and food products offered in conjunction with marketing or promotional activities not open to drop-in guests or noticed to the general public.
e. Retail sales of pre-prepared food not associated with the activities described in a), b), c), and d) above, provided that the retail sales comply with the following requirements:
    1. Retail sales of pre-prepared food shall be permitted only during tasting room hours as approved by this permit.
    2. Retail sales of pre-prepared food shall be for on-site consumption only.
    3. No individual menus shall be allowed for retail sales of pre-prepared food. However, a list of available foods may be posted.
    4. No table service shall be allowed for retail sales of pre-prepared food.
    5. No interior seating dedicated solely to consumption of pre-prepared food shall be allowed.
    6. No off-site signs advertising retail sales of pre-prepared food shall be allowed. However, one exterior on-site sign shall be permitted, subject to approval of a Design Review permit.

No other food service, including, without limitation, retail sales of cooked-to-order food, shall be allowed under this permit.

The winery will have a commercial kitchen and will comply with COA No. 103.

Access

Access to the winery complex is via Campagna Lane, a paved, 22 ft. wide road that connects to Highway 12. COA No. 63, which required adding center turn lanes on Highway 12 between Campagna Lane and Lawndale Road and at the Randolph Avenue intersection, was completed. There are no changes in how access is gained to the winery compared to approvals granted in the Resolution.

Traffic

There are no proposed changes to the winery that would increase the amount of traffic to or from the winery over what was studied as part of the original approvals. However, since the original approval, standards have changed to require traffic be considered in terms of Vehicle Miles Traveled (VMT) instead of Level of Service (LOS) in CEQA analyses. (CEQA Guidelines, Appx. G.) "[A]doption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified." (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320). In this instance, the information regarding vehicles traveling to the site was known at the time of the 2004 EIR. The metric for evaluating traffic impacts changing from level of service standards to vehicle miles traveled does not constitute new information for the present analysis.

Noise

The Resolution found that noise impacts from the winery and its special events would be less-than-significant with mitigation. (Resolution Ex. A, at pp. 38-39.) COAs Nos. 36 and 39 establish restrictions related to noise from wastewater systems at the winery, and Nos. 47 and 59 limit noise from winery events.

Wastewater system noise limitations include: soundproofing blowers and backup generators for the wastewater system and placing certain wastewater system components underground or in enclosed spaces to control noise. As shown in Civil Engineering Plan, Sheets C1.0, C4.0 & C4.1 (notes regarding backup generators), the required components of the wastewater system capable of generating noise are all enclosed, underground, or otherwise soundproofed.

COA No. 47 contains examples of noise control design measures that would reduce noise; those that are included with the winery design are: utilizing a permanent outdoor loudspeaker system placed to minimize noise propagation, and incorporating a sound limiter device, requiring the use of the onsite speaker system by all vendors; and using sound barriers around the service yard. The proposed winery design will not create a significant change in the noise impacts associated with the winery operations beyond that studied in the EIR.

Wastewater System

As is demonstrated in Civil Engineering Plan, Sheets C1.0, C4.0 & C4.1, the entire wastewater system for the winery has been designed to comply with all COAs, including those related to the system's design (e.g., setbacks, grading restrictions). (COAs Nos. 24, 29, 30, 34, 35, 52, 55, and 93.) The EIR proposed treatment of wastewater from the proposed winery through the use of separate packaged treatment plants – fixed activated sludge treatment (FAST) system manufactured by Smith and Loveless to treat domestic wastewater (DW), and a winery specific alternative (Techqua Winery Wastewater System – now defunct) package treatment system to treat process wastewater (PW). (Final EIR, at pp. 9.0-56–57.) The current proposal is to also treat wastewater from the proposed winery domestic and process streams through the use of two separate packaged treatment plants – membrane bio-reactors manufactured by Cloacina (MEMPAC-Mini). The requirement of the EIR was to meet certain treatment standards adopted by local and State regulatory agencies through the use of packaged type treatment plants. (Final EIR, at pp. 9.0-56–57.) Both the former treatment proposal and current treatment proposal meet the treatment standards outlined in the EIR, with the current proposal exceeding the standards in a smaller system footprint. Minor technical differences can be identified between the two wastewater treatment proposals, with the effective treatment outcome in the current proposal equal to those discussed in the EIR or better. The new treatment proposal follows the guidelines set forth in the EIR and aims to provide increased treatment efficiency while meeting the aesthetic of the Winery project.

The Smith and Loveless, FAST system is a type of treatment – fixed activated sludge system that utilizes upstream treatment tanks to provide initial solids settling to provide preliminary treatment of wastewater. Domestic wastewater from the tasting room, country store, and event center is collected in a septic tank to provide solids settling and BOD reduction. Effluent from the septic tank is injected with a methanol feed (carbon source) prior to entering the anoxic chamber where de-nitrification takes place. Effluent from the anoxic chamber is supplemented with a sodium bicarbonate feed (depending on pH) and then aerated with coarse bubble diffusers in the aeration chamber. Plastic media in the aeration chamber (FAST system) promote microorganism growth which provides a high level of BOD, TSS, and nitrogen reduction. An activated sludge return line will send sludge from the aeration tank back to the anoxic tank to promote denitrification. Sludge from the Smith and Loveless system is expected to be generated on the order of 30,000 gallons per year (accumulated in the septic tank and FAST system).

The Smith and Loveless system was configured to require the following chemical use: methanol as a supplemental carbon source, and sodium bicarbonate.

The Techqua Winery Wastewater System (now defunct) was a packaged wastewater treatment system that utilized an upfront, aboveground rotary screen and several large tanks for aeration. PW from the winery will be screened through a rotary screen and then transferred to the winery-specific package treatment plant. Limited information on the Techqua Winery Wastewater System is available, as the technology was new when proposed under the EIR and became removed from production shortly after. The Techqua system utilized a similar treatment train to that of the FAST system, including greater aeration capabilities for treating the high-strength process wastewater.

The Cloacina MEMPAC-Mini system for treating DW utilizes upstream equalization in the form of a septic tank with duplex effluent transfer pumps on the one side of the tank. DW from the tasting room, country store, and event center will flow by gravity into a buried 1,500-gallon septic tank. Effluent will be transferred to the influent chamber of a buried Stage-1 reactor tank. The reactor tank utilizes fine bubble diffusers to promote aerobic biological treatment, sludge production, and nitrification. Wastewater will be pumped from the outlet side of the reactor tank to the skid-mounted membrane chamber. Sludge collected in the membrane chamber will be pumped to a sludge storage chamber – adjacent to the inlet chamber for the DW sources or pumped to the inlet side of the reactor tank. The recycling of sludge throughout the system promotes denitrification in an anoxic environment. Treated effluent will be pulled through the membranes to a skid-mounted clearwell tank and passed through a UV disinfection system. Treated effluent will be stored in a buried 2,000-gallon holding tank and transferred to a 5,000-gallon recycled water irrigation tank or dispersed to a drip disposal field. Due to the membrane filtration utilized by the MEMPAC-Mini at the end of the treatment train, the effluent is expected to be of higher quality than that of the Smith and Loveless system. Chemical supplementation similar to the Smith and Loveless system may be required. The above-grade equipment skid will be housed in a single treatment building.

The Cloacina MEMPAC-Mini system for treating PW utilizes upstream equalization and treatment in the form of a septic tank and with duplex, effluent transfer pumps on one side of the

tank. PW from the winemaking process will flow by gravity into a buried 2,000-gallon septic tank. Effluent will be pumped through an aboveground bar screen (approximately 2 feet in height) to the influent chamber of a buried 10 feet high by 10 feet wide by 26 feet long reactor tank. The reactor tank utilizes fine bubble diffusers to promote aerobic biological treatment, sludge production, and nitrification. Wastewater will be pumped from the outlet side of the reactor tank to the skid-mounted membrane chamber. Sludge collected in the membrane chamber will be pumped to the inlet side of the reactor tank. The recycling of sludge back into the reactor tank promotes denitrification. Treated effluent is pulled through the membranes to a skid-mounted clearwell tank and passed through a UV disinfection system. Treated effluent will be stored in a buried 2,000-gallon holding tank and transferred to a 5,000-gallon recycled water irrigation tank or dispersed to a drip disposal field. Due to the membrane filtration utilized by the MEMPAC-Mini at the end of the treatment train, the effluent is expected to be of higher quality than that of the Techqua Winery Wastewater System. Chemical supplementation similar to the expected requirements for the Techqua Winery Wastewater system may be required. The above-grade equipment skid will be housed in a single treatment building (same building for both systems).

The MEMPAC-Mini DW system requires the use of two cleaning chemicals: sodium hypochlorite and citric acid. Both chemicals will be stored in the accessory treatment building and utilized for periodic Clean-In-Place procedures by the system operator in order to ensure system functionality and treatment efficiency. While the chemicals differ from those proposed under the Smith and Loveless system, their use will be less frequent and require less overall storage space. The MEMPAC-Mini PW system requires the same cleaning chemicals as the MEMPAC-Mini DW treatment system but will also require pH adjustment chemicals: liquid ammonia and a caustic solution. The additional chemicals for PW treatment are not mentioned in the EIR, but the Techqua Winery Wastewater System would have required a similar pH adjustment due to the volatility of winery PW.

Both treatment proposals aim to address the domestic wastewater and process wastewater generated by the winery. The primary constituents of concern are biochemical oxygen demand (BOD), nitrogen, and total suspended solids (TSS).

To minimize wastewater, the winery design includes systems to recycle process wastewater and recycle it for use on landscaped areas. To minimize water use, the winery design includes high level wastewater treatment systems to recycle process and domestic wastewater for use on landscaped areas. It is expected that the maximum recycled water possible will be 3,210 gallons per day (maximum of 1,600 gallons for process wastewater and a maximum of 1,610 gallons of domestic wastewater, per the EIR).

Low water use components are also incorporated into the design, including using high-pressure water and steam along with UV light to sanitize tanks and barrels, reducing the overall amount of demand placed upon the wastewater system.

Water

Resolution 04-1037 found the winery impacts on water supply to be less than significant without mitigation. (Resolution 04-1037 § 2.8.) Operations at the winery will not be substantially different than those assessed in the previous approvals. As discussed above, design measures are incorporated into the winery design to reduce water consumption, including using steam and high-pressure water with UV light to sanitize tanks and barrels, reducing the overall water demand. Process wastewater recycling will also reduce water demand. Thus, impacts to water supply will not be more significant with the revised winery design than previously assessed.

General Plan and Zoning Consistency

The winery site is designated as Diverse Agriculture (DA) in the General Plan. The General Plan defines the purpose of the Diverse Agriculture designation as to "enhance and protect those land areas where soil, climate, and water conditions support farming but where small acreage intensive farming and part-time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and limit further residential intrusion consistent with the policies of the Agricultural Resources Element." (General Plan, §2.6, p. LU-65.)
The General Plan Land Use Element contains policy LU-16o stating:

> The "Diverse Agriculture," "Resource and Rural Development," and "Recreation and Visitor Serving Commercial" designations applied to Graywood Ranch (APNs 51-020-006, 010, 032, 055, 057, 058, 059 and 51-010-094 and 095) are intended to accommodate an approved development consisting of the following:
>
> For the easterly 186+/ - acres as shown on the approved Development Plan/Tentative Map:
>
> (1) A maximum of 11 residential units of varying acreage with one primary single-family dwelling on each parcel,
>
> (2) A 50-room inn and spa with a 125-seat restaurant open to the public within approximately 20+/- acres of K (Recreation and Visitor Serving Commercial) zoning and on its own parcel, and
>
> (3) A winery with incidental retail sales, public tasting, and special events on its own parcel.
>
> For the westerly 290 =/- acres:
> (1) A maximum of six residential lots of varying acreage including three existing dwelling units subject to a separate application.

General Plan Goal AR-1 is to "[p]romote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County."

Objective AR-1.1: Create and facilitate opportunities to promote and market all agricultural products grown or processed in Sonoma County.

Objective AR-1.2: permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use.

Policy AR-1a: Permit a wide variety of promotional and marketing activities of Sonoma County grown and processed products.

Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor-serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

Policy AR-5a: Provide for facilities that process agricultural products in all three agricultural land use categories only where processing supports and is proportional to agricultural production onsite or in the local area.

Policy AR-6a: Permit visitor-serving uses in agricultural categories that promote agricultural production in the County, such as tasting rooms, sales, and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events that support and are secondary and incidental to local agricultural production. Limit recreational uses to the "Land Extensive Agriculture" and "Diverse Agriculture" categories, specifically to bed and breakfast inns and campgrounds of 30 or fewer sites.

Policy AR-6d: Follow these guidelines for approval of visitor-serving uses in agricultural areas:

(1) The use promotes and markets only agricultural products grown or processed in the local area.
(2) The use is compatible with and secondary and incidental to agricultural production activities in the area.
(3) The use will not require the extension of sewer and water.
(4) The use is compatible with existing uses in the area.
(5) Hotels, motels, resorts, and similar lodging are not allowed.
(6) Activities that promote and market agricultural products such as tasting rooms, sales, and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.
(7) Special events on agricultural lands or agriculture-related events on other lands in the Sonoma Valley Planning Area will be subject to a pilot event coordination program which includes tracking and monitoring of visitor-serving activities and schedule management, as necessary, to reduce cumulative impacts.

Response to General Plan Objectives, Goals, and Policies

The Board already concluded that the winery was consistent with the General Plan when it adopted the Resolution. The Board found that the winery was consistent with Land Use policy

LU-14r. (LU-16o in the current version of the Land Use Element.) (Resolution 04-1037, §§ 3.5, sub. (b), (h), (i), (m), 3.10.)
"With the General Plan Amendment, the Winery Parcel is designated Diverse Agriculture, and the winery is expressly authorized by Policy LU-14r, as amended. Uses permitted in the Diverse Agriculture land use category include agricultural production, agricultural processing, and visitor-serving uses. The winery is, therefore, consistent with the Diverse Agriculture land use category's purpose and permitted uses." (Resolution 04-1037, § 3.10.)

Zoning Ordinance

The Diverse Agriculture zoning district allows wineries and tasting rooms with a conditional use permit and farm retail sales as a permitted use. (Sonoma County Code § 26-06-030.) The 10,000-case-per-year winery with 37,000 sf of floor space inclusive of its tasting room, retail sales, and "country store," a 147-space parking area," and up to 20 special events per year was already approved by the 2004 Board Resolution. (Resolution 04-1037 (approving a use permit which as discussed herein has vested). Resolution 04-1037 found the winery to be consistent with the Zoning Ordinance: "[w]ith the Zoning Amendment, the Winery Parcel is zoned DA (Diverse Agriculture). Processing of agricultural products of a type grown or produced primarily onsite or in the local area, and tasting rooms and other temporary, seasonal, or year-round sales and promotion of agricultural products grown or processed in the County, subject to the criteria of General Plan Policies AR-6d and AR-6g, are conditional uses (i.e., uses requiring a use permit with conditions of approval) in the DA (Diverse Agriculture) zoning district. The winery is, therefore, consistent with the DA (Diverse Agriculture) zoning district's permitted uses." (Resolution 04-1037, §3.11.) There are no proposed changes in the intensity of the use for the winery.

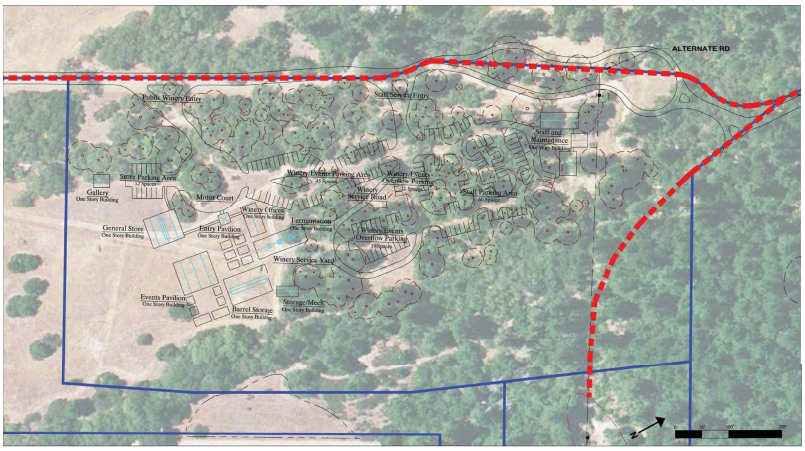
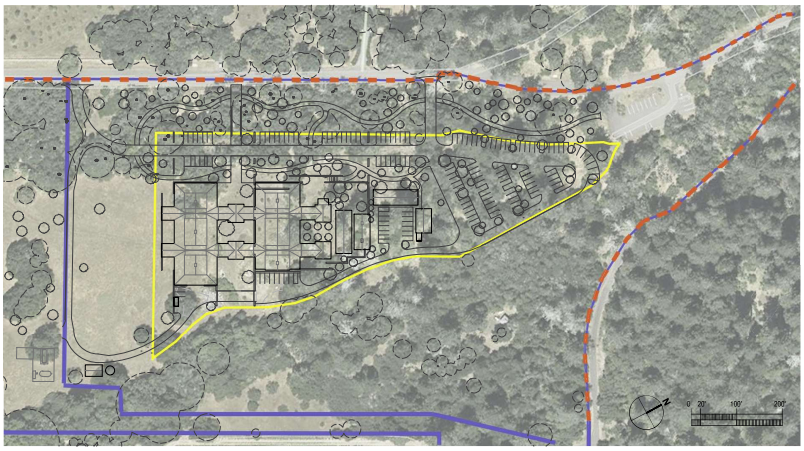


EXHIBIT 3.0-15 LAYOUT OF WINERY



PROPOSED LAYOUT OF WINERY

NOTES:

NOTE: The winery site plan changed during public hearings and no updated site plan, showing the changes, was submitted to the county.

Design Element	Vested Right	Current Design
Art Gallery	Incorporated into tasting room (BOS[1] §1.1(e)(2))	Public tasting room includes art gallery
Tasting Room	Approved w/o size (COA[2] # 84)	2,725 sf: Public tasting room : 800 sf.; member tasting room w/ barrel storage 1,925 sf
Country Store	Approved 3,000 sf. max, 33% of sf. for storage & support (BOS §1.1(3)(e)(2); COA # 84)	2,944 sf: public floor 1,946 sf. & back of house at 998 sf
Events Pavilion	Withdrawn (BOS §2.4(c))	Omitted per 2004 use permit approval
Entry Pavilion	Withdrawn (Not in BOS)	Omitted per 2004 use permit approval
Barrel Storage	Approved 4,300 sf (COA # 84)	3,485 sf: 2 barrel storage buildings at 780 sf. each (combined w/o members' tasting room)
Winery Offices	Approved 1,800 sf (COA # 84)	A two-story winery office at 1,631 sf
Fermentation	Approved 3,400 sf (COA # 84)	3,368 sf: White ferm. building at 822 sf. & red ferm. building at 2,163 sf w/ built-in tanks at 383 sf
Storage/ Mechanical	Approved 800 sf (COA # 84)	715 sf: Cold storage at 645 sf.; Storage room at 70 sf
Staff & Maintenance	Approved 4,450 sf (COA # 84)	3,037 sf: Two service buildings at 1,037 sf. and 2,000 sf
Other components	Included in overall sf. (BOS §1.1 (3)(e)(1))	Restrooms total sf. 1,106 sf.; lab 233 sf.; Staff room 70 sf. (total 1,409 sf.)
Total winery building sf	37,000 sf. (BOS §1.1 (3)(e)(2))	17,598 sf
Parking	147 spaces (COA # 74 and 84) inclusive of 12 trailhead spaces and 2 vehicle-plus-trailer spaces	147 spaces: 2 lots: trailhead lot (already constructed) w/ 12 spaces and 2 vehicle-plus-trailer spaces & primary lot w/ 133 spaces, incl. solar canopies over 62 spaces

[1] County of Sonoma, Board of Supervisors Resolution 04-1037 (Nov. 2, 2004) ("BOS").
[2] Winery Conditions of Approval ("COAs") (Final Conditions of Approval and Mitigation Monitoring Program (included as Appendix F to Resolution 04-1037) (Nov. 2, 2004).

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THE KENWOOD RANCH WINERY
7100 CAMPGROUNDS LANE
KENWOOD, CALIFORNIA 95452

Plot Date	12/18/21
Drawn By	AP, RM
Checked By	TB
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

WINERY LAYOUT COMPARISON

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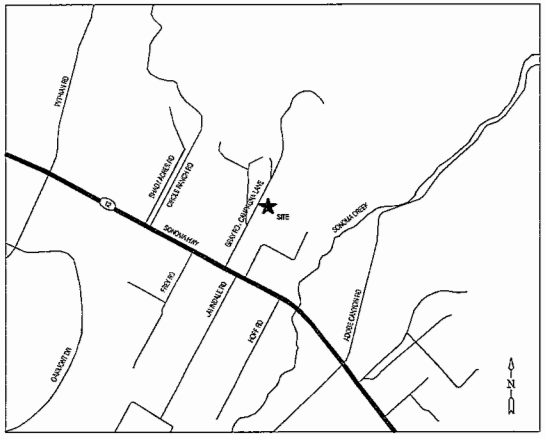
THE WINERY AT KENWOOD RANCH

1180 CAMPAGNA LANE, KENWOOD, CA 95409

LOCATION MAP



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LP.01M LANDSCAPE LIGHTING CUTSHEETS
LP.01N LANDSCAPE LIGHTING CUTSHEETS
LP.01O LANDSCAPE LIGHTING SPECS

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PROJECT INFO

PROJECT ADDRESS:
1180 CAMPAGNA LANE
KENWOOD, CA 95409

ASSESSOR'S PARCEL NUMBER:
051-200-013, LOT 12

LOT AREA:
16.03 ACRES

ZONING
DA – DIVERSE AGRICULTURAL DISTRICT
OT – COMBINING ZONE (TROCZON) LOT SIZE
RC/OZ/SR – RIPARIAN CORRIDOR COMBINING ZONE WITH 150 FT. MIN CONSERVATION SETBACK AND 25 FT. MIN AGRICULTURAL SETBACK
SCENIC RESOURCES COMBINING DISTRICT

OCCUPANCY
B, S, A

BUILDING HEIGHT
35 FT. MAXIMUM

NUMBER OF STORIES
2

CLIMATE ZONE
ZONE 2

FIRE HAZARD SEVERITY ZONE:
VERY HIGH (NOT APPLICABLE)

ALL STRUCTURES TO BE BUILT IN COMPLIANCE WITH 2019 CBC, CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA (SRA)

FEMA FLOOD ZONE:
X

CONSTRUCTION TYPE:
V-B

AUTO FIRE SPRINKLER:
YES

PROJECT DESCRIPTION:
CONSTRUCTION OF NEW BUILDINGS FOR WINERY

PREVIOUS ENTITLEMENTS:
USE PERMIT BOARD OF SUPERVISORS RESOLUTION #04-1057

AREA SCHEDULE:

LOCATION	PROPOSED AREA	MAX. ALLOWABLE AREA
RETAIL STORE:		
COUNTRY STORE	1,956 SF	< 2,000 SF
RETAIL SUPPORT	898 SF	< 1,000 SF
TOTAL RETAIL:	2,854 SF	< 3,000 SF
STORAGE:		
COLD STORAGE	645 SF	
STORAGE ROOM	70 SF	
TOTAL STORAGE:	715 SF	< 800 SF
FERMENTATION BLDG:		
WHITE FERMENTATION	622 SF	
RED FERMENTATION	2,163 SF	
BUILT-IN TANKS	363 SF	
TOTAL FERMENTATION:	3,148 SF	< 3,400 SF
WINERY BUILDING:		
PUBLIC TASTING	800 SF	
BARREL STORAGE WEST	748 SF	
BARREL STORAGE EAST	748 SF	
MEMBER TASTING & BARRELS	2,003 SF	
TOTAL BARREL & TASTING:	4,299 SF	< 4,300 SF
WINERY OFFICE:		
LOWER OFFICE	309 SF	
UPPER OFFICE	1,483 SF	
TOTAL OFFICE:	1,792 SF	< 1,800 SF
STAFF & MAINTENANCE:		
WINERY LAB	233 SF	
STAFF ROOM	70 SF	
RESTROOMS	1,106 SF	
SERVICE BUILDING 1	1,037 SF	
SERVICE BUILDING 2	2,000 SF	
TOTAL STAFF & SERVICE:	4,445 SF	< 4,450 SF

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KENWOOD, CALIFORNIA 95409

Plot Date	12/21/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-01
Date	Issue
12.23.21	DESIGN REVIEW

COVER SHEET

A0.00

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GENERAL NOTES

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSIST OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, TITLE 24, FIRE SAFE STANDARDS AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, U.O.N.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
7. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.
8. CONTRACTOR IS REQUIRED TO PROVIDE VERIFICATION DOCUMENTATION THROUGHOUT THE CONSTRUCTION PROCESS AS REQUIRED BY THE INSPECTOR TO CLEARLY DEMONSTRATE COMPLIANCE WITH ALL CALGREEN MEASURES.
9. ANY AND ALL DEVIATIONS FROM THE PLANNING DEPARTMENT OR PLANNING COMMISSION APPROVED PLANS REQUIRE THAT REVISED PLANS BE SUBMITTED TO THE PLANNING DEPARTMENT / COMMISSION FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS ISSUANCE.
10. GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS. AND ENGINEERS CONDUCTING BUSINESS WITH SONOMA COUNTY ARE REQUIRED TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.
11. PRE SITE MEETING REQUIRED WITH CITY BUILDING INSPECTOR, GENERAL CONTRACTOR, OWNER OR OWNER'S AGENT, SOILS ENGINEER, GEOLOGIST (IF APPLICABLE), GRADING CONTRACTOR, AND PLANNING DEPARTMENT REPRESENTATIVE PRIOR TO ANY WORK COMMENCING ON THE SITE.
12. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH EXAMINATION.
13. IF REQUIRED BY THE BUILDING OFFICIAL, SURVEYS SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SETBACKS, DESIGNATED PARKLAND, EASEMENTS, OR STREET RIGHT-OF-WAY.
14. FINAL APPROVAL REQUIRED BY PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES, CURBS/GUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR APPROACH TO DRIVEWAYS AND ANY WORK IN RIGH-OF-WAY.
15. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
16. ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE, UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ON REFLECTED CEILING OR ELECTRICAL PLANS ARE FROM FACE OF FINISH OR CENTER LINE OF COLUMN TO CENTER LINE OF FIXTURE OR GROUP OF FIXTURES.
18. ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH, FINISH FLOOR, UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
20. INTERIOR WALLS ARE 2X4 OR 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND ALL EXTERIOR WALL ARE 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.
22. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
23. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
24. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING UTILITIES, WALLS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
25. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
26. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL AND DESIGN/BUILD DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY WORK.
27. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
28. ALL REQUIRED EXITS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
29. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
30. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
31. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
32. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
33. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT.
34. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
35. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS, UNLESS OTHERWISE NOTED IN DOOR DETAILS.
36. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.
37. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
38. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
39. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
40. CONTRACTOR IS RESPONSIBLE TO PROVIDE PAINT AND STAIN SAMPLES ON SITE PER SPECIFICATIONS TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO ANY WORK COMPLETED.
41. ALL HARDWARE SELECTED FOR THE PROJECT WILL BE REVIEWED WITH THE ARCHITECT AND THE CONTRACTOR WILL PROVIDE SAMPLES UNLESS OTHERWISE NOTED.
42. WATERPROOFING SHOWN IS FOR DESIGN INTENT PURPOSES ONLY AND NOT SUITABLE FOR CONSTRUCTION. ALL WATERPROOFING TO BE VERIFIED AND SPECIFIED BY WATERPROOFING DESIGN-BUILD CONTRACTOR OR CONSULTANT.
43. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL NEW EQUIPMENT AND APPLIANCES SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
44. STRUCTURAL OBSERVATION BY ENGINEER OF RECORD WILL BE REQUIRED AT A) FOUNDATION, B) FRAMING, C) RETAINING WALLS.
45. THE PROJECT SHALL MEET ALL THE REQUIREMENTS OF GREEN BUILDING STANDARDS DIVISIONS 5.101 THROUGH 5.508.
46. PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 1403.2 AND CEC SECTION 150, MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT, PER CALIFORNIA GREEN BUILDING STANDARDS CODE 5.407.1
47. EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING: PREVENT IRRIGATION SPRAY ON STRUCTURES FROM SPRINKLERS, DESIGN EXTERIOR ENTRIES AND/OR OPENINGS TO PREVENT WATER INTRUSION PER CALIFORNIA GREEN BUILDING STANDARDS CODE 5.407.2.1-5.407.2.2.
48. SUBMITTAL DOCUMENTS CONSISTING OF CONSTRUCTION DOCUMENTS, STATEMENT OF SPECIAL INSPECTIONS, GEOTECHNICAL REPORT AND OTHER DATA SHALL BE SUBMITTED IN TWO OR MORE SETS WITH EACH PERMIT APPLICATION PER CBC SECTION 107.1.

ABBREVIATIONS

&	And
<	Angle
@	At
Ø	Diameter or Round
#	Pound or Number
A.C.	Air Conditioning or Asphaltic Concrete
ACOUS.	Acoustical
A.A.	Area Drain
ADJ.	Adjustable
ADJAC.	Adjacent
A.F.F.	Above Finish Floor
AGGR.	Aggregate
ALT.	Alternate
ALUM.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASPH.	Asphalt
A.S.R.B.	Architectural Site Review Board
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
B.P.	Building Paper
BTWN.	Between
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.J.	Control Joint
CLG.	Ceiling
CLKG.	Caulking
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Counter
C.O.	Clean-Out
COL.	Column
C.P.	Center of Post
CONC.	Concrete
COND.	Condition
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CONTR.	Contractor
CLOS.	Closet
C.T.	Ceramic Tile
CTR.	Center
C.W.	Cold Water
DBL.	Double
DET.	Detail
D.F.	Drinking Fountain
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door
D.W.	Dishwasher
DWG.	Drawing
DWR.	Drawer
EA.	Each
(E)	Existing
E.I.F.S.	Exterior Insulation & Finish System
E.J.	Exhaust Fan
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
EMER.	Emergency
ENCL.	Enclosure
E.P.B.	Electrical Panel Board
EQ.	Equal
EQUIP.	Equipment
EXIST.	Existing
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.A.U.	Forced Air Unit
F.B.	Flat Bar
F.B.D.	Full Board Dimension
F.D.	Floor Drain
F.E.C.	Fire Extinguisher Cabinet
F.H.M.S.	Flat Head Machine Screw
F.H.W.S.	Flat Head Wood Screw
FIN.	Finish
FIXT.	Fixture
FLR.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O. Ply	Face of Plywood
F.O.S.	Face of Stud
F.P.R.F.	Fireproof
FR.	Frame
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
G.	Gas Outlet
GA.	Gauge
GALV.	Galvanized
G.D.	Garbage Disposal
GEN.	General
G.F.I.	Ground Fault Interrupt
GL.	Glass
GND.	Ground
GR.	Grade
G.S.M.	Galvanized Sheet Metal
GYP.	Gypsum
H.B.	Hose Bib
H.C.	Hollow Core or Handicapped
HD.	Head
HDBD.	Hardboard
HDR.	Header
HDWD.	Hardwood
HGR.	Hanger
HGT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
H.R.	Handrail
H.W.H.	Hot Water Heater
I.D.	Inside Diameter
IN.	Inch
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
JAN.	Janitor
JST.	Joist
JT.	Joint
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
LB.	Pound
LIN.	Linear
LN.	Line
LT.	Light
MACH.	Machine
MAINT.	Maintain
MAT.	Material
MAX.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
M.D.O.	Medium Density Overlay
MECH.	Mechanical
MEMB.	Membrane
MTL.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MUL.	Mullion
(N)	New
N.	North
N.I.C.	Not in Contract
NO. or #	Number
NOM.	Nominal
N.T.S.	Not to Scale
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter (Dim.)
OPNG.	Opening
OPP.	Opposite
PERIM.	Perimeter
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PNL.	Panel
PNT.	Paint
P.S.I.	Per Square Inch
PT.	Point
P.T.	Pressure Treated
PTD.	Painted
P.D.	Paper Towel Dispenser
PTN.	Partition
P.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
R.A.	Return Air
RAD.	Radius
REC.	Recessed
REF.	Reference
REFR.	Refrigerator
RE.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RET.	Retaining
REV.	Revision/Revised/Reversed
RM.	Room
REMOV.	Removable
R.O.	Rough Opening
RWD.	Redwood
RWL.	Rainwater Leader
S.	South
S.C.	Solid Core
S.C.D.	See Civil Drawings
S.D.	Storm Drain, Soap Dispenser/Dish
SCHED.	Schedule
SECT.	Section
S.E.D.	See Electrical Drawings
SEP.	Separation
S.F.P.D.	See Fire Protection Drawings
S.H.	Sprinkler Head
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SL.	Sliding
S.K.D.	See Kitchen Drawings
S.L.D.	See Landscape Drawings
S.M.D.	See Mechanical Drawings
S.P.D.	See Plumbing Drawings
SP. E.	Space Evenly
SPEC.	Specification or Special
SQ.	Square
S.S.	Stainless Steel
S.S.D.	See Structural Drawings
S.S.K.	Service Sink
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
S.V.	Sheet Vinyl
S.W.	Shear Wall
SYM.	Symmetrical
SYS.	System
T.	Tread
T.B.	Towel Bar
T.B.D.	To Be Determined
T.C.	Top of Curb
TEL.	Telephone
TEMP.	Tempered
T&G	Tongue and Groove
TER.	Terrazzo
THK.	Thick
T.M.A.	To Match Existing
T.O.	Top of
T.O.C.	Top of Concrete
T.O.P.	Top of Plate
T.O. PLY	Top of Plywood
T.O.W.	Top of Wall
TYP.	Typical
U.B.C.	Uniform Building Code
UNEXC.	Unexcavated
UNF.	Unfinished
U.N.	Unless Otherwise Noted
VAR.	Varies
V.C.T.	Vinyl Composition Tile
VEN.	Veneer
VERT.	Vertical
VEST.	Vestibule
V.G.D.F.	Vertical Grain Douglas Fir
V.I.F.	Verify in Field
VOL.	Volume
W.	West
W/	With
W.C.	Wall Covering or Water Closet
WD.	Wood
W.H.	Water Heater
W/O	Without
W.P.	Work Point or Waterproofing
W.P.M.	Waterproof Membrane
WSCT.	Wainscot
W.S.P.	Wet Standpipe
WT.	Weight
W.R.	Water Resistant
W.W.	Welded Wire

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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/19/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

GENERAL NOTES & ABBREVIATIONS

NTS

A0.01

EXHIBIT "F"

Final Conditions of Approval and Mitigation Monitoring Program
Use Permit: Winery: Sonoma Country Inn

Date: November 2, 2004 **File No.:** PLP01-0006
Applicant: Graywood Ranch LLP c/o Mark Harmon
APN: 051-020-006, -032, -043, -045; 051-010-013, -017
Address: 7945,7925, 7965, 7935, 8025, 7955, 7661, & 7619 Highway 12, Kenwood

Proposed Project Description: This proposal is a Use Permit for a 10,000 case per year winery, open to the pubic with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. Items for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products may occupy 80% of the retail area (1,800 square feet). Incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

BUILDING:

The conditions below have been satisfied" BY ______________________ DATE ________

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

Prior to issuance of any permits (grading, septic, building, etc.), evidence shall be submitted to the file that all of the following conditions have been met.

2. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the California Building Code. The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

3. Prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation shall be prepared to develop seismic design criteria for proposed structures at the site. These reports shall include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The project applicant shall incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the site.

   Ground motions and Uniform Building Code site coefficients shall be determined by a separate analysis as part of design-level geotechnical investigations for the specific buildings and other proposed structures. *Impact 5.7-2*

Mitigation Monitoring: Prior to grading, building or septic permit issuance the applicant shall submit the reports to the County Permit and Resource Management Department. County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

4. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the presence or absence of liquefiable soils. Such evaluations shall be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. *Impact 5.7-3*

   Mitigation Monitoring: Prior to building, grading, or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff will be responsible for ensuring that the recommendations have been incorporated into the design of project improvements.

5. If structures or septic systems are proposed in the lowland alluvial fan area, the following measures are required to mitigate ground settlement impacts:

   (1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics and need for any ground improvement measures.

   (2) Rework and compact soils where structures are proposed and such soils are identified in the near surface.

   (3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered. *Impact 5.7-4.*

   Mitigation Monitoring: Prior to building, grading or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff would be responsible to ensure that the recommendations have been incorporated into the structural design of project improvements.

6. If structures or septic systems are proposed near steep banks, future building-specific geotechnical investigation for development in the lowland area shall determine the presence or absence of fills and/or natural slopes/banks with a potential for seismically-induced ground cracking and failure by lurching. If found to exist, special foundation design or re-working of the soils or other appropriate design, as determined by the area and site-specific investigations, shall be employed to mitigate this impact. *Impact 5.7-5*

   Mitigation Monitoring: Prior to building, grading or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

7. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. *Impact 5.7-6.*

   Mitigation Monitoring: Building permit approval in specified areas shall be conditioned on preparation of a design-level geotechnical report.

8. The following mitigation measures are required to mitigate significant impacts related to landsliding and slope instability:

   (a) Design-level site-specific geotechnical engineering investigation and analysis is required within proposed development improvements. Site specific investigations shall evaluate the potential for slope instability, especially where unstable contacts within the volcanic rock may be exposed as a result of grading.

   (b) Grading and excavation activities shall comply at a minimum with the Uniform Building Code, County of Sonoma standards, and site-specific design criteria established in the geotechnical reports. The geotechnical reports shall consider the following measures:

   (1) All fills constructed on slopes steeper than 5:1 (horizontal to vertical), or any fills with a height greater than three feet above original ground level shall be keyed and benched into competent material and provided with subdrainage. Unreinforced permanent fill slopes shall be no steeper than 2:1 and, where slope heights exceed 15 feet the fills shall be provided with benches and surface drainage controls. All fills shall be engineered and compacted to at least 90 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the applicant's Geotechnical Engineer.

   (2) Slopes on the project site shall be improved with erosion protection and planted with vegetation. Planted vegetation shall include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources. Drainage provisions shall be provided during construction to prevent the ponding and/or infiltration of water in temporary excavations other than sediment ponds.

   (c) Use proper construction, inspection, and maintenance practices to protect against creation of unstable slopes. A plan for the periodic inspection and maintenance of slope stability improvements, subdrains, and surface drains, including removal and disposal of material deposited in catchment basins, shall be prepared and submitted to the County for review and approval by the County Permit and Resource Management Department Drainage Review prior to requesting final inspection or issuance of certification for occupancy. This plan shall include inspection and disposal procedures, schedule and reporting requirements, and the responsible party. This plan can be part of the overall long-term project maintenance plan. *Impact 5.7-7*

   Mitigation Monitoring: As part of building permit applications for individual buildings comprising the winery and associated roadways, the applicant shall submit reports -(a) and (b) to the County of Sonoma Permit and Resource Management Department. The applicant shall submit plans outlined in c) to the County of Sonoma Permit and Resource Management Department Drainage Review. County staff will be responsible for ensuring that the recommendations presented in the soils reports have been incorporated into the grading plans.

9. Road design adjacent to Graywood Creek shall be based on design level geotechnical evaluation. Creek bank stability measures shall be incorporated into road design. Designs may include but shall not be limited to drainage improvements, stream bank stabilization or road setbacks. All grading at the site shall be subject to the requirements of Mitigation Measure 5.7-7 regarding slope stability. These features shall be designed to stabilize upslope areas prone to erosion or earth movement which could block drainages and result in sudden breaches and downslope erosion and flooding. The project applicant shall incorporate the recommendations developed in the site specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the area. Stabilization measures within creeks shall conform to requirements of the County of Sonoma, California Department of Fish and Game, and other applicable agencies, and shall be submitted for approval by these agencies prior to issuance of grading or building permits for these areas. *Impact 5.7-8*

Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

10. Prior to building, grading, or septic permit issuance the project applicant's Geotechnical Engineer shall complete site-specific investigations with detailed soils analyses of the actual locations and types of proposed buildings, slabs and pavements. Those investigations shall include laboratory testing of on-site soils to assess their expansion potential. These investigations shall result in design recommendations which include specifications for stabilizing areas of expansive soil (if encountered), quality of imported fill material, compaction standards for engineered soil materials, floor slab and pavement design recommendations, surface and subsurface drainage requirements, and grading specifications. *Impact 5.7-9.*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

11. Prior to building, grading, or septic permit issuance, the project applicant shall conduct site-specific geotechnical investigations and analyses of potential differential settlements of buildings and other site improvements, and develop design criteria as necessary to reduce differential settlements to tolerable levels. Potential measures may include but not be limited to overexcavation and recompaction of weak soils or utilizing deep foundations to extend foundation support through low strength soils and into underlying competent material. The applicant shall submit the design level geotechnical report as outlined in Mitigation Measure 5.7-10 to PRMD as part of grading and building permit applications for the winery complex and associated roadways. The applicant shall submit the design-level geotechnical reports to the County of Sonoma Permit and Resource Management Department. *Impact 5.7-10.*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

12. Dust emissions from construction activities shall greatly reduced by implementing fugitive dust control measures according to BAAQMD CEQA guidelines. Any site alteration or grading permit for the winery, the applicant shall incorporate the following dust control measures in the projects that would disturb the ground:

    (a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

    (b) Cover all hauling trucks or maintain at least two feet of freeboard.

    (c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

    (d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

    (e) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).

    (f) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.

    (g) Limit traffic speeds on any unpaved roads to 15 miles per hour.

    (h) Replant vegetation in disturbed areas as quickly as possible.

(i) Suspend any activities that cause visible dust plumes that cannot be controlled by watering.

(j) Install wheel washers for all exiting trucks or pave project site entrance road prior to initiating construction of the inn or winery.

(k) Provide contact information and phone number for the person responsible for ensuring these measures are implemented during construction.

(l) The applicant shall incorporate the measures listed in Mitigation Measure 5.10-1 in the contracts of contractors or subcontractors performing applicant implemented construction. *Impact 5.10-1*

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. Building inspection staff shall make routine site inspections to ensure that the measures are implemented.

DRAINAGE:

Prior to Permit Issuance: Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted to the file that all of the following conditions have been met.

The conditions below have been satisfied" BY ______________________ DATE ________

13. All improvement plans shall establish a setback line along the waterway which shall be measured from the toe of the streambank outward a distance of 2-1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

14. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency's Flood Control Design Criteria for approval by the Flood and Drainage Review Section and shall be shown on the improvement drawings. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.3-3*

15. The developer's engineer shall include a site grading plan and an erosion control plan as part of the required improvement drawings.

16. Prior to issuance of grading or building permits, the applicant shall submit for review and approval of the grading and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.

17. Delineation of the existing wetlands on the Final Map as well as on the construction plans is necessary. In addition, wetlands protection measures during the construction process shall be shown on the improvement plans. Appropriate permits from the Corps of Engineers shall be obtained

18. a. Prior to the issuance of a grading permit, the applicant shall file with the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall meet the following objectives related to construction activities:

- All pollutant sources, including sources of sediment that may affect storm water quality associated with construction activity shall be identified;
- Non-storm water discharges related to construction activity shall be identified;
- Best Management Practices (BMPs) shall be identified, constructed, implemented, and maintained in accordance with a time schedule. The maintenance schedule shall also provide for maintenance of post-construction BMPs.

The BMPs shall include a variety of "housekeeping" measures to prevent pollution from building materials, chemicals and maintenance during construction of the development and infrastructure. Examples of typical "housekeeping" measures to be included in the SWPPP include the following:

1. Performing major vehicle maintenance, repair jobs, and equipment washing at appropriate off-site locations;
2. Maintaining all vehicles and heavy equipment and frequently inspecting for leaks;
3. Designating one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance;
4. Cleaning-up spilled dry materials immediately. Spills are not to be "washed away" with water or buried;
5. Using the minimum amount of water necessary for dust control;
6. Cleaning-up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials such as cat litter, and/or rags);
7. Cleaning-up spills on dirt areas by removing and properly disposing of the contaminated soil;
8. Reporting significant spills to the appropriate spill response agencies;
9. Storing stockpiled materials, wastes, containers and dumpsters under a temporary roof or secured plastic sheeting;
10. Properly storing containers of paints, chemicals, solvents, and other hazardous materials in garages or sheds with double containment during rainy periods;
11. Placing trash receptacles under roofs or covering them with plastic sheeting at the end of each workday and during rainy weather;
12. Washing-out concrete mixers only in designated on-site wash-out areas where the water will flow into settling ponds or onto stockpiles of aggregate or sand. Whenever possible, the wash-out will be recycled by pumping back into mixers for reuse. The wash-out is not to be disposed of into the street, storm drains, drainage ditches, or streams;
13. Applying concrete, asphalt, and seal coat during dry weather. Keeping contaminants from fresh concrete and asphalt out of the storm drains and creeks by scheduling paving jobs during periods of dry weather and allowing new pavement to cure before storm water flows across it;
14. Covering catch basins and manholes when applying seal coat, slurry seal and fog seal; and,

15. Parking construction equipment over drip pans or absorbent materials, to capture dripping oil and/or other possible pollutants.

b. Also required under the General Permit is the development and implementation of a monitoring program. The monitoring program shall include inspections (by a qualified professional appointed by the applicant/owner) of the construction site prior to anticipated storm events and after actual storm events. During storm events of extended duration, inspections shall be made during each 24-hour period. The inspections are used to identify areas contributing to storm water discharge, to evaluate the effectiveness of BMPs, and to determine whether additional BMPs or corrective maintenance are needed. All corrective maintenance and BMPs shall be made as soon as possible (provided working conditions are safe), and all necessary equipment, materials, and workers shall be available for rapid response. The SWPPP shall also include post-construction storm water management practices. Post-construction water quality impacts are mitigated under Mitigation Measure 5.3-2.

c. The applicant shall obtain a County General Grading Permit for all components of the project from the Sonoma County Permit and Resource Management Department. The grading plan shall adhere to current Uniform Building Code and County of Sonoma requirements and shall employ sound construction practices. The amount of total grading on the project site shall be minimized, and the amount of development and grading for sloping areas of the project site shall be reduced. Pier foundations shall be used for structures where this could substantially reduce construction grading.

d. The applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the project. The drainage plan can be reviewed by the PRMD at the same time as the grading plan. The applicant will be responsible for obtaining coverage under the NPDES General Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project. The applicant would also be responsible for obtaining County permits. Applicant shall submit a copy of the NOI, SWPPP, and erosion control plan to County at time of grading permit applications. This plan should conform to all standards adopted by the County. Many elements of the drainage plan would overlap with the SWPPP. This plan should include application of Best Management Practices, including, but not limited to, the following:

1. Site construction practices including restricting grading to the dry season, specifying construction measures that minimize exposure of bare soil to rainfall, winterization, traffic control, and dust control.
2. All improvement plans showing development within 100 feet of a stream course shall show a setback line along that waterway that shall be measured from the toe of the stream bank outward a distance of 2 ½ times the height of the stream bank plus 30 feet, or 30 feet from the top of bank, whichever distance is greater. No grading, building, or other development permit shall be issued until evidence is submitted and approved by the PRMD Drainage Review Section that all structures meet or exceed the required setback along the waterway, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
3. Existing wetlands and the riparian setback shall be delineated on the Final Map as well as on the construction plans.
4. Designing the access roads to use the minimum amount of grading necessary. Road grading and construction within 100-feet of all streams and major drainages shall be conducted

   between May 15 and October 15 during the year(s) of construction, and erosion control measures shall be installed by October 15.

5. Using soil stabilization techniques to project all finished graded slopes from erosion such as straw mulching, hill slope benching, erosion control matting, hydroseeding, revegetation, and preservation of existing vegetation.
6. Weed-free straw or mulch shall be used to cover bare soils during and after construction, and areas shall be landscaped and revegetated as soon as possible after disturbance. Straw or straw bales used for erosion control shall be certified weed free prior to use on the site, in order to prevent invasive weeds from entering the site.
7. Protecting downstream receiving drainage channels and storm drains from sedimentation and retaining sediment on the project site by using silt fencing, straw bale sediment barriers, and drop inlet sediment barriers, diversion dikes and swales, sediment basins, and sediment traps.
8. After each phase of construction is completed, all drainage culverts and the downstream receiving channels shall be inspected for accumulated sediment. Where sediment has accumulated, these drainage structures shall be cleared of debris and sediment. *Impact 5.3-1*

Mitigation Monitoring: PRMD Drainage Review Staff shall verify that NOI SWPPP & Erosion control measures have been incorporated into building, grading and improvement plans prior to issuance of grading permits.

19. Non-point source water quality impacts from the project will be mitigated with an overall storm water runoff control program. Under the General Construction Permit, the applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include Best Management Practices for storm water management during and following the construction phase of the project. Mitigation Measure 5.3-1 discusses the management practices applicable to construction activities. The SWPPP shall also include the following in its discussion of post-construction pollution control measures:

    a. Identify specific types and sources of storm water pollutants associated with the proposed project development and land use activities;

    b. Identify the location and nature of potentially significant water quality impacts; and

    c. Specify appropriate permanent control measures to be incorporated into overall site development and residential design/management guidelines to eliminate any potentially significant impacts to receiving water quality from storm water runoff.

    Control measures shall incorporate such things as vegetated buffer strips, vegetated swales, water quality detention basins, site development restrictions, public education, and other design or source control management practices, as appropriate, to mitigate adverse potential water quality effects. A program of periodic sweeping and cleaning of pavement shall be implemented. Sweeping materials shall be taken to a landfill or other permitted location.

    Post-construction BMPs shall also include the minimization of land disturbance, the minimization of impervious surfaces, treatment of storm water runoff utilizing infiltration, detention/retention, biofilter BMPs, use of efficient irrigation systems, ensuring that interior drains are not connected to a storm drain sewer system, and appropriately designed and constructed energy dissipater devices. These must be consistent with all local post-construction storm water management requirements and policies. *Impact 5.3-2*

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THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

CONDITIONS OF APPROVAL

A0.10

BACKEN & GILLAM ARCHITECTS

The applicant will be responsible for obtaining coverage under the General Construction Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project.

Mitigation Monitoring: PRMD staff shall verify compliance prior to issuance of grading, building or septic permits.

20. The following mitigation measures shall be incorporated into the improvement plans, construction plans and building plans to reduce water quality impacts from construction activities and project-related runoff pollutants.

a. The applicant shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making these improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

b. To reduce increased project site runoff impacts to a less-than-significant level: The applicant shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which maximizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. Examples of applicable BMPs include the following:

1. Storm water detention facilities to capture and regulate off-site runoff. Storm water detention facilities shall not be in any natural drainage way (i.e., on-stream).
2. Maintenance of the detention facilities shall be included in the drainage plan and shall include:
   - Regular inspection (annually and after each major storm) for accumulated debris, sediment buildup, clogging of inlets and outlets, and possible erosion problems;
   - Removing accumulated sediments from the basin on an annual basis (if a dry detention pond is used), and every ten to five years (when ten to 15 percent of the storage volume has been lost if a wet detention pond is used; and
   - Mow and maintain pond vegetation, and replant or reseed vegetation as necessary to control erosion.
3. Permeable pavements to promote infiltration and minimize runoff; and
4. Cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff.

c. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria.

d. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.11-1*

Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the project.

21. Prior to issuance of permits, the applicant will be responsible for all maintenance of on-site drainage facilities in accordance with the drainage plan. To mitigate the project's cumulative contribution to flooding of Sonoma Creek, the applicant shall also include in their drainage plan (see Mitigation Measure 5.3-3(c)) provisions for maintaining the pre-development 100-year runoff levels. The design calculations shall demonstrate that the post-development 100-year runoff would not exceed pre-development runoff levels. This can be achieved by BMPs such as those outlined in Mitigation Measure 5.3-3(b) (for example, Storm water detention facilities). The applicant will be responsible for preparing the drainage plan and submitting it to the Sonoma County Permit and Resource Management Department. *Impact 5.3-3*

Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the grading and building plans prior to issuance of building, grading or septic permits.

HEALTH

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant/owner and verified by PRMD staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

22. Prior to issuance of building permits, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. coli and total coliform) and arsenic analysis results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of the analysis results and they show no contamination. If required, proof of installation of any device to remove contaminants must be shown.

23. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water if more than 25 persons per day in a 60 day period are served by the water system.

24. Prior to building permit issuance, a permit for the sewage disposal system shall be obtained. The system will require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis and percolation testing will be required. Groundwater testing will also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing and design elements have been met.

25. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits.

26. Prior to the issuance of any building permits, an easement shall be prepared by a licensed land surveyor and submitted to PRMD for approval, then recorded properly to demonstrate legal access in perpetuity for all wastewater elements, to be installed on an adjacent parcel.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final a copy of the recorded easement

27. Prior to building permit issuance, a Financial Assurance Plan by the developer shall be submitted for review and approval by PRMD and with concurrence from the SFBRWQCB. The Financial Assurance Plan shall be Peer Reviewed by private consultants as well as the SFBRWQCB and State Department of Health Services. Recommendations resulting from State Agency or Peer Review and concurrence by PRMD shall be incorporated into conditions. The financial requirements for operation shall be recorded with the property deed.

Condition Compliance: This condition shall not be cleared for recording until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required financial elements have been incorporated into the plan. This condition shall not be signed off until the Project Review Health Specialist receives a copy of the recorded Financial Assurance Plan.

28. Prior to building permit issuance, plans for the treatment and disposal facilities shall be prepared by a Registered Civil Engineer. An independent engineering consultant, selected by PRMD and paid by the applicant, shall review the plans. If changes to the plan are warranted, then these modifications shall be incorporated into the design. The design engineer shall inspect the construction and shall verify that construction was according to plans.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

29. Prior to construction, the on-site wastewater treatment and disposal facilities shall demonstrate that all setback requirements would be met. This can be accomplished by modifying the leachfield areas, or, where appropriate, the property line may be adjusted to meet the setback requirement. *Impact 5.4-3*

Mitigation Monitoring: The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section for conformance with setback requirements prior to issuance of septic permits.

30. Prohibit all improvements such as the proposed wood wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree. *Impact 5.6-2*

Mitigation Monitoring: The Project Review Health Specialist shall ensure that all wastewater facilities are either located outside the Oak Tree Preserves or that an arborist's report has been prepared and that it concludes that the installation of the facility will not harm the trees.

31. Prior to building permit issuance or prior to building occupancy, if hazardous waste is generated or hazardous materials stored, then the applicant shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit or approval from the Certified Unified Program Agency (CUPA) or the participating agency. (Additional information and fees may be required).

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of a letter of approval or a current permit from the responsible agency.

32. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval has been received from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

33. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (Fees may apply.)

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist has received a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

34. The winery wastewater treatment and disposal systems shall be designed to provide adequate treatment and disposal capacity for wastewater flows generated by a peak event at the winery and tasting room, 2,810 gpd. This can be achieved either through the use of an appropriately-sized flow equalization tank to store and regulate excess peak flow entering the treatment system to match the proposed peak design capacity (1,955 gpd), or by sizing the treatment plant and disposal field for the peak flow conditions. The disposal capacity could be expanded to 2,810 gpd by adjusting the winery parcel boundary to the south to expand the leachfield disposal area, increasing the size of the disposal area, or by finding a more suitable disposal area on the winery parcel. The winery disposal field could be relocated farther north of its present location where soils are also suitable for onsite wastewater disposal; the development plan shows several winery-related buildings planned for this area. These proposed buildings would have to be relocated or removed to accommodate the disposal area. The design of the wastewater systems shall be submitted to the County for review and approval. *Impact 5.4-7*

Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met.

35. To control noise, back-up generators, and the blower units for the wastewater systems shall be enclosed or otherwise baffled for soundproofing. Design of the wastewater systems shall be submitted to the County for review and approval. The system shall be designed and built to be in compliance with condition #59. *Impact 5.11-2.*

Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met, noise mitigation designs have been reviewed and approved, and an engineered monitoring program and written comments from the OSHA consultant have been submitted.

Prior to Building Occupancy Evidence shall be submitted by the applicant and verified by PRMD staff that the following conditions have been met:

"The conditions below have been satisfied" BY _____ DATE _____

36. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Well and Septic Section of the Permit and Resource Management Department.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

37. For a mound, pressure distribution, filed bed, or shallow sloping sewage system, the applicant must submit to the Project Review Health Specialist the approved form Declaration of Restrictions with either a Grant Deed/Deed Transfer or Owner's Statement on the map. (Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.)

38. Back up power is required for the collection elements (grinder pumps/elements), equalization tank/anoxic tank, treatment unit, and pumping to and from the pond and irrigation system per the Liquid Waste Specialist letter of June 12, 2001.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

39. The Flow Equalization Tank, the Anoxic Tank, the Fast Treatment Tank shall be placed underground to control noise. The Chlorine Contact Chamber and the Blower Unit shall be enclosed to control noise. The treatment system must meet the noise limitations found in the Noise Element of the Sonoma County General Plan. Note that this equipment will be placed very close to the property line, and noise readings would be collected at the property line in the event of a noise complaint.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met

40. Gas and odors shall be contained into a collection system and disposal element underground, with or without carbon filters. The Chlorine Contact Chamber and Gas Collection System (the Blower Unit) shall be enclosed or placed underground to further control odors. A professionally engineered Hydrogen Sulfide/Oxygen monitoring program including sensors with alarms for the gas collection system and any personnel entering confined spaces is required to meet all OSHA standards. The engineered monitoring program shall be submitted to a qualified OSHA consultant for review and comment. To mitigate possible impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, gases and odors shall be contained in an underground collection and disposal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants shall be enclosed or placed underground to further control odors. To ensure the protection of operating personnel, a hydrogen sulfide/oxygen monitoring program shall be engineered and implemented, and all personnel entering confined spaces shall be required to meet all Occupational Safety and Health Administration (OSHA) standards. A qualified OSHA consultant shall review the hydrogen sulfide/oxygen monitoring program. *Impact 5.10-3*

Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met. This condition shall not be signed off until the Project Review Health Specialist receives an engineered monitoring plan and written comments from the OSHA consultant.

41. Monitoring well locations and depth of monitoring wells shall be reviewed under Plan Check and permitted from PRMD.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

42. Prior to operation, the applicant's consultant shall prepare a very detailed and specific operations, maintenance and procedure manual and accident contingency plan for the wastewater operators of the package plant. This O/M/P Manual shall be submitted to PRMD and the SFBRWQCB for review and approval prior to the commencement of operations. Prior to PRMD approval, the O/M/P Manual shall go through Peer Review by a private entity selected by PRMD and paid for by the applicant. The O/M/P Manual shall be amended to incorporate recommended changes from Peer Review or SFBRWQCB that receives PRMD concurrence. *Impact 5.4-1*

Mitigation Monitoring: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the amended O/M/P Manual has been received and accepted. Access and use of the O/M/P Manual by the plant operator is an on-going condition of the Use Permit. See Continuing Compliance Section also.

43. A final letter shall be submitted to Sonoma County PRMD from the project engineer approving use of the collection, treatment, storage, and disposal system.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final verification letter from the design engineer.

44. Prior to occupancy of any phase of the project, all of the waste water treatment plant and disposal facility will have been constructed, approved by the design engineer, accepted by the Water Quality Control Board, and a properly trained and licensed California Grade Three Waste Water Treatment Plant Operator shall be available for operation.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives final verification that all required elements are in place.

45. Prior to operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a copy of a current permit is received from the applicant to verify compliance with the requirements of the California Uniform Retail Food Facility Law (CURFFL).

46. Prior to providing any food service or allowing any patron/customer food consumption on site, the applicant shall obtain approval from the Environmental Health Division of the Health Services Department. This approval applies to special events, marketing dinners, food sample and wine tasting, catered services or other sales or services of food or beverages that apply under the CURFFL regulations.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval from the Environmental Health Division of the Health Services has been received.

47. The applicant shall engage a qualified sound consultant to produce a sound report addressing the noise impacts of the sewage treatment plant. The treatment plant must be in compliance with the standards listed in condition #59. In order to reduce noise impacts from events to less-than-significant levels, the following measures shall be required:

(a) This Per Permit establishes outdoor and indoor noise limits for all special events as follows:

Noise Limits – During outdoor events the Lx value during any 15 minute period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from any outdoor performing group or loudspeaker. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour.

During indoor events, the exterior Lx during any 15 minute period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from the outside face of any wall of the events pavilion building. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour.

Listed below are examples of measures which are available to insure compliance with the noise level limits specified. One or more measures such as these should be selected for incorporation into the project plans as the design process continues.

(1) Restrict loud events, and/or loud noise sources associated with events, to the interior of the building. The following are examples of noise sources for which an indoor venue shall be selected:
- Pop or rock music, whether live or recorded
- Drum sets, amplified or not
- Electric musical instruments (for instance those which make no noise unless provided with electrical power) such as electric keyboards, guitars, and synthesizers
- Groups with more than three brass or three reed instruments.

(2) To ensure that the building would provide sufficient noise reduction when needed, the following conditions shall be imposed:
- Keep windows closed and open doors only briefly as needed to permit entry and exit during indoor events.
- Construct the building of double faced assemblies, for example stud walls with gypsum board on interior faces and plywood or cement plaster outer faces.
- Other proven methods of noise reduction.

(3) Provide a permanent outdoor loudspeaker system
- Outdoor levels of amplified noise shall be controlled by a specially designed amplification system installed as part of the project. The loudspeakers shall be placed to minimize noise propagation to surrounding parcels, and an electronic limiter device will be included to prevent excessive levels. Users will be required to utilize the on-site system, rather than a temporary system for a particular event.

(4) Sound Barriers
- Construct solid walls around the outdoor activity area, creating an enclosed patio. Noise walls shall be designed to control noise from outdoor sources. To obtain substantial reductions of noise levels at the receiving locations, a wall height of eight feet or more is required. The walls shall comprise continuous membranes around the outdoor event area. The locations of any gaps shall be chosen to minimize noise leaks toward the closest noise sensitive areas.

(b) Special events at the winery facility shall be restricted to:

Weekdays: 7:00 p.m. to 10:00 p.m.
Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting centers are permitted.

(Note: Special events shall not start before or end after the times stated above.)

c) Disclosure Statements

(1) A note shall be placed on the final map as follows:

Outdoor events with music could occur during daytime and evening hours up to 20 times per year. Noise associated with the special events may be audible in nearby residential areas.

(2) The CC&R's for the residential lots shall require a disclosure at the time of sale advising of the proximity of the events and the fact that outdoor events with music could occur during daytime and evening hours up to 20 times per year.

(d) Monitoring Reports

(1) During the initial 12 months of operation, at least six events shall be monitored to ensure compliance with noise level limits described in condition # 59. The events selected for monitoring shall be those which are most likely to be noisy (for instance events which include outdoor electronically amplified music). The monitoring shall be performed by a qualified professional with a conventional noise level meter having an A-weighting filter and a "slow" response setting. In at least three cases, an independent sound engineer or consultant shall perform the monitoring. During these events, proper monitoring procedures shall be demonstrated to the event operators. A written report of the monitoring results shall be submitted to the County Permit and Resource Management Department. *Impact 5.11-1*

Mitigation Monitoring: Prior to the issuance of a building permit for the winery tasting room the applicant shall submit a plan showing how the noise limits established in Mitigation Measure 5.11-1(a) shall be met. County staff is responsible for ensuring that the necessary measures are incorporated in the building plans. Monitoring reports shall be submitted to the Project Review Health Specialist for review and evaluation. If events counted by (three or more of the amplified events are not in compliance) exceed the noise standards established in condition #59, then the events portion of the project will be scheduled for review by the Board of Zoning Adjustments. If feasible and effective noise control measures cannot be developed then the Board of Zoning Adjustments shall revoke the permission to hold events at this site.

Compliance with the following conditions is required for as long as this use continues:

48. A safe, potable water supply shall be provided and maintained.

49. An on-going nuisance odor monitoring and remediation program shall be prepared and submitted for review and approval prior to issuance of septic permits. If any odor complaints are received by Sonoma County related to the package treatment plant or septic disposal system, the owner/operator shall immediately activate the nuisance odor remediation measures and take whatever additional measures are necessary to render odors to non-detectable levels. All facilities shall be operated to prevent nuisance odors.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of the nuisance odor monitoring plan. Implementation of the plan is an on-going requirement dependent upon future odor complaints. Failure to control nuisance odors is a violation of the Use Permit and may result in penalties or the revocation of the Use Permit. (Nuisance odors may also be prosecuted by Bay Area Air Quality Management District under provisions of the Health & Safety Code or by the District Attorney under the nuisance provisions of the Penal Code § 370 et seq., depending on the severity of problem. The proposed treatment system has tremendous odor producing potential if the system malfunctions or fails).

50. Wastewater samples shall be collected, tested, and reported at the frequency required by the SFBRWQCB and the Operational Permit from PRMD.

Condition Compliance: Operation of the liquid waste disposal system within the parameters set by the San Francisco Bay Regional Water Quality Control Board and the operational permit is an on-going condition.

51. Prior to entering the leach field the effluent shall meet all SFBRWQCB Waste Discharge Requirements, including effluent limitations for Nitrate Nitrogen, 5 Day Biological Oxygen Demand (BOD), Dissolved Oxygen (DO), Suspended Solids (SS) content, Total Coliform and Fecal Coliform.

Condition Compliance: Monthly reporting to PRMD is an ongoing requirement.

52. All wastewater shall always be discharged subsurface to an approved leachfield system within the approved areas of vineyards and restricted landscaping areas and meeting all county and SFBRWQCB Standard Setbacks (to wells, to property lines, buildings, etc).

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met. After the initial design, this becomes an on-going condition.

53. The "FAST" system shall be operated, maintained, and monitored by a California Licensed Grade Three Waste Water Treatment Plant Operator (Grade 3 Operator) and shall be under a valid Operational Permit with the County. The Grade 3 Operator shall maintain all components of collection, treatment, and disposal, and shall have access to all monitoring records. To ensure proper operation of the "FAST" system, the applicant/owner shall perform regular monitoring of the influent and effluent from the inn/aquatreatment system. Specific monitoring requirements will be

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Plot Date	12/17/01
Drawn By	NF/RM
Checked By	TS
Project No.	99041
Date	Issue
10.23.01	DESIGN REVIEW

CONDITIONS OF APPROVAL

A0.11

BACKEN GILLAM ARCHITECTS

established in the WDRs adopted by the Regional Board. They are anticipated to include the following: influent and effluent flow rates, BOD (30 C, 5-day), TSS, settleable solids, total Kjeldahl nitrogen, nitrate-nitrogen, pH, and total and fecal coliform organisms.

The applicant/owner shall prepare a groundwater sampling program, and install monitoring wells upgradient and downgradient of the proposed commercial wastewater disposal areas subject to review and approval by PRMD staff. Conditions of the groundwater monitoring program would be provided in the Regional Board's waste discharge requirements (WDR). At a minimum, the groundwater monitoring program is anticipated to include analysis of the following constituents: nitrate-nitrogen, total Kjeldahl nitrogen, total and fecal coliform organisms.

Wastewater and groundwater monitoring data shall be provided and analyzed in monitoring reports to the County and Regional Board. Monitoring reports shall include all water quality monitoring performed, and shall be submitted to the County monthly by the first of each month and to the Regional Board according to the adopted schedule in the WDRs. *Impact 5.4-1*

Mitigation Monitoring: Staff from PRMD and SFBRWQCB shall review these reports to ensure ongoing compliance with these conditions.

54. The Grade 3 Operator shall be given authority to cease disposal of wastewater whenever conditions appear to not meet requirements. The Grade 3 Operator shall be required to communicate verbally and in writing with the SFBRWQCB and PRMD when operational conditions do not meet requirements and corrections have not been completed within 24 hours. This reporting requirement is in addition to any other reporting requirement specified in law or required by a Waste Discharge Requirement from the SFBRWQCB.

Condition Compliance: Operation of the liquid waste system by a California Licensed Grade Three Waste Water Treatment Plant Operator is an on-going requirement of the Use Permit.

55. To mitigate impacts to groundwater quality, the proposed "FAST" wastewater pretreatment systems shall be designed and operated for nitrogen removal to ensure that the nitrate concentration of the commercial wastewater effluent entering the disposal fields would not result in a groundwater quality that exceeds the drinking water standard at any property boundary. This requirement can be achieved safely by providing a final effluent nitrogen concentration of 15 mg-N/L, which is a reasonable treatment standard for a "FAST" system. The proposed "FAST" treatment systems shall be designed and operated to achieve effluent total nitrogen concentrations below 10 mg-N/L. *Impact 5.4-1*

Mitigation Monitoring: The revised design shall be submitted to the County and reviewed by a qualified engineer to assure the system would meet the required concentration prior to issuance of permits for construction of the system.

56. The entire wastewater collection, treatment, storage, and disposal system for Sonoma County Inn shall have a valid Operational Permit, issued by PRMD. The owner must agree to the Operational Permit Conditions, including an Easement Agreement, submittal of a monthly Self-monitoring/reporting program (due by the 15th of each month), and payment of all related yearly fees.

Condition Compliance: Disposal of liquid waste within the operating parameters of the permit, and maintaining the operating permit, is an on-going condition of the Use Permit.

57. The Winery facility will be subject to a Mandatory Closure Agreement in the case that public health conditions may arise or groundwater contamination conditions occur, such as, but not limited to: treatment plant failure, treatment plant spill, collection system leakage, collection system surface failure, loss of power, catastrophe, or cessation of Waste Discharge Requirements by the SFBRWQCB. The owners will agree to mandatory closure of the entire facility until such time as the problem shall have been successfully mitigated, and fees and fines have been paid for. This agreement shall be prepared for recording and submitted for review and approval by PRMD prior to issuance of building

permits. Said agreement shall be recorded prior to requesting final inspections or issuance of certificates of occupancy. This agreement will be an on-going operating condition of the Use Permit.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the Mandatory Closure Agreement has been recorded, accepted and a copy of the recorded agreement has been received.

58. Development of the site shall not exceed the available capacity of the leachfields as proposed, unless it is shown that the site can provide additional capacity for leachfield disposal according to the County requirements. *Impact 5.4-1*

Mitigation Monitoring: Project approval should be conditioned on incorporating Mitigation Measure 5.4-3 into the subdivision conditions. The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section.

59. Noise from operations at the facilities shall be controlled in accordance with the following standards:

Maximum Exterior Noise Level Standards, dBA

Category	Cumulative Duration of Noise Event in Any One-hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30-60 minutes	50	45
2	15-30 minutes	55	50
3	5-15 minutes	60	55
4	1-5 minutes	65	60
5	0-1 minutes	70	65

Limit exceptions to the following:

A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.

B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.

60. Groundwater elevations and quantities of groundwater extracted for the site shall be monitored and reported to PRMD pursuant to section RC-30 of the Sonoma County General Plan and County policies. Groundwater use shall be limited to 12.4 acre-feet per year, and shall not include the use by the residential parcels.

PUBLIC WORKS:

Prior to issuance of any permits (grading, septic, building, etc.) evidence must be submitted by the applicant/owner and verified by PRMD staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

61. The Developer shall obtain a State of California Encroachment Permit before making any improvements or constructing any driveway (or intersection) with State Highway 12 and shall construct the improvements (driveway or intersection) in accordance with Caltrans Standards.

62. The Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit which results from approval of this application.

63. If the winery is constructed prior to recordation of the Final Map the following condition shall apply: Prior to issuing, grading or septic permit issuance, the applicant shall provide proof that all permits needed from any State or Regional Agency (i.e., Caltrans, Public Utilities Commission, etc.) to construct the following improvements have been issued. The required improvements are: construction of center turn lanes on Highway 12 between the entrance to Greywood Ranch and Lawndale Road and at the Randolph Avenue intersection, as illustrated on the conceptual mitigation plan dated May 17, 2004, prepared by Adobe Associates. These improvements must be installed under permits from Caltrans and at work done to their specifications. Because this mitigation addresses a significant cumulative traffic impact that is area specific and not related to the Countywide Traffic Impact Fees, the applicant may enter into a reimbursement agreement with the County to allow reimbursement of fair-share contributions from other private new development in the area that likewise contributes to the cumulative impact. For purposes of this agreement, the fair-share for the Sonoma County Inn project (including the residential units, Inn and winery uses) is calculated at 8% of the project costs based on projected 2012 traffic conditions and the method defined by Caltrans, "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. All reimbursements would come from contributions required for discretionary private development in the local area and shall not include reimbursements from any public funds, or traffic mitigation fees. The term of any reimbursement agreement shall be limited to 10 years. It is understood that there may not be full or partial reimbursement for the costs of this improvement due to traffic generated outside of the County's jurisdiction.

Prior to building occupancy all improvements shall be completed and documentation submitted to PRMD from Caltrans indicating that the improvements have been accepted. *Impact 5.2-5 and 5.2-6*

Mitigation Monitoring: The applicant shall submit documentation from Caltrans (or other State or Regional Agency) to PRMD that all permits required to complete the improvements have been issued.

64. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. Installation of traffic signals at the Randolph Avenue, Adobe Canyon Road and Lawndale Road intersections would reduce the cumulative impact at these intersections to less-than significant. However, signal installation may not be feasible at each of these locations due to lack of funding, and because of Caltrans policies limiting signals on state highways. To offset the potential impacts at these locations, the applicant shall provide a significant contribution to signalize the SR 12/Adobe Canyon Road or the SR 12/Randolph intersection as determined by the Director prior to issuance of building permits. The amount of the contribution shall be equal to the percentage of total maximum daily traffic the project contributes to the amount of increased traffic projected to 2012 in the traffic study compiled for the project EIR. *Impact 5.2-8*

Mitigation Monitoring: The County shall estimate costs and the amount of contributions and collect these funds prior to issuance of building permits or prior to recordation of the Final Map.

65. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. The project applicant shall install the following off-site improvements prior to occupancy, unless it is determined that public agency assistance is necessary. If County assistance is determined necessary to carry out this condition, then the applicant may pay to the County the cost of the following improvements prior to issuance of building permits. The applicant would be responsible for completing these improvements or funding the full cost of this mitigation (subject to a reimbursement agreement as outlined in Condition # 63 above). This is required prior to recording the Final Map, however, if construction on the inn is to start

prior to recording the Final Map, the cost of these improvements shall be paid prior to building permit issuance. Impact 5.2-5.

(1) Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking is provided.

(2) Widen Lawndale Road to provide a second northbound approach lane to SR 12.

Mitigation Monitoring: The County would be responsible for determining if the improvements will be completed by the applicant prior to issuance of building permits and collecting funds if those improvements cannot be feasibly carried out without public agency assistance.

66. The applicant shall be responsible for preparing a construction traffic and parking control program to be carried out during construction and submitted to PRMD prior to issuance of grading, building or septic permits. The program shall be listed on all grading and construction plans and shall include the following elements:

(1) Prohibit parking of construction vehicles anywhere other than on-site.

(2) Plan for clean-up of any spills or debris along the construction truck delivery route.

(3) Prohibit parking within the dripline of oak trees and installation of protective fencing prior to issuance of grading, building or septic permits. *Impact 5.2-10.*

Mitigation Monitoring: County staff shall review the grading and construction plans to ensure that an adequate traffic control plan has been incorporated and shall conduct periodic inspections during construction to ensure compliance.

Operational Conditions:

"The conditions below have been satisfied" BY _____ DATE _____

67. No parking will be allowed along Highway 12.

REGIONAL PARKS:

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant/owner and verified by County staff.

"The conditions below have been satisfied" BY _____ DATE _____

68. An easement of sufficient width for a six to eight foot wide multi-use (hikers, bicyclists, equestrians, etc.) public trail shall be dedicated to Sonoma County Regional Parks on the Map or prior to development of the winery site. The easement width shall be sufficient to avoid the road drainage and the need for retaining walls. Where the trail is not adjacent to the road it shall be at least a 15 foot wide easement. The easement for the trail will begin at the Winery Parking Lot and run parallel to the alignment of the roadway to the corner of Lot 11. The alignment shall minimize or eliminate the need for the trail to cross the roadway. The alignment shall be agreed upon by Parks, the applicant and PRMD prior to recordation of the Final Map. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

69. Prior to recordation of the Final Map or development of the winery site, the applicant shall grant Regional Parks the right to cross the property as necessary for the purpose of constructing the trail. If construction on the winery is planned prior to the recordation of the Final Map, then the applicant shall

provide for the right to cross the property as necessary for the purpose of constructing the trail via a deeded easement in favor of Regional Parks.

70. Prior to recordation of the Final Map or development of the winery site, the applicant shall grant to Regional Parks the right to use "Road A" to access the trail for operations, maintenance and emergency access. If construction on the winery is planned prior to the recordation of the Final Map then, the applicant shall provide for the right to use "Road A" to access the trail for operations, maintenance and emergency access via a deeded easement in favor of Regional Parks.

71. Prior to recordation of the Final Map or development of the winery site, the applicant shall enter a covenant with Regional Parks to establish a trail on Lot 11 from the end of the dedicated trail easement to Hood Mountain Regional Park. The County Regional Parks Department shall be responsible for establishing the trail alignment through Lot 11 and for constructing the trail from Lot 11 to Hood Mountain Regional Park on a reasonable grade. The width of the easement shall be sufficient to accommodate six foot wide trail and landings, but in no case shall it be less than 15 feet wide. Selection of the trail easement in the vicinity of the population of *Ceanothus sonomensis* shall be coordinated with the California Department of Fish and Game. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

72. Prior to recordation of the Final Map the applicant shall grant a public access easement for the trail head parking lot located in the winery parking area and access to the parking area across "Road A" from Highway 12 to the parking area. If construction on the winery starts prior to recordation of the Final Map then access across "Road A" shall be made via a deeded easement granting public access over the portion of the road

73. Regional Parks shall design the trail. The applicant will cooperate and coordinate efforts with Regional Parks in order to minimize the disturbance from construction activities. The design of the trail shall be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement within the riparian corridor and grading required to accommodate the proposed right-of-way improvements. *Impact 5.2-1*

Prior to Building Occupancy evidence shall be submitted by the applicant and verified by County staff that the following conditions have been met:

"The conditions below have been satisfied" BY _____ DATE _____

74. The applicant shall construct a trail head parking lot with room for twelve vehicle spaces including one for disabled parking. In addition, the parking lot shall accommodate a minimum of two vehicle-plus-trailer parking spaces. The applicant shall be responsible for redesigning the winery parking lot plan to incorporate the trail designated parking. This parking lot shall be constructed at the time of construction of the access roadway. Occupancy of the winery shall not be granted until the parking lot has been constructed. The applicant shall be responsible for maintaining the trail head parking lot. *Impact 5.2-14*

Mitigation Monitoring: County staff is responsible for reviewing the adequacy of the revised parking lot layout.

75. The trail shall have visible signage at Highway 12 and the parking lot that clearly identifies the trail as publicly accessible and part of County Regional Parks system. Regional Parks shall supply the signs. Signs shall be installed at the time of completion of the trail.

Operational Conditions:

"The conditions below have been satisfied" BY _____ DATE _____

76. The applicant shall provide Regional Parks with a copy of the vegetation management plan for the property as it would relate to the trail easement areas and Lot 11. The trail shall not be used as a "firebreak" if one is required to protect development on the site. Regional Parks is responsible only for maintenance of the trail as a multi-use public trail.

DEPARTMENT OF EMERGENCY SERVICES:

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by County staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

77. Prior to Use Permit implementation a written vegetation management plan for the overall project shall be submitted to the Department of Emergency Services (DES). Specific vegetation management plans for each road, structure, and building envelope shall be submitted to DES prior to building permit issuance. The vegetation management plan shall conform to all necessary requirements of DES, and shall be fully implemented prior to occupancy of any building on the project site. Fuel modification for defensible space is required within a minimum 150 foot radius down slope from every building envelope, as defined by DES. Additional fuel management may be required in areas exceeding 30% slope, and at the heads of canyons or drainages. All other requirements of DES, as described in the letter from DES staff dated December 11, 2001 shall be implemented, along with additional requirements as required during the vegetation management plan preparation and approval process.

Condition Monitoring: The Department of Emergency Services shall review the vegetation management plan and implementation of the plan. The Use Permit shall not be implemented until DES has approved a vegetation management plan and signed-off for occupancy.

78. Access to the site shall meet the standards and requirements for road widths and paving, bridges, culverts, grade, turnouts, grades, turning radius, turnaround and vegetation clearance as specified in the County Fire Code, Commercial Development Guide, Fire Safe Sonoma Guide, Uniform Fire Code, Uniform Building Code, and Vegetation Management Planning Requirements, as necessary. The access road to the Inn shall be constructed to commercial standards, while driveways to individual residences shall comply with the safe standards and requirements for residential roads.

Condition Monitoring: The Department of Emergency Services shall review the plans to ensure that they meet their requirements. Inspection of roadway installation shall be carried out by DES and Building Inspection staff.

79. The water supply for fire protection shall be developed in accordance with National Fire Protection Association Standards and Sonoma County requirements. Fire sprinkler systems shall be installed in all structures per current regulations.

Condition Monitoring: All permits shall be reviewed for compliance with fire codes.

80. Fire hydrants shall be installed in accordance with the standards in effect at the time of construction of the roadways and other improvements.

Condition Monitoring: The Department of Emergency Services shall review and approve the location and type of fire hydrants prior to issuance of any permits.

81. Non-flammable roofs shall be used on all structures onsite.

Condition Monitoring: The building plans and construction shall be reviewed by the Department of Emergency Services to ensure that the materials used meet this requirement.

Prior to Building Occupancy evidence shall be submitted to the file that the following conditions have been met:

82. Knox locks or boxes to facilitate emergency access shall be installed as required by DES and the Kenwood Fire Department. This equipment may be obtained through the Kenwood Fire Department.

Condition Monitoring: The Building Inspection Staff and Kenwood Fire Department shall approve installation of the Knox locks or boxes prior to occupancy of any buildings on the site.

83. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal/Local Fire Protection District.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

84. This Use Permit is for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. The winery complex shall not include an events pavilion or separate art gallery but art and sales of wine related items may occur within the tasting room. The winery buildings are described as follows: Winery building for tasting, sales and art gallery; barrel storage (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,400 square feet), storage and mechanical building (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. (See condition #104 for restrictions). The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and ten spaces for vehicle-plus-trailer parking to serve the public trail

Special events at the winery facility shall be restricted to:

Weekdays: 7:00 p.m. to 10:00 p.m.
Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted.

(Note: Special events shall not start before or end after the times stated above.)

85. The use shall be constructed and operated in conformance with the proposal statement prepared by Common Ground Land Planning Services, dated December 2000, with Amendment #1 dated August 15, 2001 and Addendum #2 dated February 2002, and the Inn/Restaurant site plan included in the project EIR prepared by Nichols Berman Environmental Planning dated May 2003 except as modified by the following conditions.

86. The applicant shall pay all applicable development fees prior to issuance of building permits.

87. The applicant shall pay within five days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of $35 for County Clerk processing (check shall be made payable to Sonoma County Clerk and submitted to the Permit and Resource Management Department), and $850 because an EIR was prepared, for a total of $885. This fee must be paid or the approval of this project is not valid.

88. Prior to issuance of permits, the applicant shall submit to the Permit and Resource Management Department a deposit of $1,675 towards the cost of monitoring compliance with conditions and Mitigation Monitoring. PRMD staff will provide an estimate of costs at the time of application for building permits.

89. This "At Cost" entitlement (PCAS # 6314) is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.

90. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building, grading and septic permit applications.

91. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD. *Impact 5.1-4*

92. A declaration shall be recorded on the property to notify potential future buyers of the Inn or Winery parcels that they will be required to provide employees for the winery with the following notification at the time of hire: *Impact 5.1-4*

"Please be advised that this facility is located near agricultural operations on agricultural lands. Employees may at times be subject to inconvenience or discomfort arising from these operations, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizer, soil amendments, seeds, and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land."

Mitigation Monitoring: The applicant shall provide the project planner with a copy of the recorded declarations and the forms to be provided to employees prior to building permit issuance.

93. The following measures shall be incorporated into development plans prior to issuance of permits to mitigate potential impacts on sensitive natural communities:

a. Revise the proposed development plan/tentative map to avoid disturbance to the sensitive natural communities. At minimum the shift include:

1. Prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

2. Use retaining walls and other methods where feasible to minimize tree removal along Road A through the Graywood Creek corridor.

3. Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree.

4. Expand the proposed Oak Tree Preserves to include creation of additional valley oak habitat along the boundary of the site east of the proposed northern preserve and extending to the riparian corridor of Graywood Creek (see Attachment 1). All agricultural activity shall also be prohibited within these preserves, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Any mitigation tree planting within the oak preserve shall be scattered to create an open savanna and shall maintain grassland over at least 25 percent

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95452

Plot Date	12/17/01
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
11.23.21	DESIGN REVIEW

CONDITIONS OF APPROVAL

A0.12

BACKEN & GILLAM ARCHITECTS

of the area. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves will be determined in the field in consultation with the CDFG.

5. Establish a Riparian Preserve over the Graywood Creek corridor, extending 50 feet from the top-of-bank along the length of the main channel (see Attachment 1). This preserve shall function as a natural riparian corridor across the site, within which all structures other than Road A, new creek crossing, and park trail shall be restricted. All agricultural activity shall also be prohibited within this preserve, including vineyard planting, dumping of trash or vineyard pruninge, and storage of equipment. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves shall be determined in the field in consultation with the CDFG.

6. Identify locations where restoration of natural habitat shall occur along Graywood Creek as part of the revised Vegetation Management Plan for the project. These shall include the existing crossing location of the main channel and road segments where they approach the creek crossing, and the existing off-site road segment that would no longer be used when Road A is constructed, where it veers eastward away from the creek channel.

b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with the botanist as called for in Mitigation Measure 5.6-1(b) and 5.6-1(c). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by Mc Nair & Associates in 2000 shall incorporate additional provisions to protect and manage the expanded Birdseye Preserve recommended in Mitigation Measures 5.6-1(a) and 5.6-1(b), the seasonal wetland habitat recommended in Mitigation Measures 5.6-1(a) and 5.6-3(a), the expanded Sonoma Centrolophus Preserve and associated chaparral habitat in Mitigation Measures 5.6-1(a) and 5.6-1(b), the expanded Oak Tree Preserves and their function to maintain valley oak habitat on the site in Mitigation Measure 5.6-2(a), and the Riparian Corridor Preserve along Graywood Creek in Mitigation Measure 5.6-2(c). These shall include use of rustic fencing or other methods and signage to prevent vehicle and pedestrian access into preserves, where necessary.

Monitoring and long-term maintenance will be performed as required by the Mitigation and Vegetation Management Plans through a contractual agreement with a qualified professional, subject to review and approval by PRMD staff. *Impact 5.6-2*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations, and other modifications shall be incorporated into the Final Map, Grading Plan, and Landscape Plan. The applicant is responsible for preparing the final Vegetation Management Plan which shall be completed prior to filing of the Final Map, and all conditions and recommendations incorporated into the respective plans.

94. To mitigate potential impacts on wetlands and jurisdictional waters, the following measures shall be incorporated into development plans prior to issuance of building permits or Final Map recordation whichever occurs first.

a. Revise the proposed Development Plan or tentative map to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. At minimum the shall include:

1. Accurately map the ephemeral drainages which cross the inn parcel (Parcel B) and proposed residential lots 5, 6, and 7 using GPS, and adjust the proposed building envelopes, leachfields, and parking on these parcels to provide a minimum 30-foot setback from these drainages. No equipment operation or other disturbance shall occur within this setback zone, except for roadway and driveway crossings.

b. As recommended in Condition #17, a Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site. The plan shall contain detailed measures to control erosion of exposed soil, provide for revegetation of graded slopes before the start of the rainy season following grading, address non-point source pollutants to protect wetlands and water quality in the drainages, and specify procedures for monitoring of the effectiveness of the measures. These measures shall be integrated with the provisions to prevent changes in peak flow and runoff volumes that could adversely affect the seasonal wetlands, as recommended in Mitigation Measure 5.3-5.

c. A bridge or arched culvert shall be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. The width of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvement is implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow period in the creek, from July through October, and construction debris kept outside of the creek channel through use of silt fencing.

d. Restrict construction of roadway and driveway improvements within 100 feet of the seasonal wetlands and ephemeral drainages to the summer months after these features contain no surface water to minimize disturbance and the potential for sedimentation.

e. All necessary permits shall be secured from regulatory agencies as required to allow for modifications to wetlands and stream channels on the site. This may include additional requirements for mitigation as a condition of permit authorization from the Corps, CDFG, and RWQCB. Evidence of permit authorization shall be submitted to the County Permit and Resource Management Department prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and federal regulations. *Impact 5.6-3*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries roadway and driveway locations, and other modifications are incorporated into the Final Map, Grading Plan, and Landscape Plan. Coordination with jurisdictional agencies shall be completed prior to filing of the Final Map, and all conditions incorporated into the respective plans, with evidence of compliance submitted to the County Permit and Resources Management Department prior to issuance of any grading or building permits. Monitoring and long-term maintenance will be performed as required by the Mitigation Plan and the State Water Pollution Prevention Plan through contractual agreement with a qualified professional, subject to review and approval by PRMD.

95. The following measures shall be incorporated into development plans to mitigate potential impacts on natural habitat and wildlife movement opportunities

a. Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:

1. Adjust proposed parking and roadway improvements for the winery to avoid additional tree removals, based on a survey of tree trunk locations required as part of the final Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b)

2. Design and construct the network of roads and driveways using the minimum width as approved by the Department of Emergency Services.

b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with a qualified professional botanist called for in Mitigation Measure 5.6-2(b) subject to review and approval by PRMD. The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and

grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by McNair and Associates in 2000 and shall include the following:

1. Expand the provisions related to Fire Hazard Management to define tree removal required to meet minimum canopy separation for trees within 150 feet of structures

2. Revise the Tree Protection Procedures to include a requirement for a survey of all trees to be preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a more accurate process to distinguish trees to be preserved and removed as final plans are developed.

3. Specify under landscaping provisions that non-native ornamental species used in landscape plants shall be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots, and that non-native, invasive species which may spread into adjacent undeveloped areas shall be prohibited in landscaping plans.

4. Specify under Noxious Weed Control that unsuitable species be prohibited from use in landscaping on the site and that future maintenance of common areas prevent or control undesirable species on the site. These shall include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp. and *Genista* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), English ivy (*Hedera helix*), German ivy (*Senecio mikanioides*), Himalayan blackberry (*Rubus discolor*), cotoneaster (*Cotoneaster pannosus*), fennel (*Foeniculum vulgare*), yellow star thistle (*Centaurea solstitialis*), purple star thistle (*Centaurea calcitrapa*), periwinkle (*Vinca* sp.).

5. Specify under site grading that any graded slopes in preserves, along road cuts, and around parking lots shall be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass (*Nassella pulchra*), to increase the diversity of the grassland cover. Highly invasive annuals typically used for erosion control shall not be used.

c. Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for replacement plants in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. A minimum of 500 liner-sized trees shall be planted as part of the planting program. The program shall include provisions for ensuring that they are established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires. The plan shall be incorporated into the development plan for the site.

d. Measures recommended in Mitigation Measures 5.6-1, 5.6-2, 5.6-3 and 5.6-4(a) through 5.6-4(c) would serve to partially protect important natural habitat on the site for wildlife, avoid the potential loss of raptor nests, provide for preservation of wildlife movement opportunities along Graywood Creek and the upper elevations of the site where it borders Hood Mountain Regional Park, control the loss of woodland/forest habitat, and provide for replacement tree planting. The following additional provisions shall be implemented to further protect wildlife habitat resources, and shall be included in CC&R's or as recorded deed restrictions prior to issuance of permits.

1. Fencing that obstructs wildlife movement shall not be allowed on the winery site. A restriction on exclusionary fencing of any agricultural use on the lower elevations of the site shall be incorporated in consultation with CDFG

2. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas. Lighting from the winery shall be turned off after employees leave the site at the end of the day or evening, except the minimum necessary for security purposes

3. Livestock shall be prohibited on the residential lots and the preserve areas on the site to prevent trampling and removal of groundcover vegetation.

4. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

e. Vehicles and motorcycles shall not be allowed to travel off designated roadways to minimize future disturbance to grassland and understory in the undeveloped portions of the site. Methods shall be established to prevent unauthorized vehicle activity during and after construction. *Impact 5.6-4*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations and other modifications called for in Mitigation Measures are incorporated into the Final Map, Grading Plan, Landscape Plan and CC&R's. Compliance with specific restrictions will be confirmed prior to filing of the Final Map, and during subsequent approvals of Grading Plans, Landscape Plans, and Building Plans. Monitoring and long-term maintenance will be performed as required by the Mitigation Plans and the Vegetation Management Plan.

96. Prior to building permit issuance, the applicant shall develop a long-term funding plan for the maintenance and management of the biotic preserves. This plan shall provide for funding from all land uses on a "fair-share" basis so that trees are collected from the Inn/Apartments/Winery and Home Owners Association. These agreements shall be recorded and copies provided to the Permit and Resource Management Department.

97. In order to minimize visual impacts of the winery buildings, measures shall be applied to reduce the visual contrast of the winery with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible as follows:

a. Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof materials shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. All building materials shall be non-reflective and all glass shall be no-glare/non-reflective.

b. Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the 147 vehicle parking lot from State Highway 12.

c. Prior to building permit issuance for the winery the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. *Impact 5.5-3.*

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THE KENWOOD RANCH WINERY

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KENWOOD, CALIFORNIA 95409

98. In order to minimize light pollution impacts prior to building permit issuance for the winery facilities an exterior lighting plan shall be submitted to the County Permit and Resource Management Department Design Review Committee for review and approval. The following standards shall apply to the lighting plan:

- All light sources shall be fully shielded from off-site view.
- All lights to be downcast except where it can be proved to not adversely affect other parcels.
- Escape of light to the atmosphere shall be minimized.
- Low intensity, indirect light sources shall be encouraged.
- On-demand lighting systems shall be encouraged.
- Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted.
- Where possible, site lighting fixtures on the ground rather than on poles. *Impact 5.5-4.*

Mitigation Monitoring: The applicant would be responsible for submitting the exterior lighting plans to the County Permit and Resource Management Department for review and approval by the Design Review Committee. Prior to building permit issuance, an exterior lighting plan shall be approved for the inn/apartments and the winery. Prior to recording the Final Map, standards to be included in the projects CC&Rs for implementation by the Homeowners' Association for exterior lighting plans for residential units shall be approved.

99. Prior permit issuance the applicant shall develop lighting standards for inclusion in the covenants for the winery. These standards shall be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. There are the standards for parks, recreation areas and wildlife preserves. The covenants shall include the following standards in addition to those established for LZ1.

All lamps over 10 watts shall be fully shielded.
Maximum uninstalled lamp (bulb) on the project's interior shall be 50 watts
Maximum mounting height of any luminaire (fixture) shall be 20 feet above the finished grade.
Maximum wattage of any lamp bulb shall be 150 watts.
Impact 5.5-4

Mitigation Monitoring: The applicant's lighting engineer shall provide certification to PRMD that the lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.

Prior to building permit issuance the applicant's lighting engineer shall provide certification to PRMD that the lighting plans submitted with the building permit contain the these standards and that all modifications recommended/required by the Design Review Committee and/or the Plan Check Staff are in conformance with the LZ1 standards.

Prior to building occupancy the applicant's lighting engineer shall perform an inspection and provide certification to PRMD that the lighting installation is in accordance with the approved plans and with the LZ1 standards.

100. The following conditions shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site regarding the procedures to follow in the event that cultural deposits or human remains are found including contact information for the County Coroner's Office:

(1) Workers involved in ground disturbing activities shall be trained in the recognition of archaeological resources (e.g., historic and prehistoric artifacts typical of the general area) at a preconstruction conference. Workers shall be instructed in reporting such discoveries and other appropriate protocols to ensure that construction activities avoid or minimize impacts to potentially significant cultural resources.

(2) If cultural deposits are encountered at any location, construction in the vicinity shall be halted and PRMD staff be immediately notified. A qualified archeologist shall be consulted at the applicant/owner's expense. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the find and a course of action acceptable to all concerned parties should be adopted.

If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished by, but not limited to: a) Planning construction to avoid archeological sites; b) Incorporation of sites within parks, greenspace, or other open space; c) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; d) Deeding the site into a permanent conservation easement.

When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center.

(3) In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per State CEQA Guidelines 15064.5(e). There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (B) the coroner determines whether the remains are Native American. If the remains are Native American the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.
In the event the NAHC is unable to identify a most likely descendant, or the most likely descendant failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendant and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. *Impact 5.5-7*

Mitigation Monitoring: The Land Development Plan Checker and project planner will review the development/improvement plans to ensure that the notes are included on all plan sheets where grading is shown. A Consulting archaeologist(s) will be retained to monitor initial grading cuts and to evaluate artifacts, determine whether or not discovered resources meet CEQA significance criteria, and, if needed, identify the additional measures required to mitigate impacts on cultural resources. A copy of the contract for the archaeologist's services shall be provided to the project planner prior to the issuance of grading permits and commencement of any earth moving.

The applicant/owner will be responsible for ensuring that contractors engaged in applicant/owner-implemented grading and construction have been properly trained and will provide documentation to the project planner of this training prior to grading permit issuance.

In the event that prehistoric archaeological resources are discovered, local Native American organizations should be consulted and involved in making resource management decisions. All applicable State and local requirements concerning the handling and disposition of archaeological finds will be strictly enforced.

101. An archaeologist shall provide a written report to PRMD following initial grading activities. PRMD staff shall verify that an archeologist is available prior to issuance of a grading/building permit.

102. Only natural gas fireplaces shall be allowed in the winery buildings. *Impact 5.10-4.*

Mitigation Monitoring: Prior to building permit issuance, County staff shall confirm that only natural gas fireplaces shall be included in the winery.

Operational conditions:

"The conditions below have been satisfied" BY _____ DATE _____

103. The following types of food service are allowed under this permit:

a. Samples or tastes of pre-prepared food featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.

b. Samples or tastes from cooking demonstrations featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.

c. Appetizers or meals featuring local foods and food products offered in conjunction with charitable events or weddings/special events.

d. Appetizers or meals featuring local foods and food products offered in conjunction with marketing or promotional activities not open to drop-in guests or noticed to the general public

e. Retail sales of pre-prepared food not associated with the activities described in a), b), c), and d) above, provided that the retail sales comply with the following requirements:

1. Retail sales of pre-prepared food shall be permitted only during tasting room hours as approved by this permit.

2. Retail sales of pre-prepared food shall be for on-site consumption only.

3. No individual menus shall be allowed for retail sales of pre-prepared food. However, a list of available foods may be posted.

4. No table service shall be allowed for retail sales of pre-prepared food.

5. No interior seating dedicated solely to consumption of pre-prepared food shall be allowed.

6. No off-site signs advertising retail sales of pre-prepared food shall be allowed. However, one exterior on-site sign shall be permitted, subject to approval of a Design Review permit.

No other food service, including, without limitation, retail sales of cooked-to-order food, shall be allowed under this permit.

104. The days and hours for special events shall be subject to any restrictions or modifications as set forth by a future winery events coordinator program established by the County or at the County's direction. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program and shall submit an annual request for any special events. *Impact 5.2-3 (b)*

Mitigation Monitoring: Sonoma County is responsible for implementing and managing the winery events coordinator program. The County will be responsible for collecting funds and administering the program to control special event traffic.

105. All grape pomace residue shall be removed from the site or spread in vineyards in remote areas of the property farthest away from neighbors.

106. The "country store" (intended for ancillary retail sales) shall occupy a maximum of 3,000 square feet of building area. This may be a separate building or attached to the main winery building. The store is primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 96% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 12% of the retail floor area.

107. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as determined by the Director. Such changes may require a new or modified Use Permit and full environmental review.

108. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

Plot Date	12/17/01
Drawn by	NS/RM
Checked By	NS
Project No.	2020-01
Date	Issue
11/05/01	DESIGN REVIEW

CONDITIONS OF APPROVAL

A0.13

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BACKEN GILLAM architects

SAUSALITO BEVERLY HILLS ST. HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NT, RM
Checked By	TG
Project No.	20/041
Date	Issue
12/13/21	DESIGN REVIEW

WINERY RENDERING

SOUTH MEADOW VIEW

A0.20

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12/23/21	DESIGN REVIEW

WINERY RENDERING

WEST ARRIVAL VIEW

A0.21

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OPTION A - RECLAIMED
OPTION B - NEW DISTRESSED
STAINED VERTICAL WOOD BOARDS

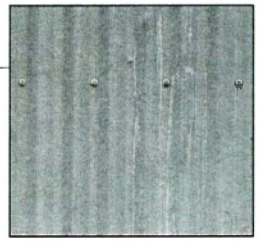
DRY STACK LOCAL STONE WALLS

MARKETPLACE & FERMENTATION ELEVATION

NOTES:

1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE, LIGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURROUNDING TREES, SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE. SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MINIMIZE UNIFORMITY.
2. ROOF MATERIALS SHALL BE NON-GLOSSY, DARK IN COLOR, AND SYMPATHETIC WITH COLORS IN THE SURROUNDING LANDSCAPE.
3. ALL BUILDING MATERIALS SHALL BE NON-REFLECTIVE.
4. ALL GLASS SHALL BE NO-GLARE/NON-REFLECTIVE.

STAINED CONCRETE FLOORING

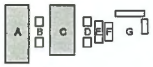


OPTION A - RECLAIMED

OPTION B - BONDERIZED

CORRUGATED METAL ROOFING

METAL WINDOWS AND DOORS
WITH LIGHT REDUCING, LOW REFLECTIVE GLAZING



KEY PLAN

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THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, HM
Checked By	TS
Project No.	20.1041
Date	Issue
12/20/21	DESIGN REVIEW

EXTERIOR MATERIALS

MARKETPLACE & FERMENTATION

A0.22

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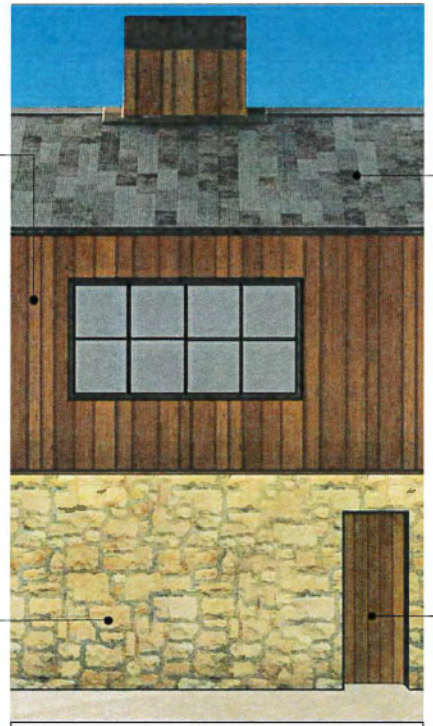
OPTION A - RECLAIMED
OPTION B - NEW DISTRESSED

STAINED VERTICAL WOOD BOARDS



MEMBERS TASTING &
BARREL BLDG. & OFFICE ELEVATION

STAINED CONCRETE FLOORS

OPTION A - RECLAIMED

OPTION B - BONDERIZED

CORRUGATED METAL ROOFING

OPTION A - RECYCLED

OPTION B - NEW

LOCAL STONE VENEER

STAINED WOOD DOORS

METAL WINDOWS AND DOORS
WITH LIGHT REDUCING,
LOW REFLECTIVE GLAZING

NOTES:

1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE, LIGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURROUNDING TREES, SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE. SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MINIMIZE UNIFORMITY.
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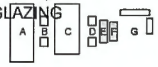

KEY PLAN

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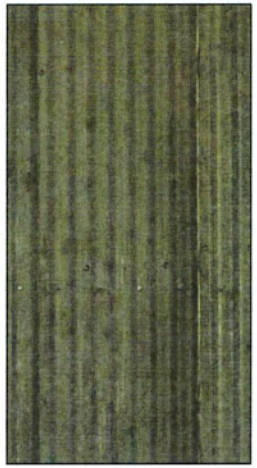
THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/09/21
Drawn By	NP, RM
Checked By	TG
Project No.	2020-41
Date	Issue
10/15/21	DESIGN REVIEW

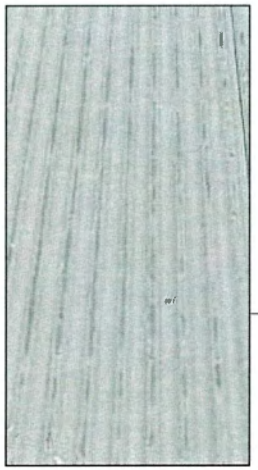
EXTERIOR MATERIALS

MEMBERS TASTING, BARREL BLDG. & OFFICE

A0.23



OPTION A - RECLAIMED

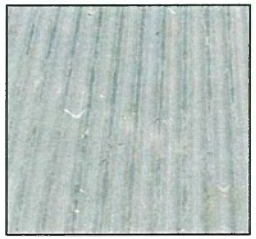


OPTION B - BONDERIZED

CORRUGATED METAL SIDING

STAINED CONCRETE FLOORS

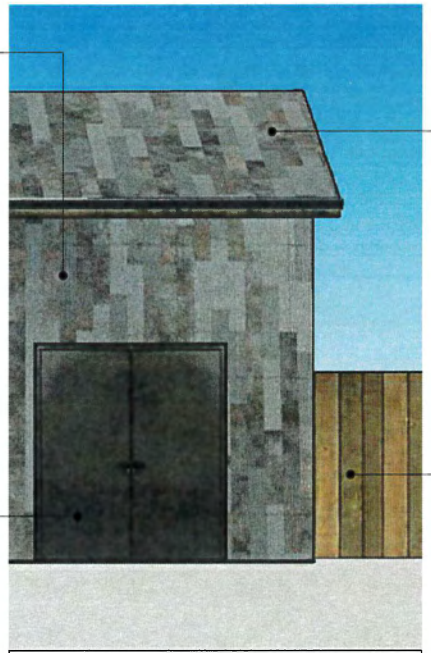
OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING

PAINTED METAL DOORS



SERVICE BUILDING ELEVATION

NOTES:

1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE, LIGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURROUNDING TREES, SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE. SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MINIMIZE UNIFORMITY.
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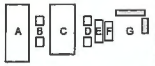
4. ALL GLASS SHALL BE NO-GLARE/NON-REFLECTIVE.

OPTION A - RECLAIMED
OPTION B - NEW DISTRESSED
STAINED VERTICAL WOOD BOARDS



KEY PLAN

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SAUSALITO BEVERLY HILLS ST. HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	20.941
Date	Issue
12/23/21	DESIGN REVIEW

EXTERIOR MATERIALS

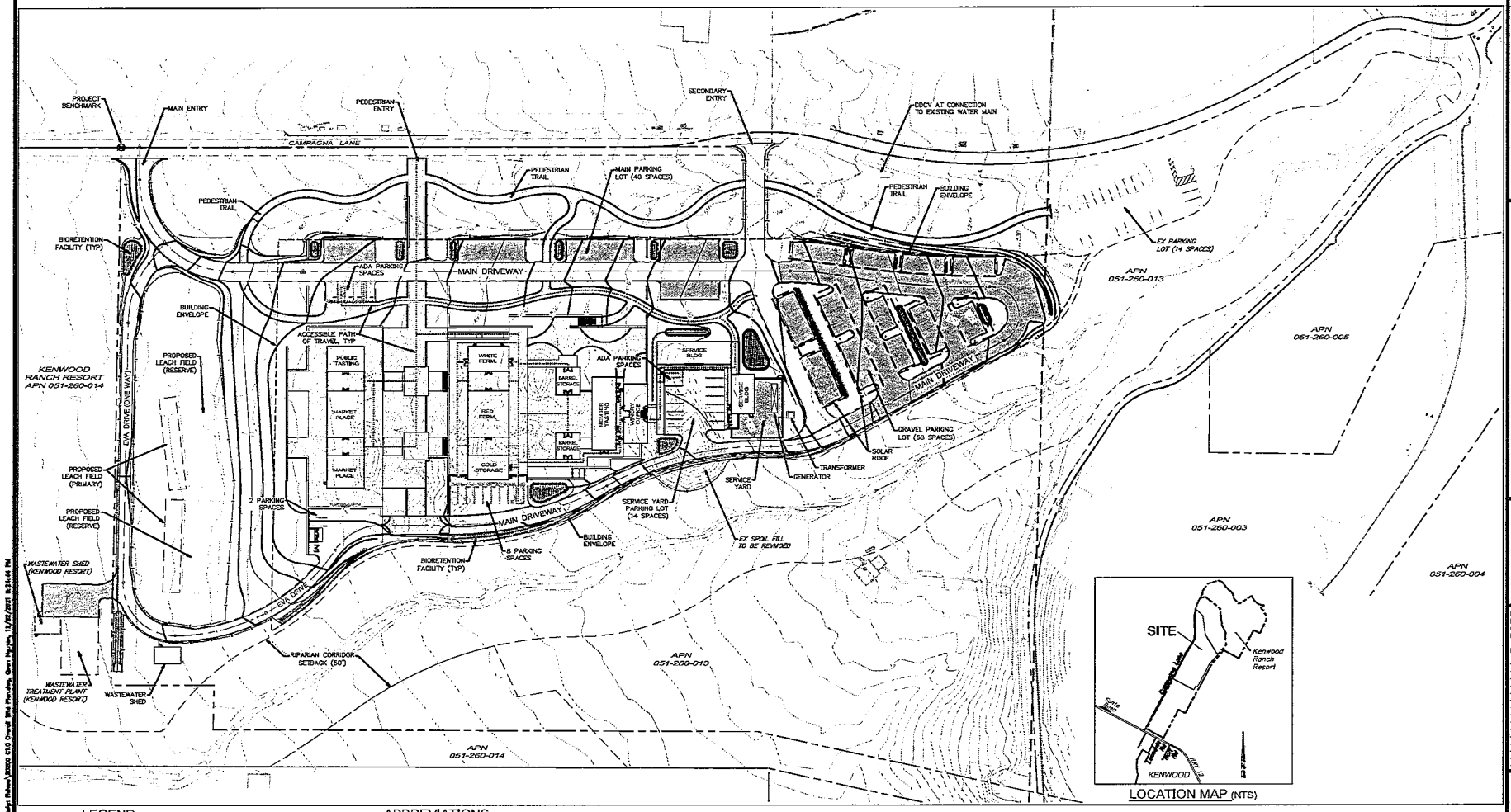
SERVICE BLDG.

A0.24

THE KENWOOD RANCH WINERY

1180 Campagna Lane, Kenwood, CA 95409

APN 051-260-013



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		STREET SIGN
		DETAIL X ON SHEET CX.X
		DRAINAGE SWALE

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	EL	ELEVATION	PRC	POINT OF REVERSE CURVE
AB	AGGREGATE BASE	EMT	EASEMENT	PSI	POUNDS PER SQUARE INCH
AC	ASPHALT CONCRETE	E/C	END VERTICAL CURVE	PUE	PUBLIC UTILITY EASEMENT
AD	AREA DRAIN	EX	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
APPROX	APPROXIMATE	FFE	FINISH FLOOR ELEVATION	RCE	REGISTERED CIVIL ENGINEER
ASB	AGGREGATE SUBBASE	FL	FLOWLINE	RCP	REINFORCED CONCRETE PIPE
BAY	BAY LAUREL	FG	FINISH GRADE	RPBP	REDUCED PRESSURE BACKFLOW PREVENTION
BC	BEGIN HORIZONTAL CURVE	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
BCR	BEGIN CURB RETURN	FS	FINISHED SURFACE	S	SLOPE
BLDG	BUILDING	GB	GRADE BREAK	SCH	SCHEDULE
BM	BENCHMARK	GR	GRATE	SCWA	SONOMA COUNTY WATER AGENCY
BO	BLACK OAK	HDPE	HIGH DENSITY POLYETHYLENE	SD	STORM DRAIN
BUR	BLUE OAK	HORIZ	HORIZONTAL	SF	SQUARE FEET
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SHT	(PLAN) SHEET
C&G	CURB & GUTTER	IG	INVERT GRADE	SL	STREET LIGHT
CB	CATCH BASIN	IP	INVERT PIPE	SPEC	SPECIFICATIONS
CL	CENTERLINE	LAV	LAVATORY	SS	SANITARY SEWER
CO	CLEANOUT	LS	LANDSCAPE	STA	STATION
CONC	CONCRETE	MAX	MAXIMUM	STD	STANDARD
DI	DRAINAGE INLET	MC	MATCH EXISTING	TC	TOP OF CURB
DIA	DIAMETER	MH	MANHOLE	TEL	TELEPHONE
DW	DOMESTIC WATER	MIN	MINIMUM	TYP	TYPICAL
DWG	DRAWING	MON	MONUMENT	VAR	VARIOUS
DWY	DRIVEWAY	NTS	NOT TO SCALE	VC	VERTICAL CURVE
EC	END HORIZONTAL CURVE	NO	NUMBER	VERT	VERTICAL
ECR	END CURB RETURN	OC	ON CENTER	VO	VALLEY OAK
EG	EXISTING GROUND/GRADE	PCD	POINT OF COMPOUND CURVE	W	WATER
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE	WM	WATER METER
		PP	POWER POLE	WV	WATER VALVE

OVERALL SITE PLAN

50' 25' 0 25' 50' 100' 150'

Graphic Scale: 1" = 50'

BENCHMARK

FOUND 1/2" IRON PIPE 85'± SOUTHERLY OF ENTRANCE GATE AND 19'± EAST OF CENTERLINE OF ENTRANCE ROAD. WGS 84 DETERMINED FROM GPS OBSERVATIONS 5/25/00 BY RAY CARLSON & ASSOCIATES, INC. ELEVATION: 513.50 (ASSUMED).

PROJECT BENCHMARK

BEING AN FOUND ROAD CENTERLINE MONUMENT (CONTROL POINT #1). LOCATION AS SHOWN ON THE OVERALL SITE PLAN. ELEVATION = 482.77 (ASSUMED).

PARKING REPORT

+ TOTAL PARKING SPACES : 146
+ ACCESSIBLE SPACES : 7
VAN ACCESSIBLE : 4

SHEET INDEX

C1.0	OVERALL SITE PLAN
C2.0–2.3	DRIVEWAY PLAN & PROFILE
C3.0–3.2	GRADING, DRAINAGE & EROSION CONTROL PLANS
C4.0–4.1	UTILITY PLANS
C5.0	STORMWATER CONTROL PLAN
C6.0	TYPICAL DETAILS

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THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

REGISTERED PROFESSIONAL ENGINEER PATRICK R. BISHOP No. 41833 Exp.3/31/2022 CIVIL STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GRW
Checked By	PRB
Project No.	20200.01

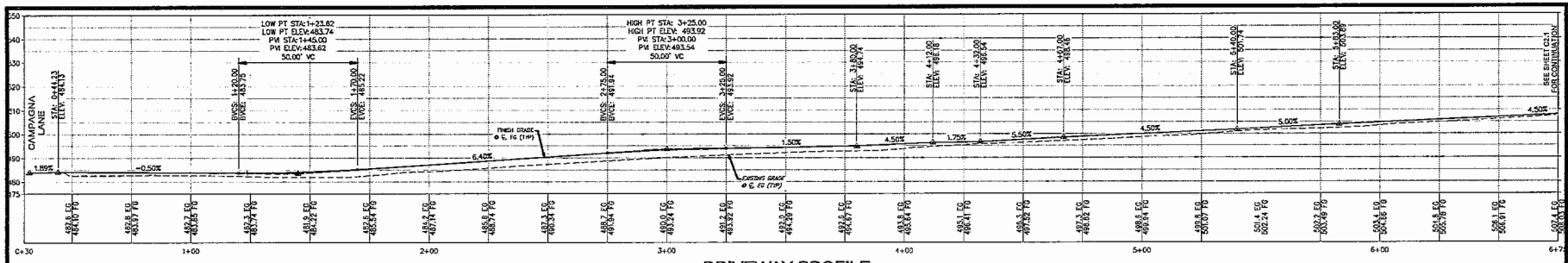
Date	Issue Drawing set
12.23.21	DESIGN REVIEW

OVERALL SITE PLAN

SCALE : AS NOTED

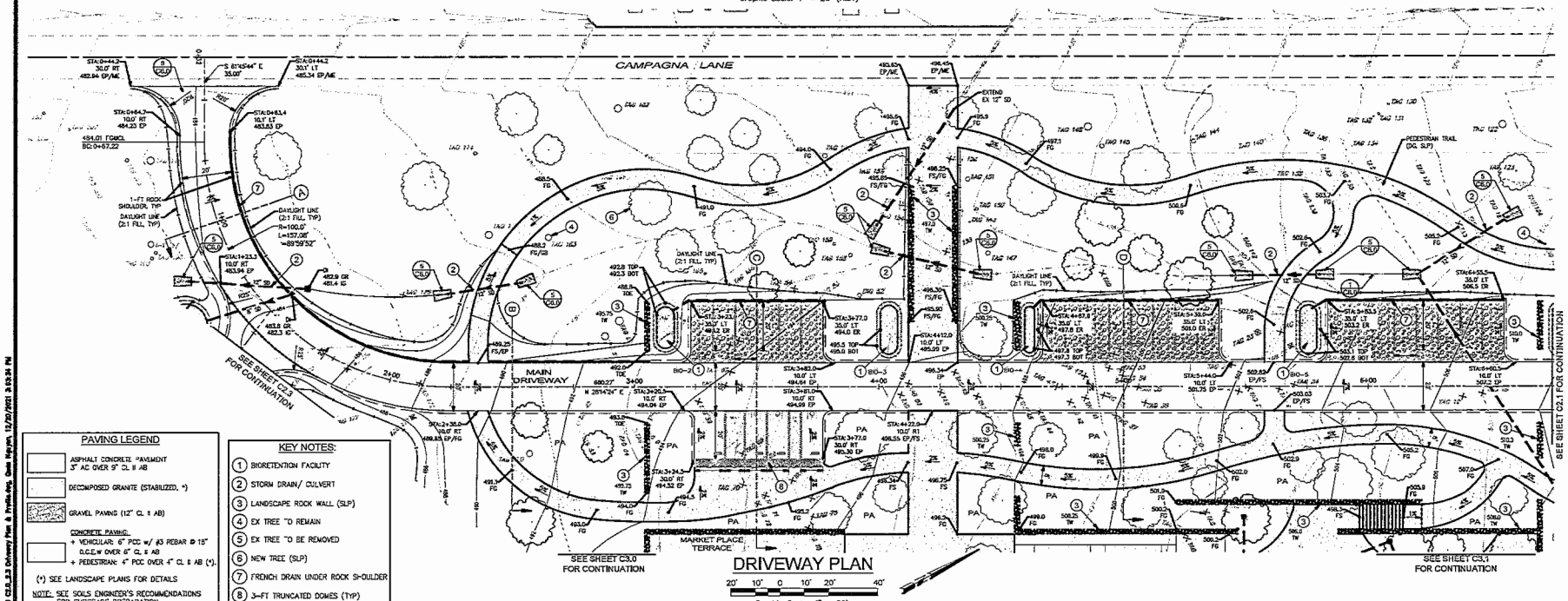
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



DRIVEWAY PROFILE

Graphic Scale: 1" = 20' (H&V)



DRIVEWAY PLAN

Graphic Scale: 1" = 20'

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)

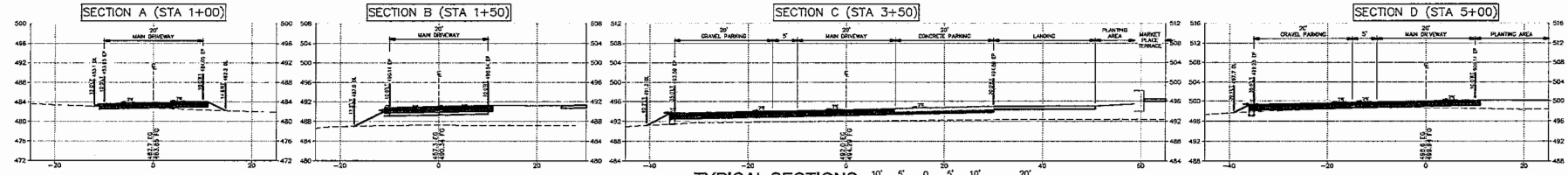
CONCRETE PAVING:
+ VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
+ PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

KEY NOTES:

1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
4. EX TREE TO REMAIN
5. EX TREE TO BE REMOVED
6. NEW TREE (SLP)
7. FRENCH DRAIN UNDER ROCK SHOULDER
8. 3-FT TRUNCATED DOMES (TYP)



TYPICAL SECTIONS

Graphic Scale: 1" = 10' (H&V)

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"A Service You Can Count On!"

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95469

REGISTERED PROFESSIONAL ENGINEER — SCOTT R. SIMON — No. 41833 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	JRPV
Checked By	SRS
Project No.	20200.01

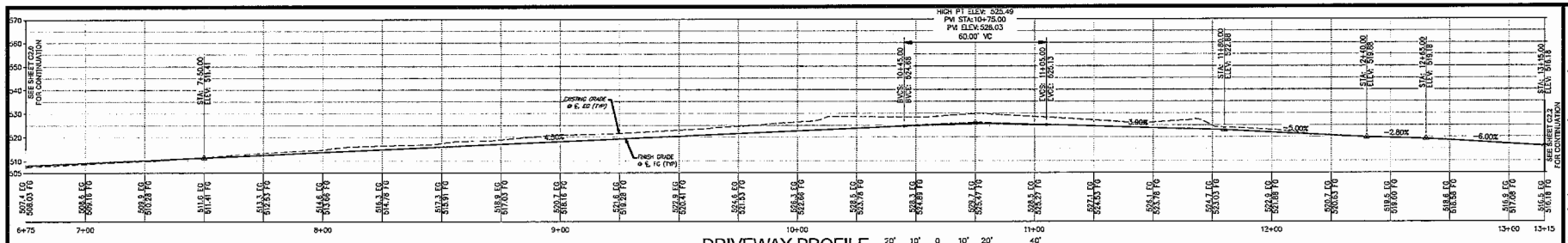
Date	Issue
12.23.21	Drawing set DESIGN REVIEW

DRIVEWAY PLAN & PROFILE

SCALE : AS NOTED

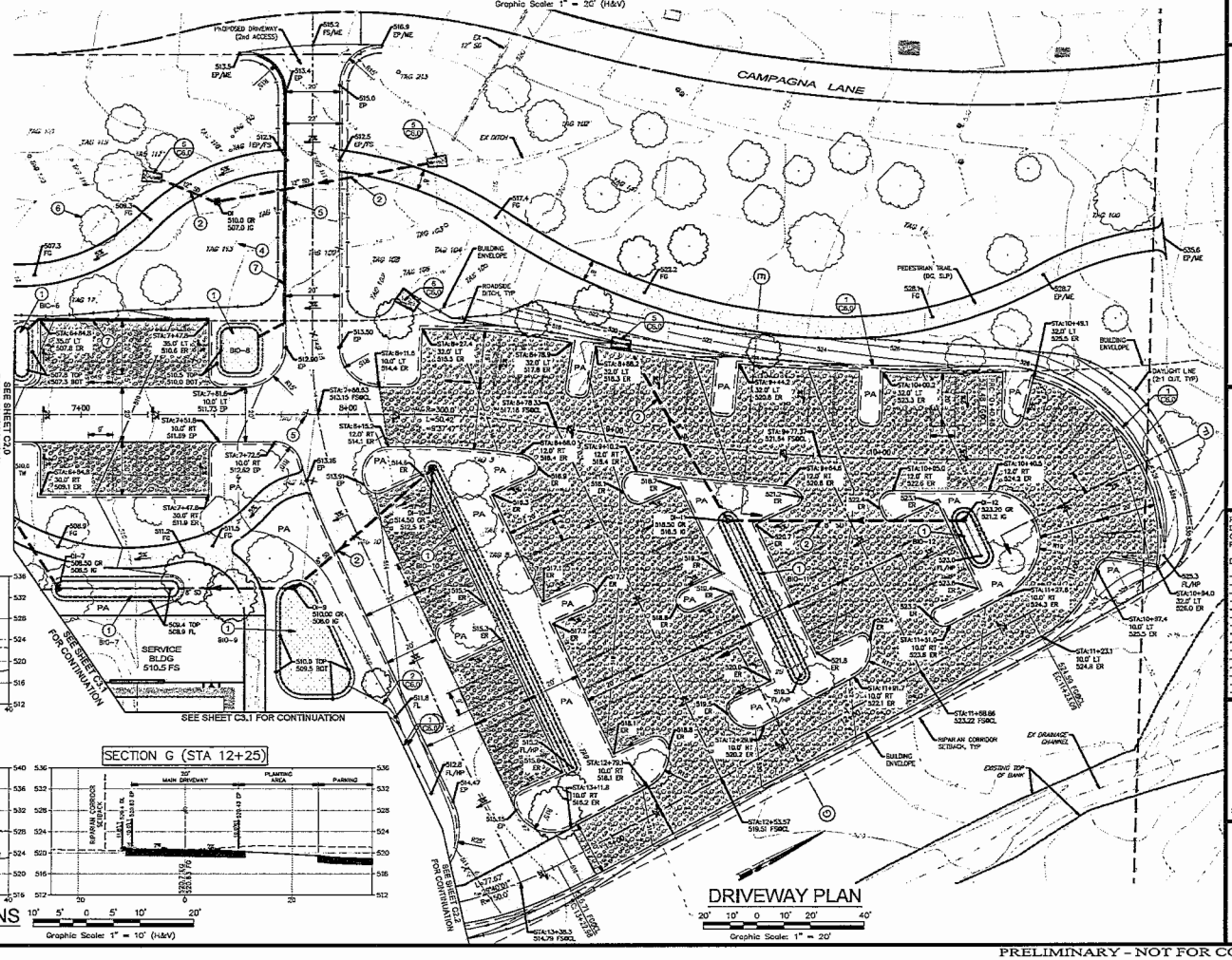
C2.0

PRELIMINARY - NOT FOR CONSTRUCTION



DRIVEWAY PROFILE

Graphic Scale: 1" = 20' (H&V)



DRIVEWAY PLAN

Graphic Scale: 1" = 20'

KEY NOTES:

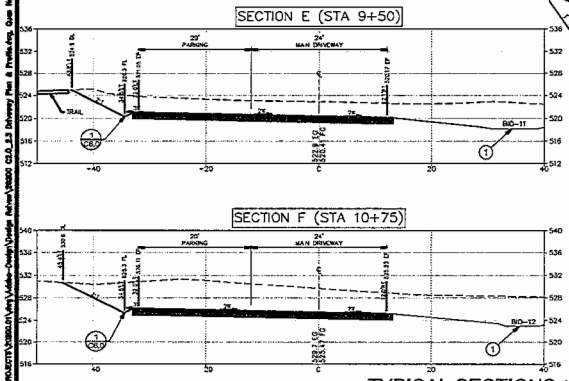
1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
4. EX TREE TO REMAIN
5. EX TREE TO BE REMOVED
6. NEW TREE (SLP)
7. FRENCH DRAIN UNDER ROCK SHOULDER
8. 3-FT TRUNCATED DOMES (TYP)

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)
- CONCRETE PAVING:
  - + VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
  - + PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.



TYPICAL SECTIONS

Graphic Scale: 1" = 10' (H&V)

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
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REGISTERED PROFESSIONAL ENGINEER — ROY D. THOMPSON — No. 41833 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GPBV
Checked By	RDT
Project No.	20200.01

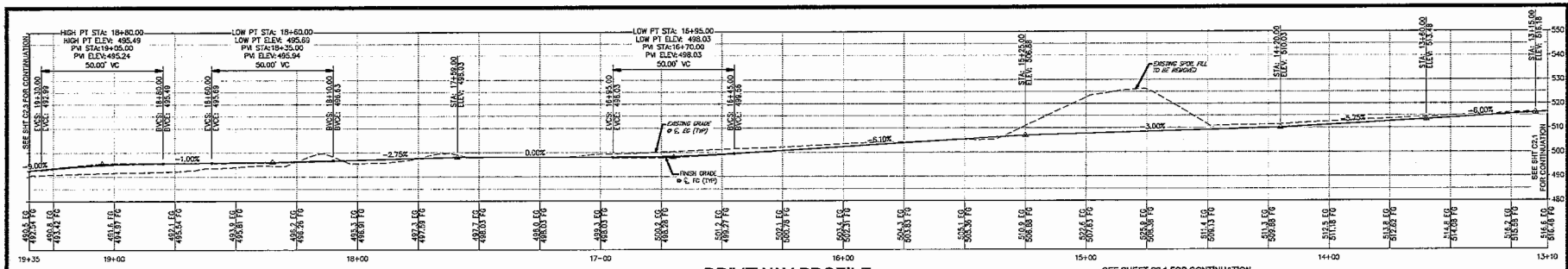
Date	Issue
12.23.21	DESIGN REVIEW

DRIVEWAY PLAN & PROFILE

SCALE : AS NOTED

C2.1

PRELIMINARY - NOT FOR CONSTRUCTION



DRIVEWAY PROFILE

Graphic Scale: 1" = 20' (H&V)

PAVING LEGEND

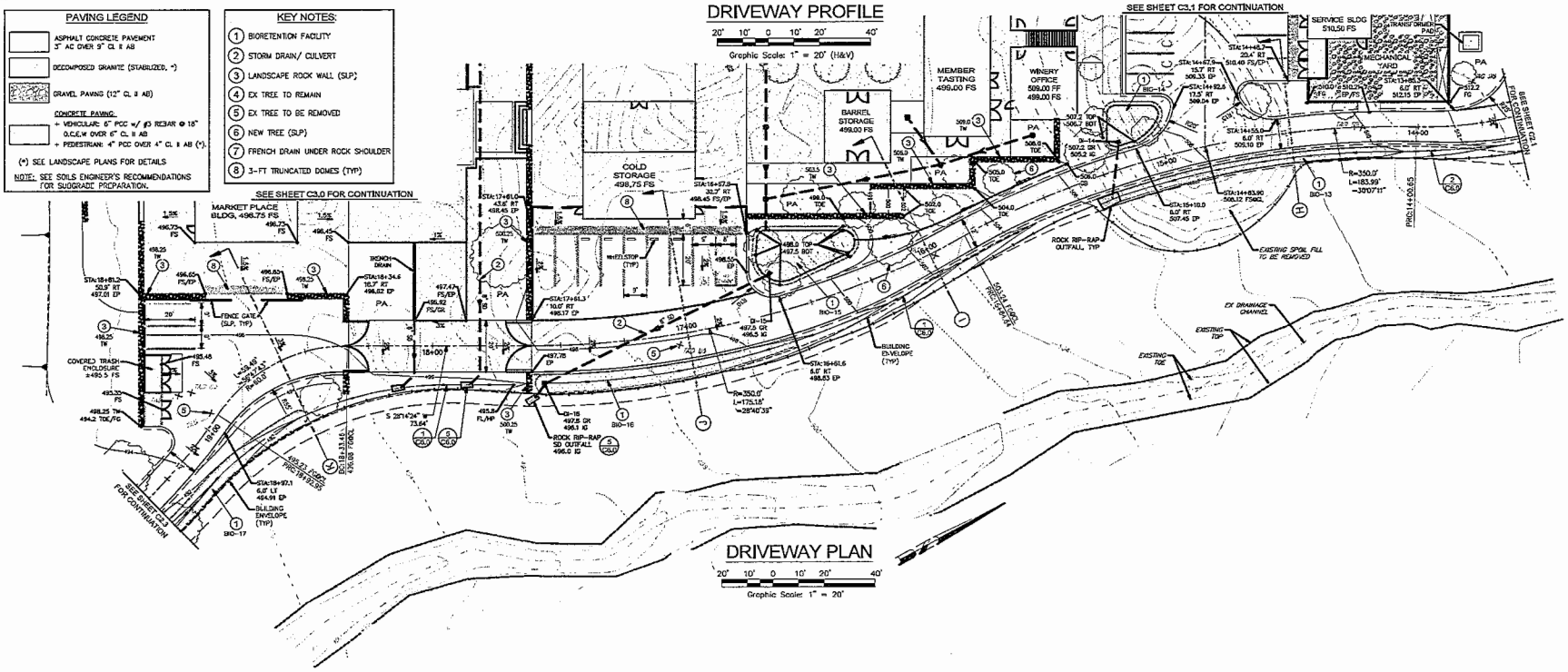
- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)
- CONCRETE PAVING:
  - + VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
  - + PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

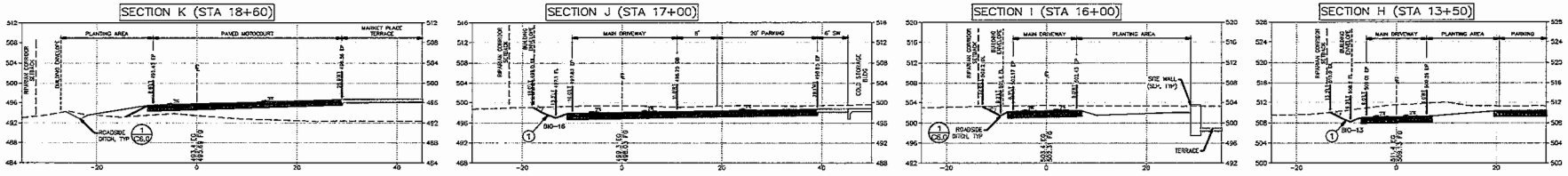
KEY NOTES:

1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
4. EX TREE TO REMAIN
5. EX TREE TO BE REMOVED
6. NEW TREE (SLP)
7. FRENCH DRAIN UNDER ROCK SHOULDER
8. 3-FT TRUNCATED DOMES (TYP)



DRIVEWAY PLAN

Graphic Scale: 1" = 20'



TYPICAL SECTIONS

Graphic Scale: 1" = 10' (H&V)

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1180 CAMPAGNA LANE
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REGISTERED PROFESSIONAL ENGINEER — DENIS R. ROBERTS — No. 41833 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GFBV
Checked By	DRR
Project No.	20200.01

Date	Issue
12.23.21	Drawing set DESIGN REVIEW

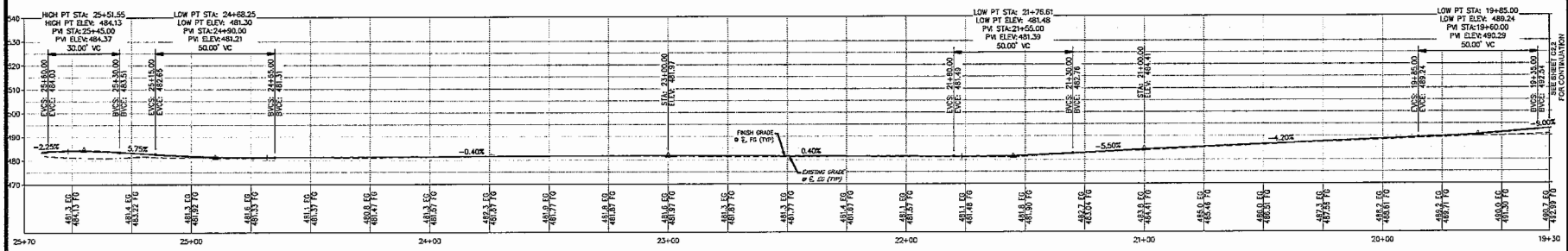
DRIVEWAY PLAN & PROFILE

SCALE : AS NOTED

C2.2

4 OF 12

PRELIMINARY - NOT FOR CONSTRUCTION



DRIVEWAY PROFILE

Graphic Scale: 1" = 20' (H&V)

KEY NOTES:

1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
4. EX TREE TO REMAIN
5. EX TREE TO BE REMOVED
6. NEW TREE (SLP)
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8. 3-FT TRUNCATED DOMES (TYP)

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
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- GRAVEL PAVING (12" CL II AB)
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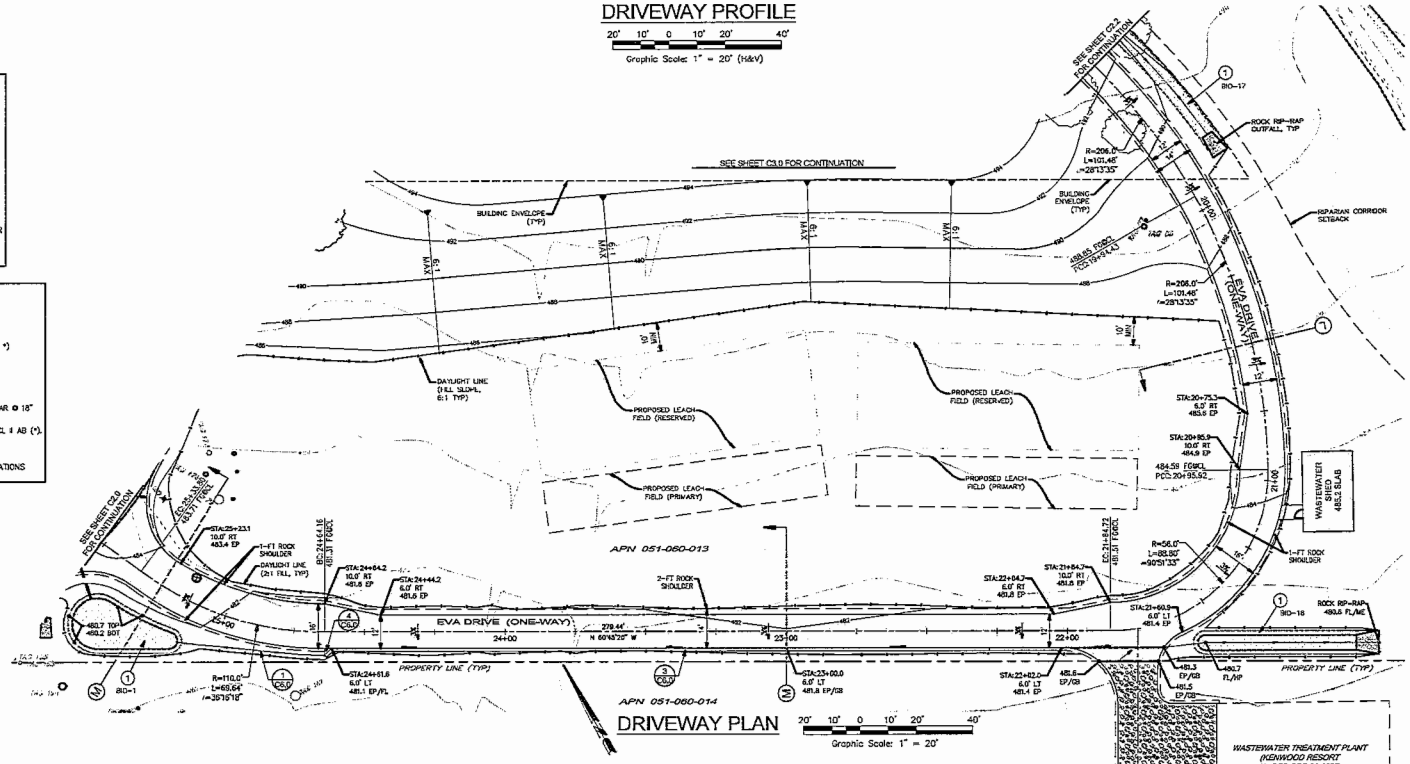
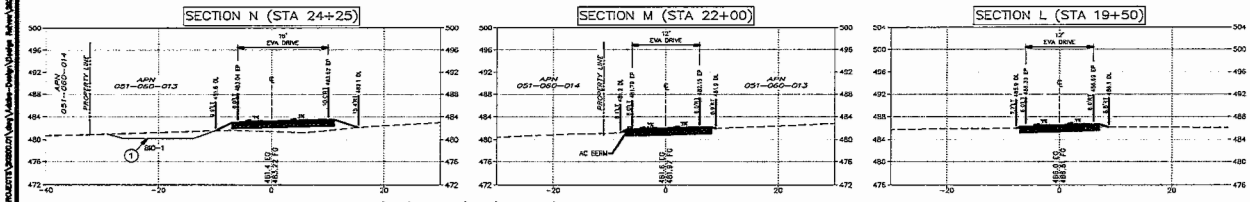
  - + VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.EW OVER 6" CL II AB
  - + PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).
- (*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.



DRIVEWAY PLAN

Graphic Scale: 1" = 20'



TYPICAL SECTIONS

Graphic Scale: 1" = 10' (H&V)

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REGISTERED PROFESSIONAL ENGINEER — No. 41833 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GRN
Checked By	DRG
Project No.	20200.01

Date	Issue Drawing set
12.23.21	DESIGN REVIEW

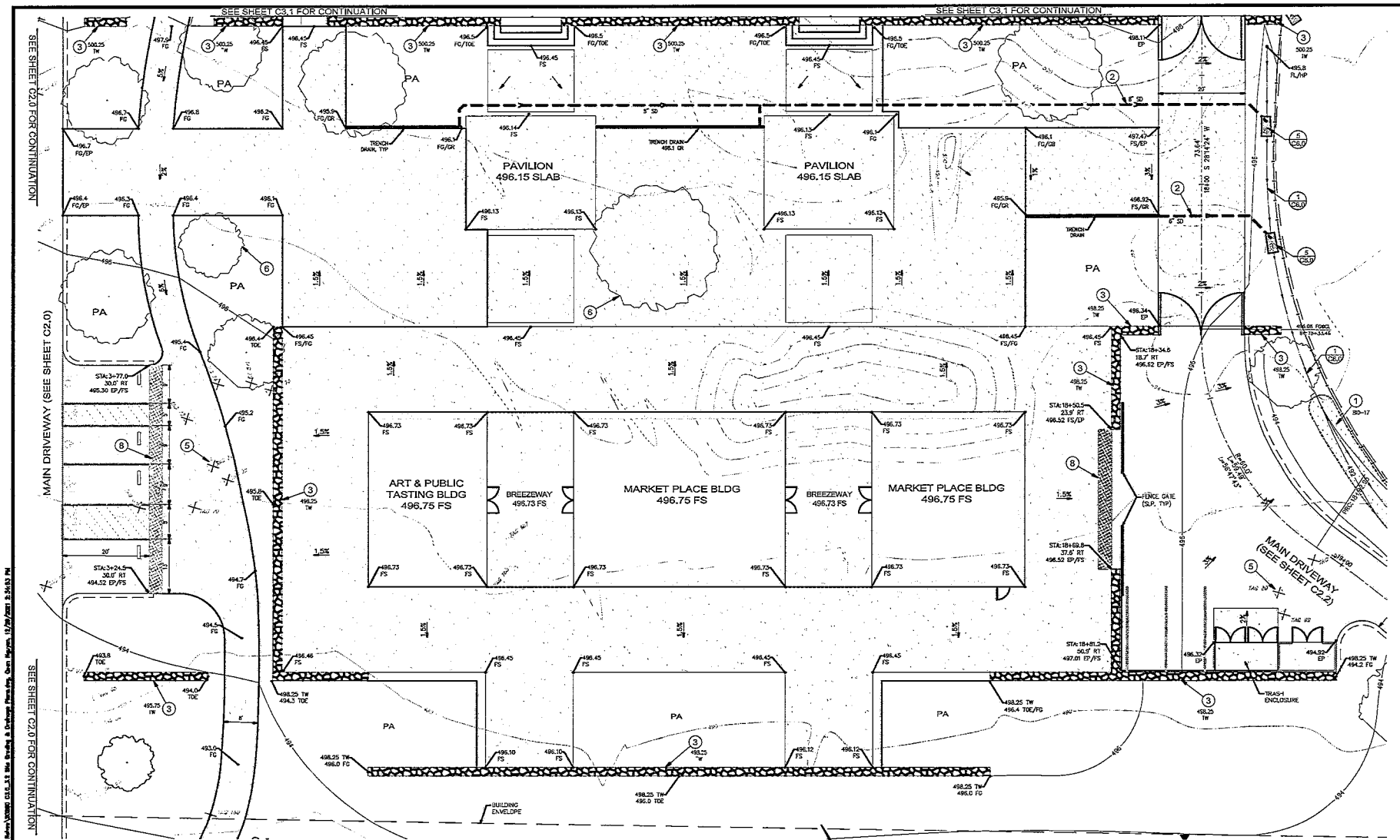
DRIVEWAY PLAN & PROFILE

SCALE : AS NOTED

C2.3

PRELIMINARY - NOT FOR CONSTRUCTION

N:\2020 PROJECTS\20200.01\dwg\Adobe-Dwgs\Grading Retard\20200 C2.0_2.3 Driveway Plan & Profile.dwg, Gene Hayden, 12/20/2021 8:50:51 PM



SITE GRADING & DRAINAGE PLAN

Graphic Scale: 1" = 10'

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)

CONCRETE PAVING:
+ VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
+ PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

KEY NOTES:

1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
4. EX TREE TO REMAIN
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6. NEW TREE (SLP)
7. FRENCH DRAIN UNDER ROCK SHOULDER
8. 3-FT TRUNCATED DOMES (TYP)

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REGISTERED PROFESSIONAL ENGINEER DAVID R. BOSH No. 41633 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GRW
Checked By	DRB
Project No.	202000.01

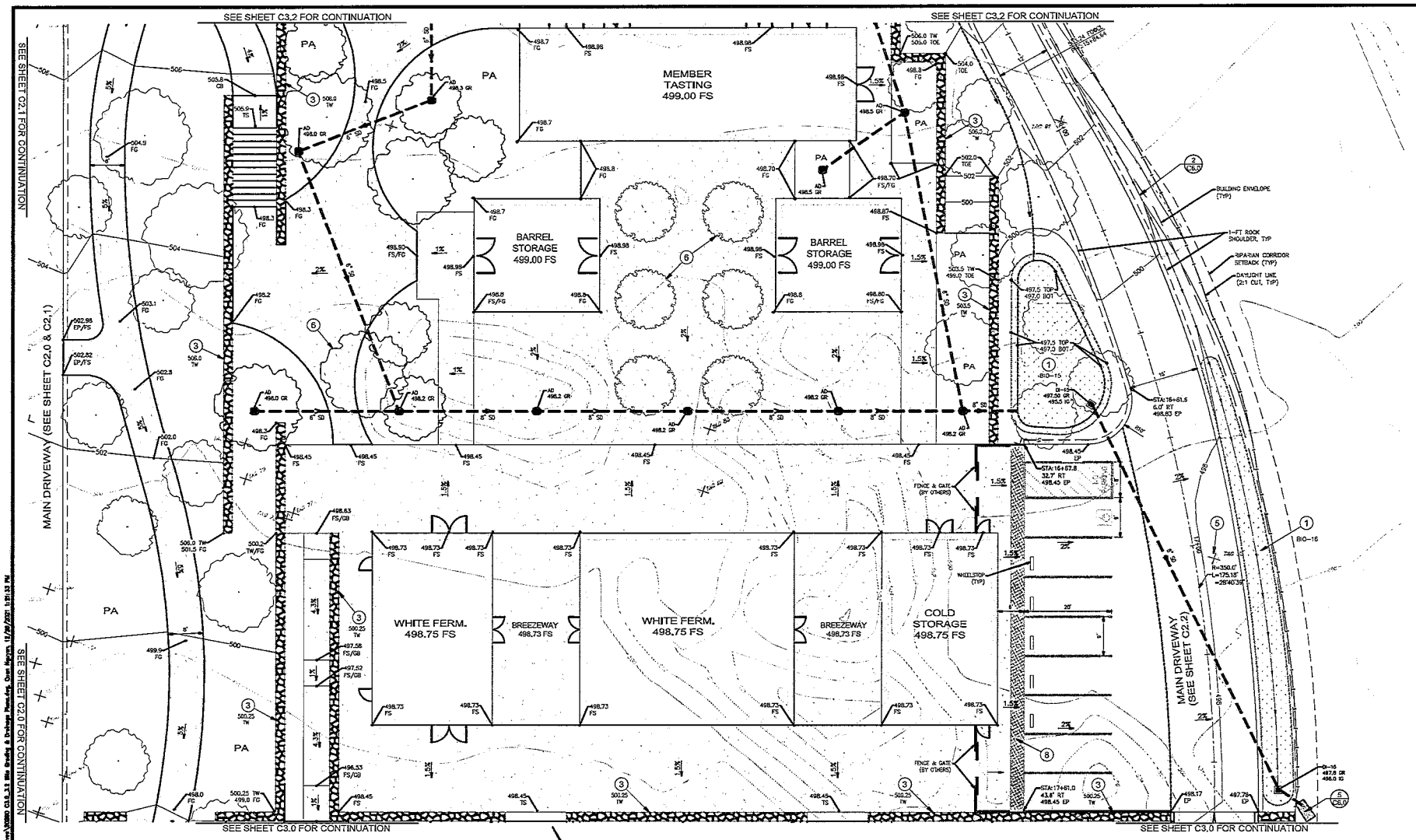
Date	Issue
12.23.21	DESIGN REVIEW

SITE GRADING & DRAINAGE PLAN

SCALE : AS NOTED

C3.0

PRELIMINARY - NOT FOR CONSTRUCTION



SITE GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)

CONCRETE PAVING:
+ VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
+ PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

KEY NOTES:

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3. LANDSCAPE ROCK WALL (SLP)
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7. FRENCH DRAIN UNDER ROCK SHOULDER
8. 3-FT TRUNCATED DOMES (TYP)

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1180 CANDAGNA LANE
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REGISTERED PROFESSIONAL ENGINEER DAVID R. BIRD No. 41833 Exp. 3/31/2023 CIVIL STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	JRW
Checked By	DRB
Project No.	20200.01

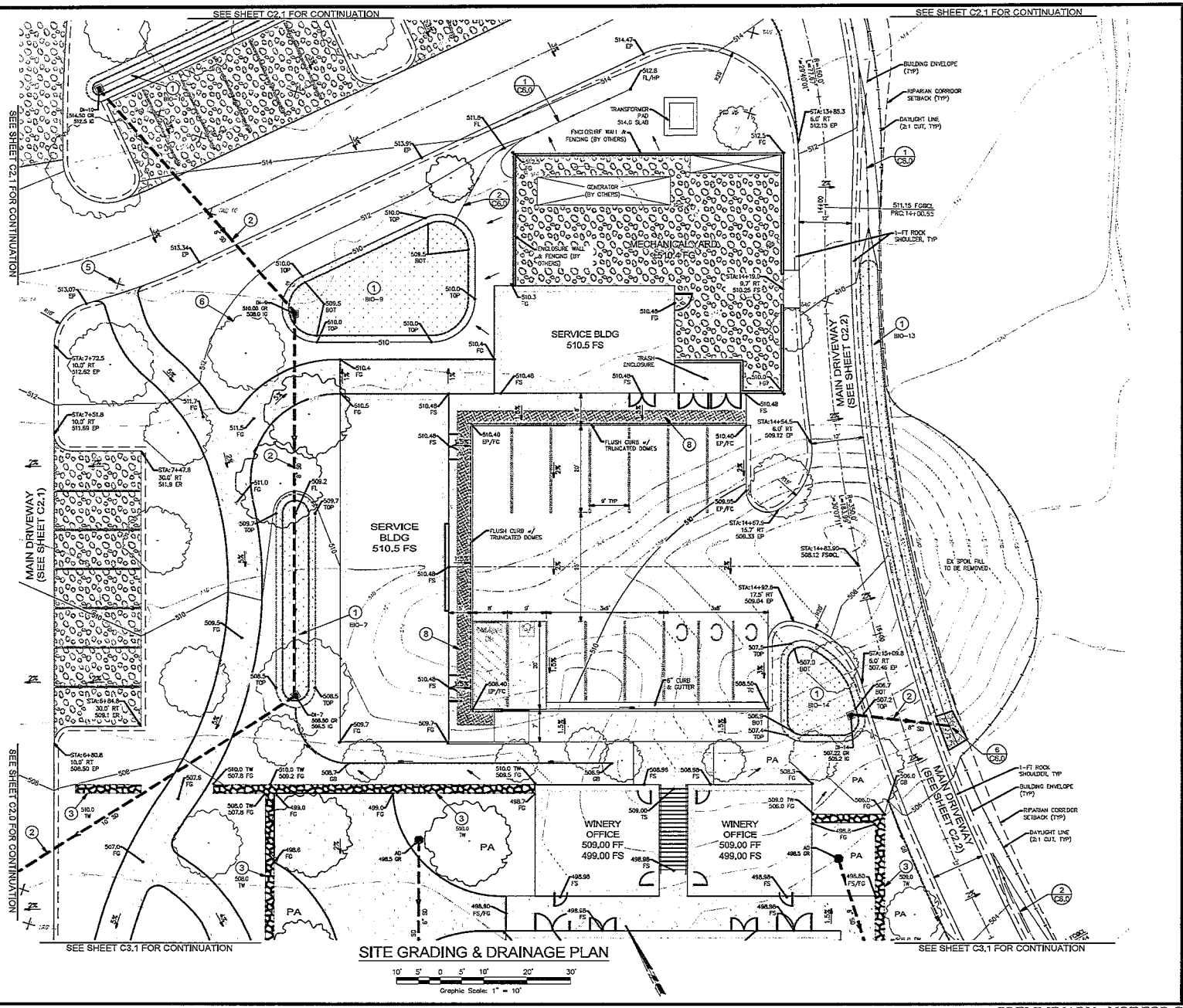
Date	Issue
12.30.21	Drawing set DESIGN REVIEW

SITE GRADING & DRAINAGE PLAN

SCALE : AS NOTED

C3.1

PRELIMINARY - NOT FOR CONSTRUCTION



KEY NOTES:

1. BIORETENTION FACILITY
2. STORM DRAIN/ CULVERT
3. LANDSCAPE ROCK WALL (SLP)
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PAVING LEGEND

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- CONCRETE PAVING: + VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB + PEDESTRIAN: 4" PCC OVER 4" CL II AB (*).

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

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REGISTERED PROFESSIONAL ENGINEER — DAVID R. BOWEN — No. 41833 — Exp. 3/31/2023 — CIVIL — STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	CRW
Checked By	DRB
Project No.	20200.01

Date	Issue Drawing set
12.23.21	DESIGN REVIEW

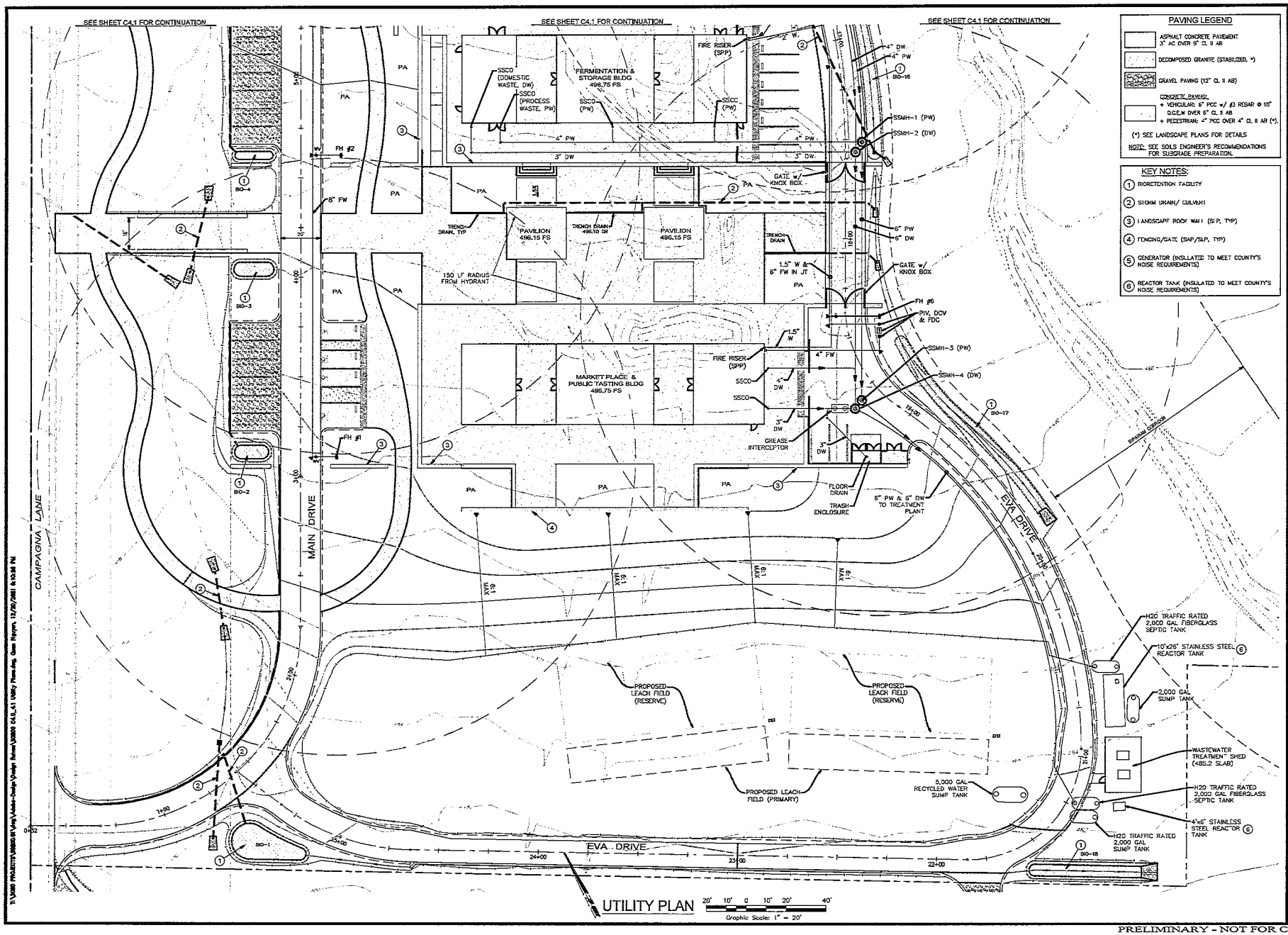
SITE GRADING & DRAINAGE PLAN

SCALE : AS NOTED

C3.2

PRELIMINARY - NOT FOR CONSTRUCTION

J:\20200 PROJECTS\20200.01\Dwg\Adobe-Dwgs\Design Adobe\20200 C3.0_3.2 Site Grading & Drainage Plans.dwg, Owen Nguyen, 12/23/2021 8:27:53 PM



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REGISTERED PROFESSIONAL ENGINEER DAVID R. BROWN No. 41633 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

Plot Date	12/28/21
Drawn By	GRW
Checked By	DRB
Project No.	20200.01

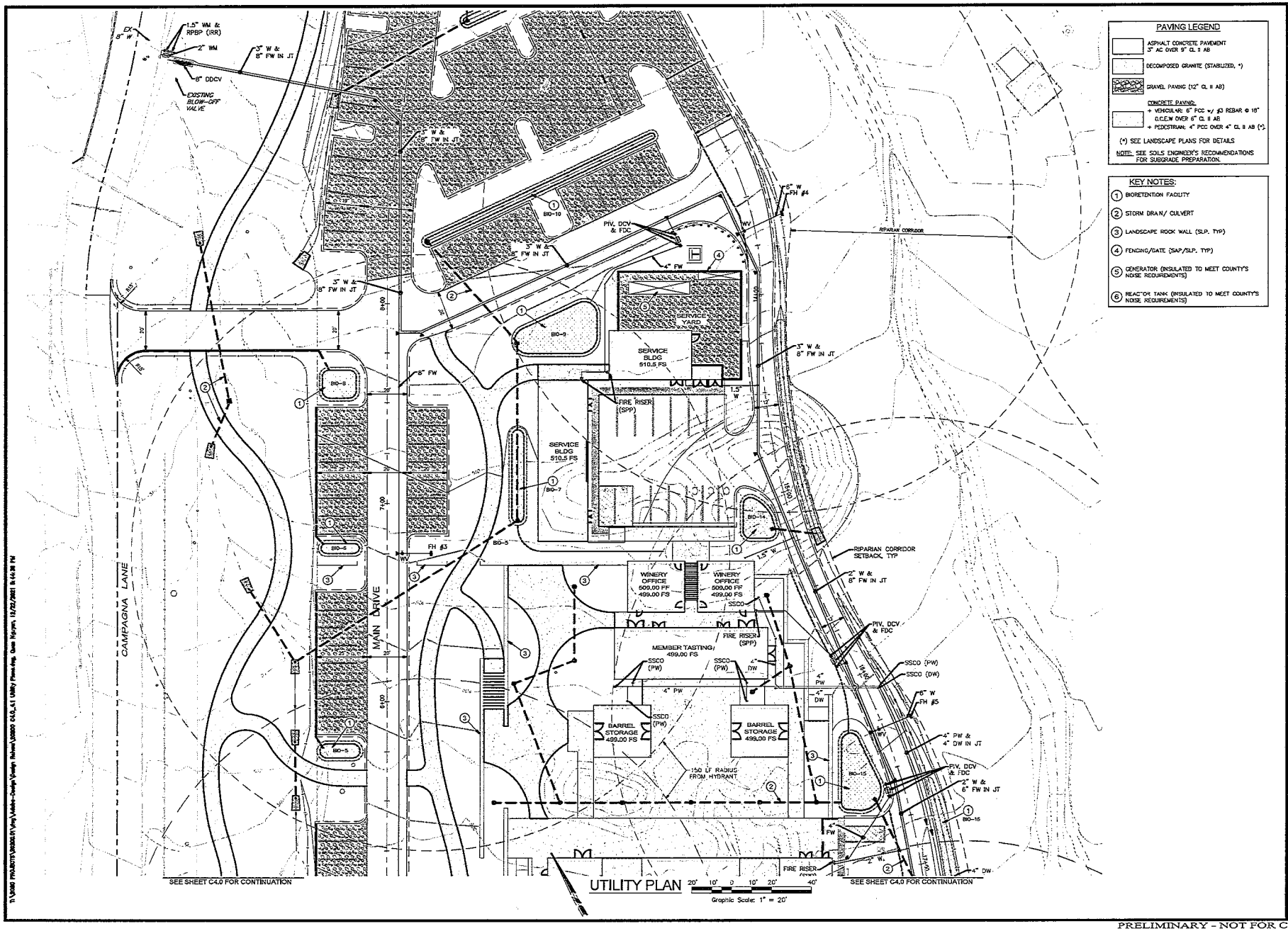
Date	Issue Drawing set
12.23.21	DESIGN REVIEW

UTILITY PLAN

SCALE : AS NOTED

C4.0

PRELIMINARY - NOT FOR CONSTRUCTION



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KENWOOD, CALIFORNIA 95409

REGISTERED PROFESSIONAL ENGINEER ROYCE R. WOODY No. 41653 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GRW
Checked By	RRW
Project No.	20200.01

Date	Issue
12.23.21	Drawing set DESIGN REVIEW

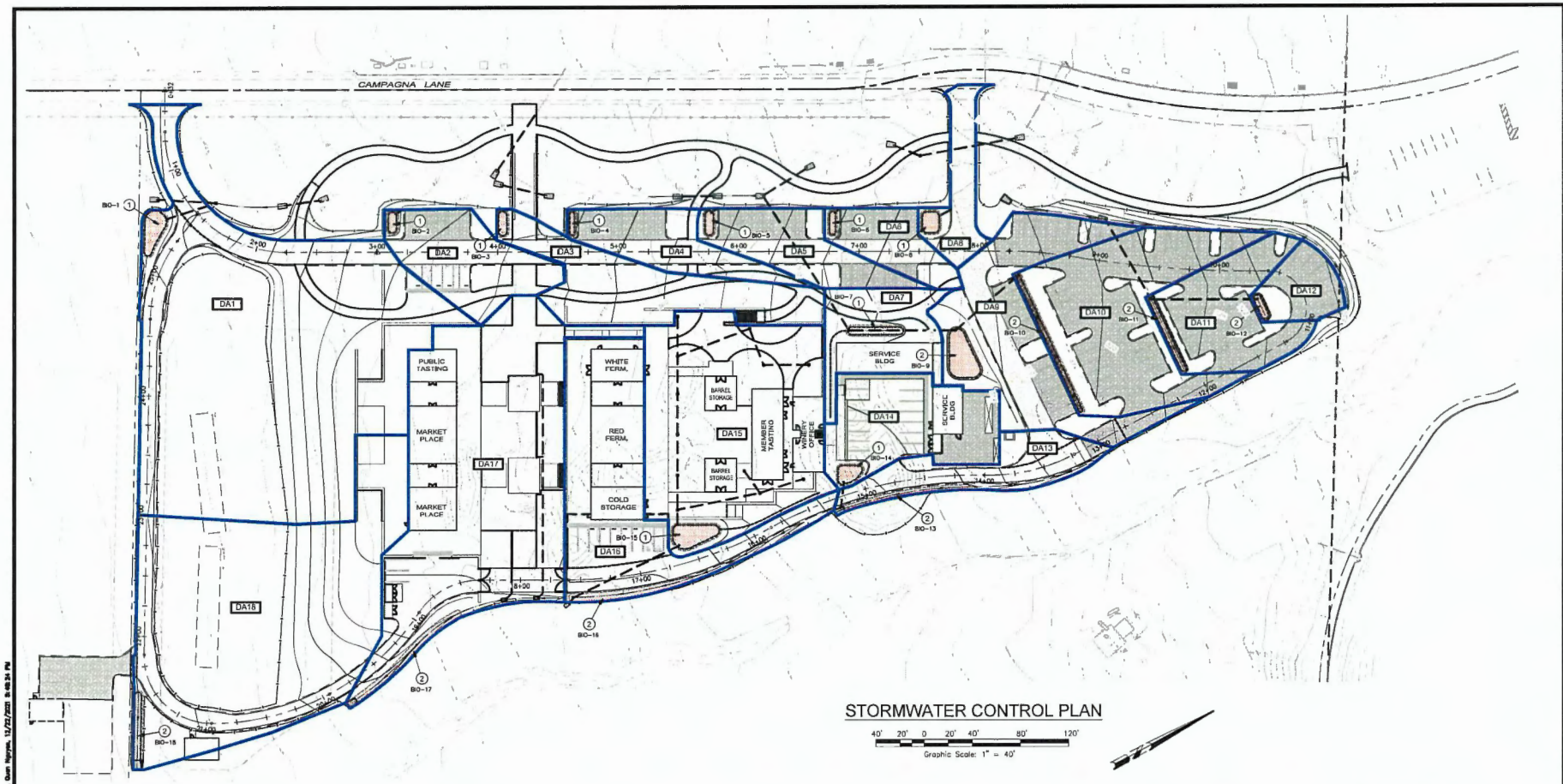
UTILITY PLAN

SCALE : AS NOTED

C4.1

10 OF 12

PRELIMINARY - NOT FOR CONSTRUCTION



STORMWATER CONTROL PLAN

40' 20' 0 20' 40' 80' 120'

Graphic Scale: 1" = 40'

DRAINAGE AREA LEGEND

- DA1 — DRAINAGE AREA
- (1) — POINT OF CONCENTRATION
- DRAINAGE AREA BOUNDARY
- PROPERTY LINE (℄)
- DIRECTION OF FLOW
- BIORETENTION FACILITY

PAVING LEGEND

- ASPHALT CONCRETE PAVEMENT 3" AC OVER 9" CL II AB
- DECOMPOSED GRANITE (STABILIZED, *)
- GRAVEL PAVING (12" CL II AB)
- CONCRETE PAVING:
  - + VEHICULAR: 6" PCC w/ #3 REBAR @ 18" O.C.E.W OVER 6" CL II AB
  - + PEDESTRIAN: 4" PCC OVER 4" CL II AB (*)

(*) SEE LANDSCAPE PLANS FOR DETAILS

NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

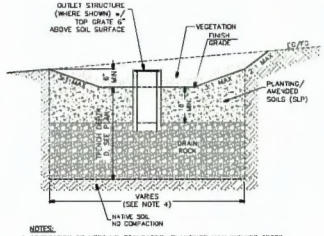
KEY NOTES:

1. BIORETENTION FACILITY - RAIN GARDEN TYPE
2. BIORETENTION FACILITY - ROADSIDE SWALE TYPE

DA NO.	TOTAL AREA (ACRES)	FACILITY NAME	BIO DETAIL	TOTAL BIO AREA (SF)	TRENCH DEPTH (D, FT)	DESIGN VOLUME (*) (CF)	REQUIRED VOLUME (CF)
DA1	1.25	BIO-1	1	596	2.5	976	851
DA2	0.18	BIO-2	1	178.5	3	321	321
DA3	0.26	BIO-3	1	208	2.5	333	221
DA4	0.14	BIO-4	1	145	3.75	300	297
DA5	0.15	BIO-5	1	208	3	375	349
DA6	0.10	BIO-6	1	162	2.5	256	177
DA7	0.17	BIO-7	1	424	2.5	681	178
DA8	0.10	BIO-8	1	318	2.5	517	245
DA9	0.36	BIO-9	2	963	3.0	1785	474
DA10	0.41	BIO-10	2	772	2.5	1213	431
DA11	0.21	BIO-11	2	485	2.5	770	249
DA12	0.08	BIO-12	2	199	2.5	317	85
DA13	0.17	BIO-13	2	423	2.5	638	276
DA14	0.21	BIO-14	1	358	2.75	619	598
DA15	0.60	BIO-15	1	725	2.5	1193	1157
DA16	0.43	BIO-16	2	620	4	1347	1310
DA17	0.82	BIO-17	2	726	6	2157	2092
DA18	0.89	BIO-18	2	483	2.5	774	474

NOTES

(*) THE TOTAL VOLUME INCLUDES SURFACE VOLUME (SEE LID CALCULATIONS).

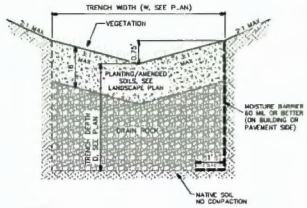


NOTES:

1. VEGETATION TO MEET LID STANDARDS; PLANTINGS MAY INCLUDE TREES.
2. AMENDED SOILS SHALL HAVE INFILTRATION RATE 5"/HR MIN AND POROSITY=0.60 MIN.
3. DRAIN ROCK SHALL HAVE POROSITY = 0.40 MIN.
4. SEE TABLE ON THIS SHEET FOR FACILITY AREA/ DIMENSIONS AND TRENCH DEPTH (D).

(1) BIORETENTION FACILITY - RAIN GARDEN TYPE

NTS



NOTES:

1. SWALE SHALL DRAIN TOWARD OUTLET AT A MIN SLOPE 0.5%.
2. VEGETATION TO MEET LID STANDARDS; PLANTINGS MAY INCLUDE TREES.
3. AMENDED SOILS SHALL HAVE INFILTRATION RATE 5"/HR MIN AND POROSITY=0.60 MIN.
4. DRAIN ROCK SHALL HAVE POROSITY = 0.40 MIN.
5. SEE TABLE ON THIS SHEET FOR FACILITY DIMENSIONS AND TRENCH DEPTH.

(2) BIORETENTION FACILITY - ROADSIDE SWALE TYPE

NTS

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

REGISTERED PROFESSIONAL ENGINEER DAVID R. BURR No. 41833 Exp. 3/31/2023 CIVIL STATE OF CALIFORNIA

Plot Date	12/2021
Drawn By	GRTV
Checked By	DRB
Project No.	20200.01

Date	Issue Drawing set
12.23.21	DESIGN REVIEW

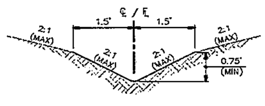
STORMWATER CONTROL PLAN

SCALE : AS NOTED

C5.0

PRELIMINARY - NOT FOR CONSTRUCTION

J:\2020 PROJECTS\20200.01 Vang\Adobe-Design\Design Review\20200 C5.0 Stormwater Control Plan.dwg, Burr Virginia, 12/22/2021 8:48:24 PM

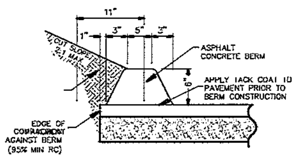


NOTES:

1. SWALE DEPTH IS 0.75' MIN UNLESS OTHERWISE NOTED.
2. SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MIN SLOPE 0.5%. SLOPE OF ROADSIDE SWALES SHALL FOLLOW ROADWAY PROFILE UNLESS OTHERWISE NOTED ON THE PLANS.
3. INSTALL EROSION CONTROL BLANKETS (ROLLMAX S150 OR EQUA) WHERE VEGETATION IS NOT ESTABLISHED BEFORE WET SEASON.

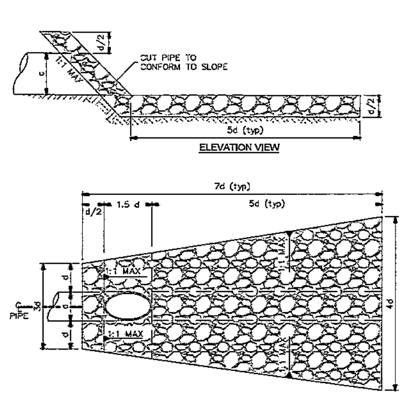
(1) VEGETATED SWALE

NTS



(3) AC BERM

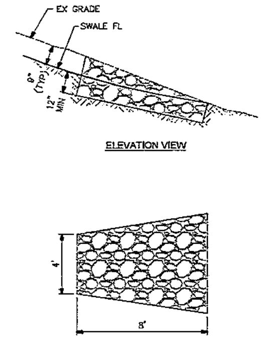
NTS



NOTE: ROCKS TO BE PLACED PER CALTRANS 2018 SPECIFICATIONS SECTION 72, METHOD B, CLASS I (9" DIAMETER ROCKS WITH NOMINAL MEDIAN PARTICLE WEIGHT W_{50} = 60 LBS)

(5) ROCK RIP-RAP STORM DRAIN INLET/OUTLET

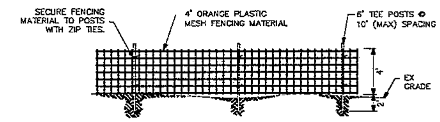
NTS



NOTE: ROCKS TO BE PLACED PER CALTRANS 2018 SPECIFICATIONS SECTION 72, METHOD B, CLASS II (9" DIAMETER ROCKS WITH NOMINAL MEDIAN PARTICLE WEIGHT W_{50} = 60 LBS)

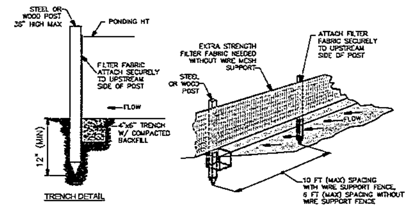
(6) ROCK RIP-RAP SWALE OUTFALL

NTS



(7) PROTECTION FENCING

NTS

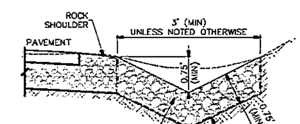


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

(8) SILT FENCE

NTS

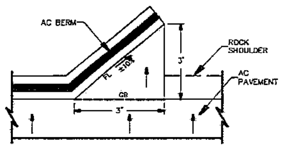


PLACE ROCKS PER CALTRANS 2018 SPECIFICATIONS SECTION 72, METHOD B, CLASS I (6" DIAMETER ROCKS WITH NOMINAL MEDIAN PARTICLE WEIGHT W_{50} = 20 LBS)

NOTE: SLOPE OF ROADSIDE ROCK-LINED DITCHES SHALL FOLLOW ROADWAY PROFILE UNLESS OTHERWISE NOTED ON THE PLANS.

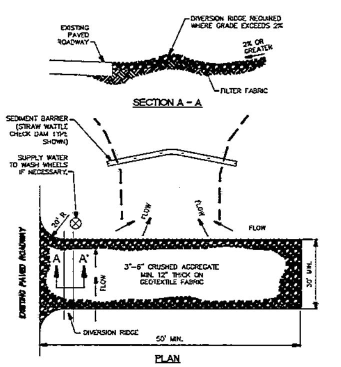
(2) ROCK-LINED DITCH

NTS



(4) AC BERM OUTFALL

NTS

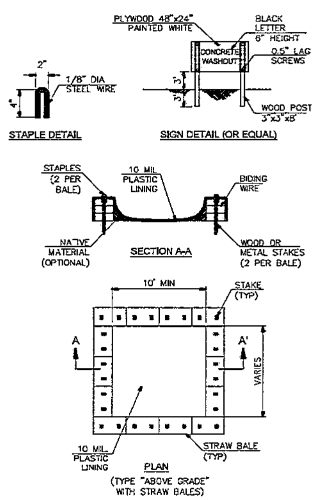


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

(9) TEMPORARY CONSTRUCTION ENTRANCE

NTS

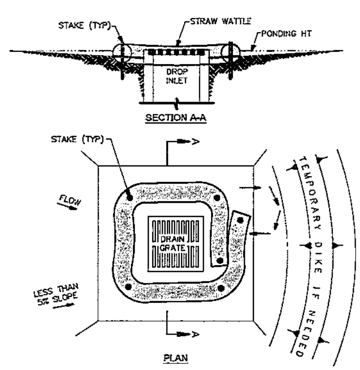


NOTES:

1. ACTUAL LAYOUT AND LOCATION DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

(10) CONCRETE WASHOUT

(NOT TO SCALE)

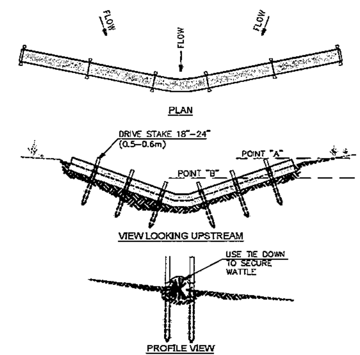


NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

(11) STRAW WATTLE DROP INLET SEDIMENT BARRIER

NTS

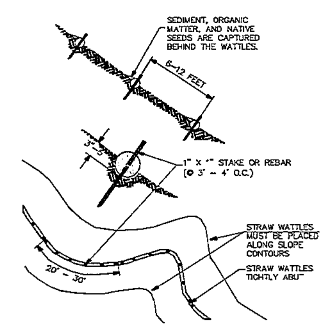


NOTES:

1. EMBED WATTLES 4" (100mm) INTO THE SOIL AND "KEY" WATTLES INTO THE SWALE BANKS.
2. POINT "A" MUST BE HIGHER THAN POINT "B". (SPILLWAY HEIGHT)
3. PLACE WATTLES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING.
4. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

(12) STRAW WATTLE CHECK DAM

NTS



NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROX. 8" DIA AND 20 - 30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

(13) STRAW WATTLE SLOPE PROTECTION

NTS

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

REGISTERED PROFESSIONAL ENGINEER DAVID R. BROWN No. 41833 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

Plot Date 12/2021
Drawn By GHN
Checked By DRB
Project No. 20200.01

Date	Issue Drawing set
12.23.21	DESIGN REVIEW

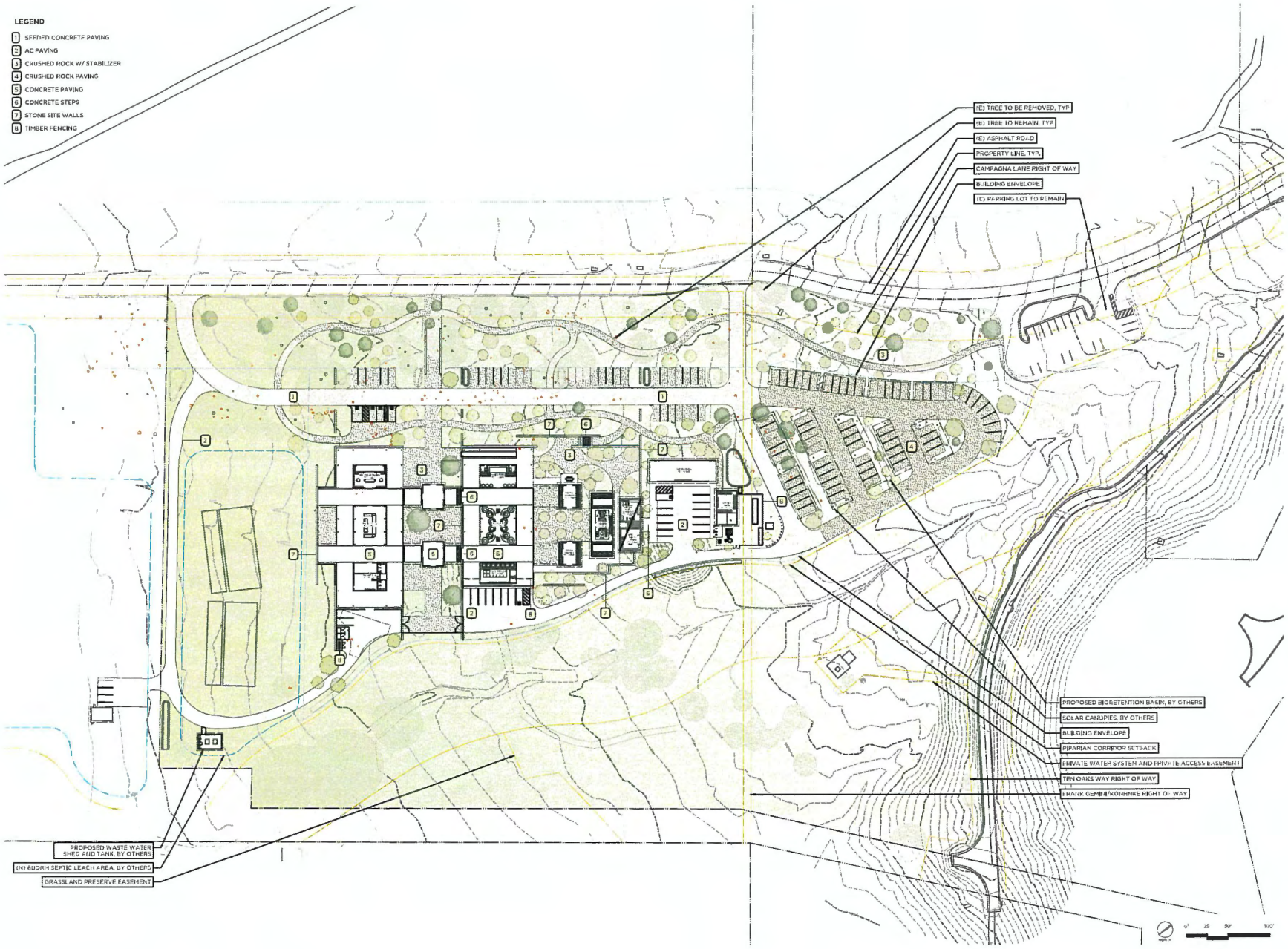
TYPICAL DETAILS

SCALE : AS NOTED

C6.0

12 OF 12

PRELIMINARY - NOT FOR CONSTRUCTION



GROUND STUDIO
LANDSCAPE ARCHITECTURE

O/831.655.1414
F/831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

Kenwood Ranch

1180 Campagna Lane
Kenwood, CA, 95409

APN: 051-260-011

Issue set: DESIGN REVIEW
Issue date: December 23rd, 2021

Revisions:

REV.	DESCRIPTION	DATE

Landscape Site Plan

Scale: 1" = 50'
Drawn by: IH

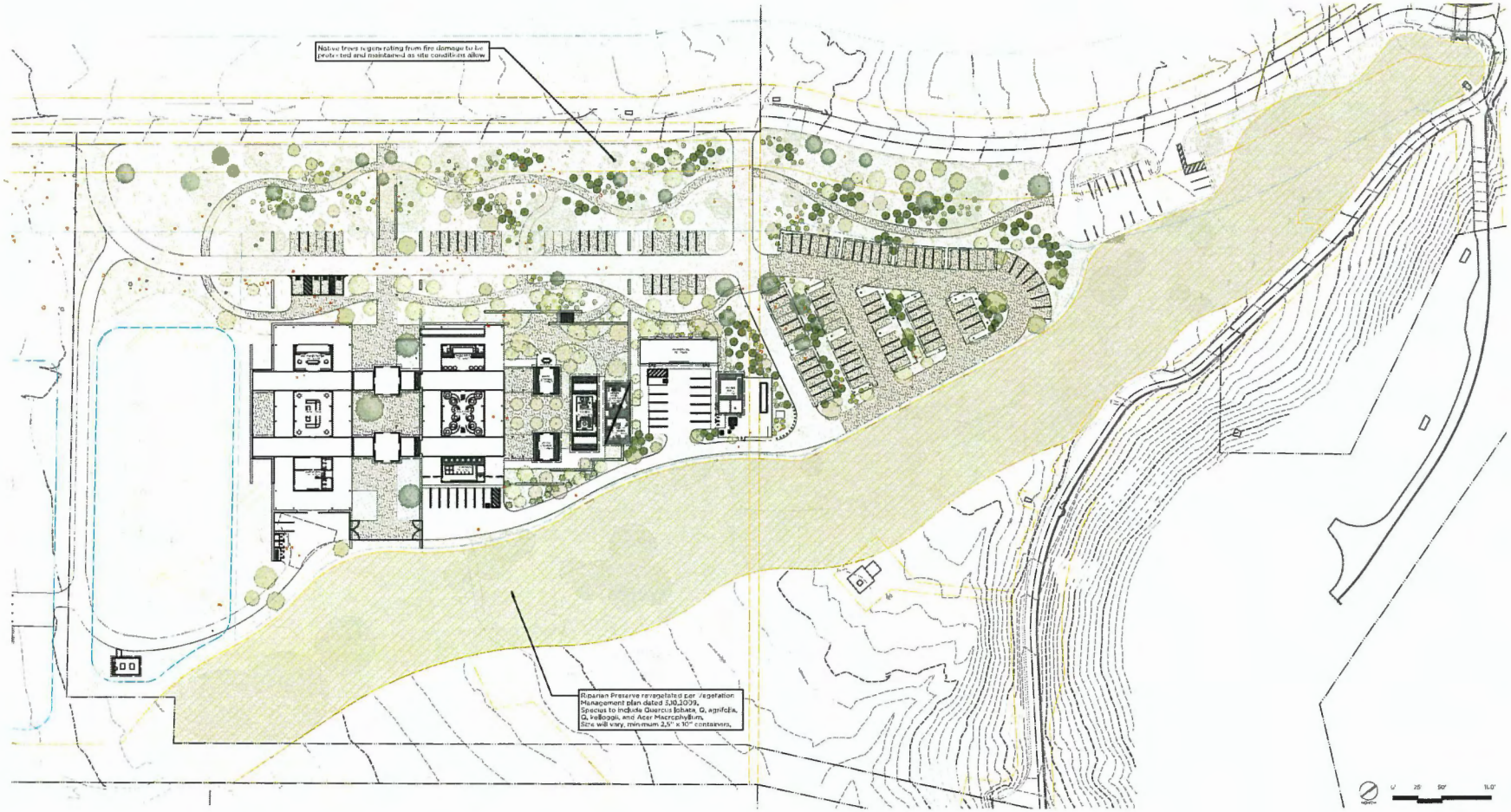
L1.0

PLANT LEGEND

TREES				Drip Irrigation
4	Acer macrophyllum	Big Leaf Maple	36" box	as shown
50	Quercus agrifolia	California Live Oak	36" box, 48" box 72" box, 96" box	Multi or Std.
6	Quercus engelmannii	Pasadena oak	48" box	as shown
52	Quercus kelloggii	Black Oak	36" box, 48" box 72" box	as shown
31	Quercus lobata	Valley Oak	36" box, 48" box 72" box	as shown
27	Quercus wislizeni	Interior live oak	36" box, 48" box 72" box	as shown

SHRUBS				Drip Irrigation
14	Garrya elliptica	Wavyleaf Silktassel	5 gal + 15 gal	as shown
147	Heteromeles arbutifolia	Toyon	5 gal, 15 gal, 24" box	as shown
111	Rhamnus californica 'Eve Case'	Eve Case Coffeeberry	5 gal + 15 gal	as shown
110	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal + 15 gal	as shown

NATIVE WOODLAND MEADOW				No Irrigation
143,881 sq. ft.	Eschscholzia californica	California Poppy	Hydroseed	
	Festuca californica	California Fescue	Hydroseed	
	Festuca idahoensis	Idaho Fescue	Hydroseed	
	Festuca rubra 'Molate'	Molate Red Fescue	Hydroseed	
	Lupinus nanus	Sky Lupine	Hydroseed	
	Festuca californica	California Fescue	1 gal + 5 gal	
NATIVE OPEN MEADOW				No Irrigation
71,045 sq. ft.	Danthonia californica	California Oatgrass	Hydroseed	
	Eschscholzia californica	California Poppy	Hydroseed	
	Festuca idahoensis	Idaho Fescue	Hydroseed	
	Festuca rubra 'Molate'	Molate Red Fescue	Hydroseed	
	Lupinus bicolor	Miniature Lupine	Hydroseed	
	Muhlenbergia rigens	Deer Grass	1 gal + 5 gal	
CENTRAL COURTYARD				Drip Irrigation
5,102 sq. ft.	Achillea spp.	Yarrow spp.	1 gal	
	Eschscholzia californica	California Poppy	1 gal	
	Festuca californica	California Fescue	1 gal + 5 gal	
WOODLAND TASTING GARDEN				Drip Irrigation
5,248 sq. ft.	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanitas	1 gal + 5 gal	
	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 gal + 3 gal	
	Muhlenbergia rigens	Deer Grass	1 gal + 5 gal	



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537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

Kenwood Ranch

1180 Campagna Lane
Kenwood, CA, 95409

APN: 051-260-011

Issue set: DESIGN REVIEW
Issue date: December 23rd, 2021

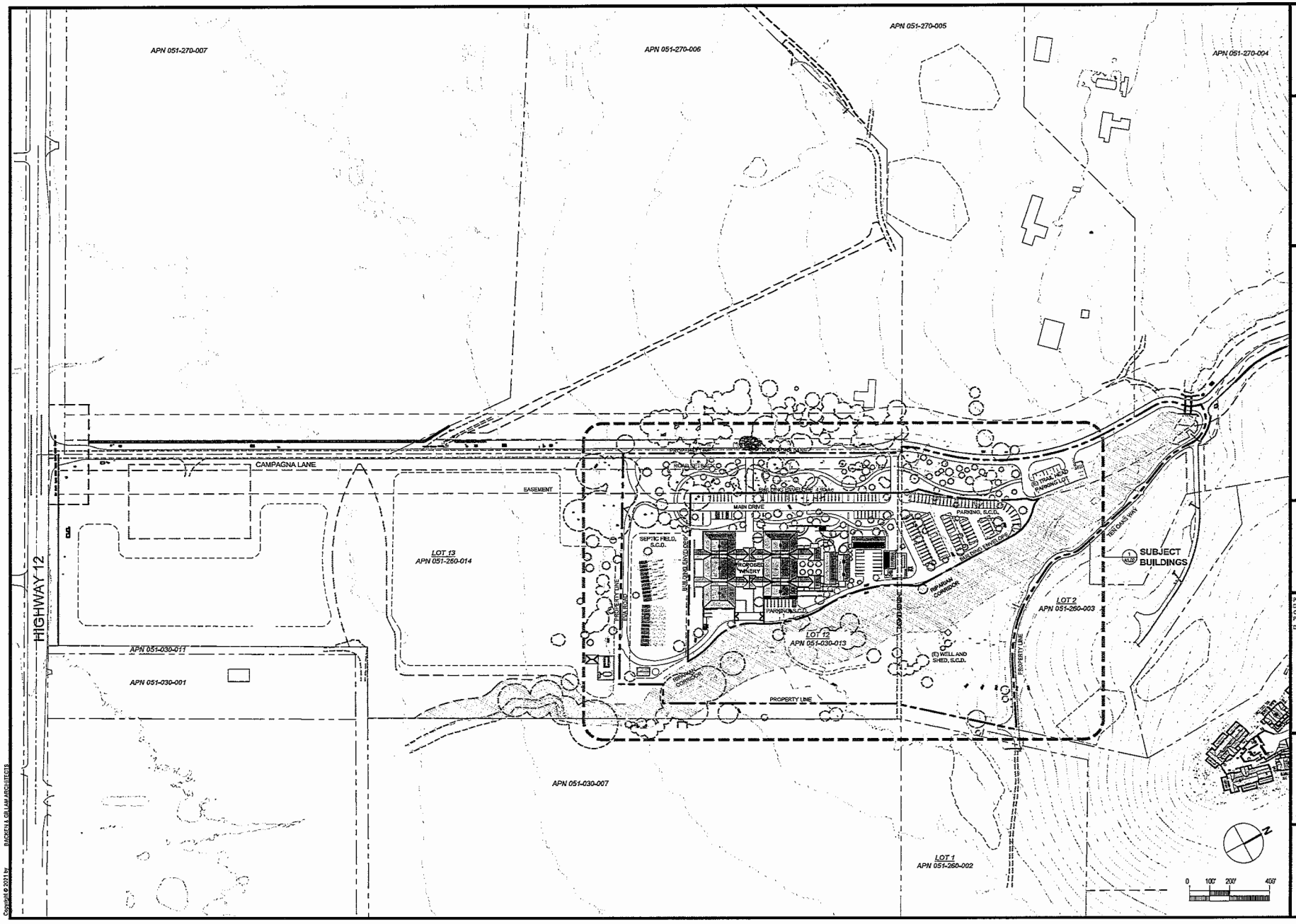
Revisions:

REV.	DESCRIPTION	DATE

Planting Plan

Scale: 1" = 50'
Drawn by: IH

L3.0



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THE KENWOOD RANCH WINERY

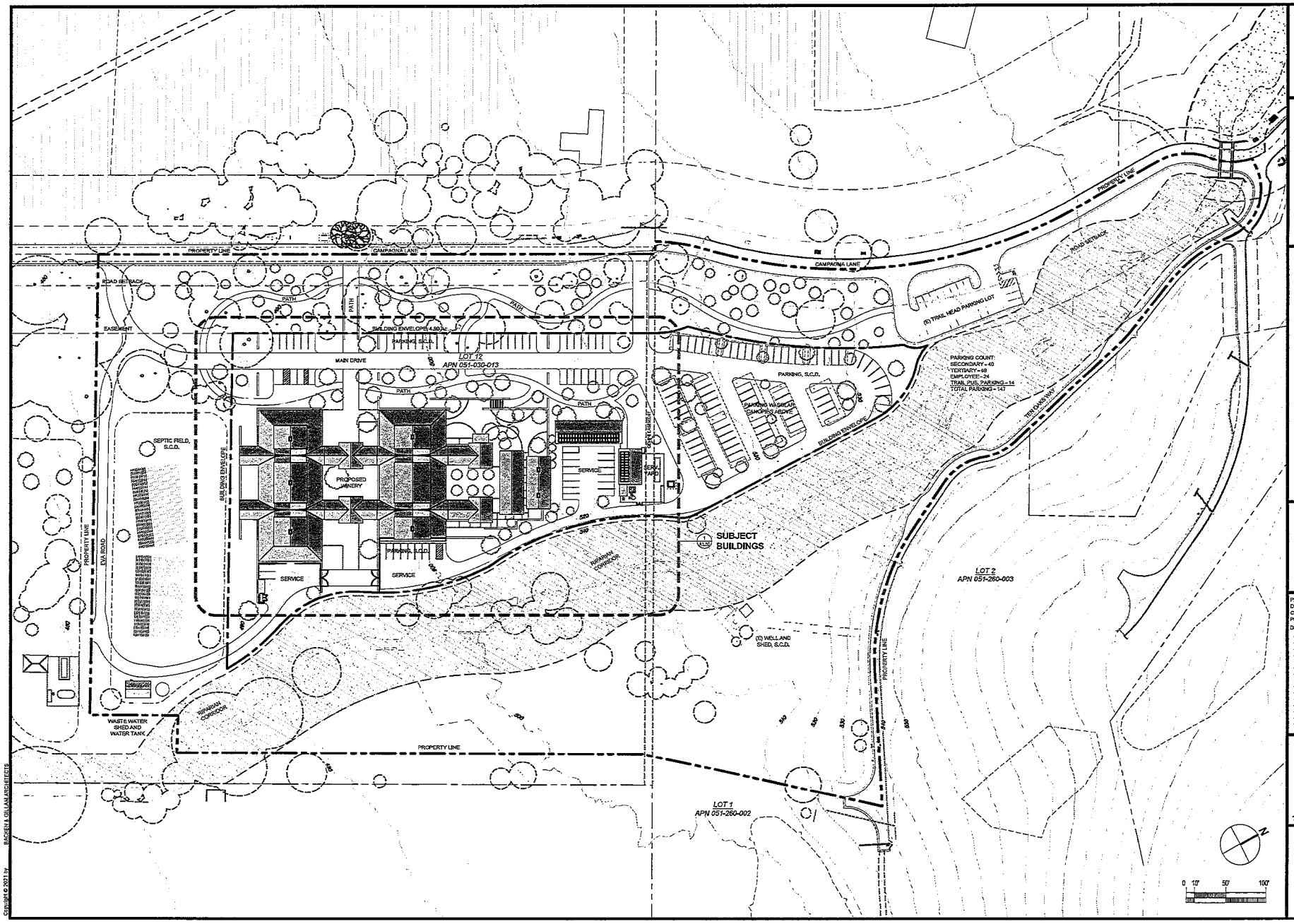
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, HM
Checked By	TS
Project No.	2020041
Date	Issue
12.23.21	DESIGN REVIEW

OVERALL SITE PLAN

1"=100'

A1.01



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THE KENWOOD RANCH WINERY

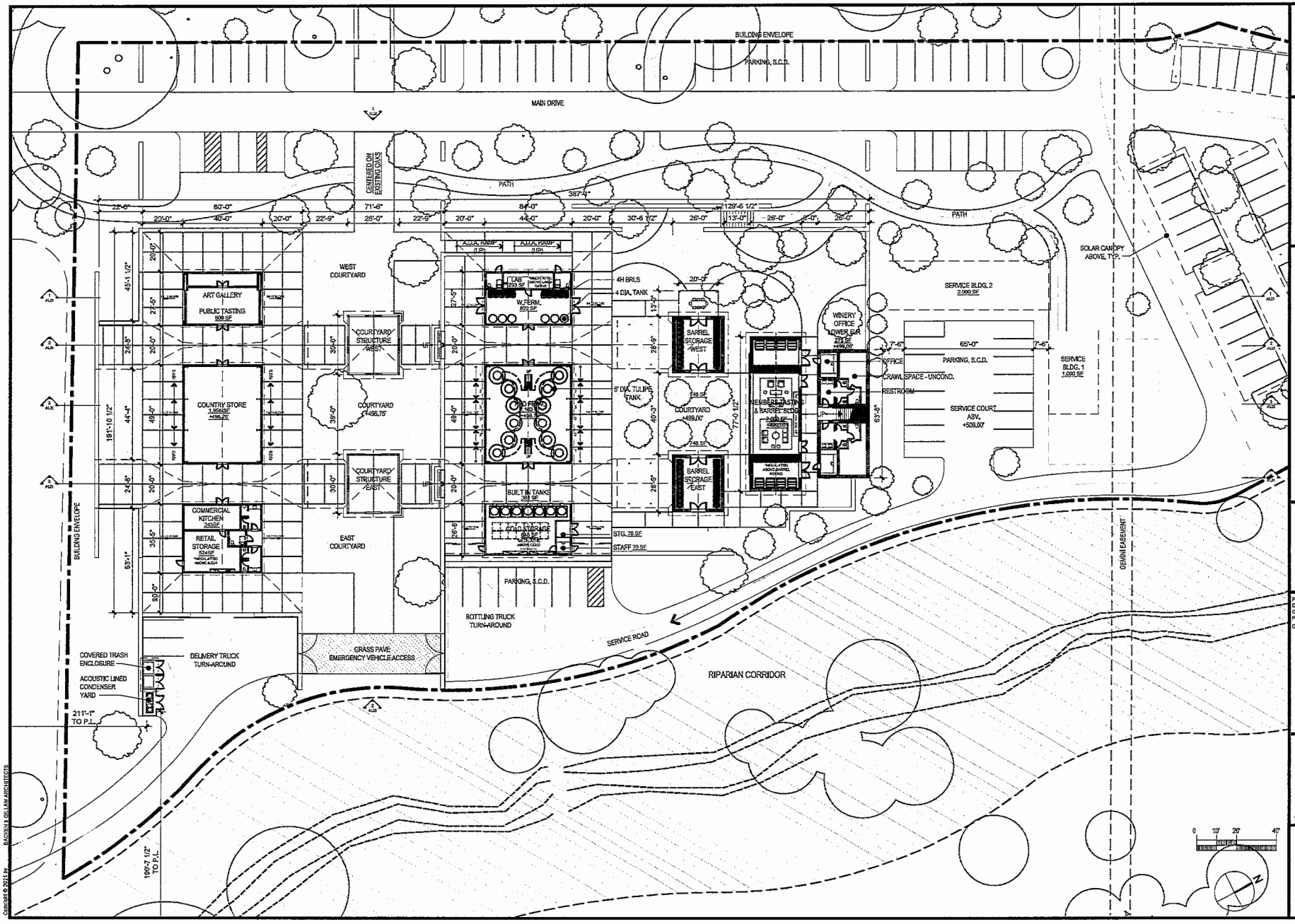
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-041
Date	Issue
12.23.21	DESIGN REVIEW

WINERY PROPERTY PLAN

1"=50'

A1.02



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THE KENWOOD RANCH WINERY

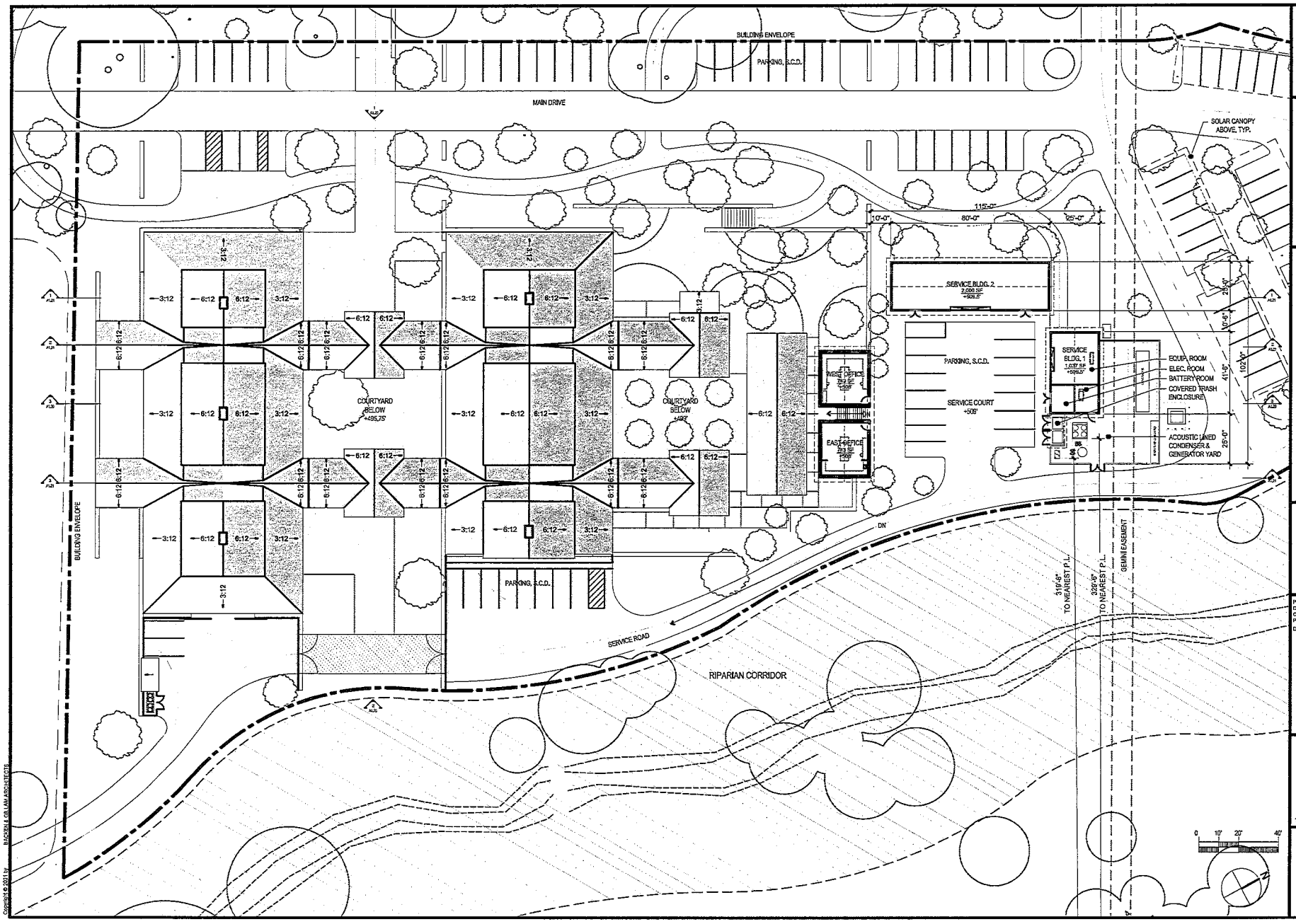
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.20.21	DESIGN REVIEW

SITE FLOOR PLAN MAIN

1"=20'

A1.10



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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	BF, RM
Checked By	TS
Project No.	202041
Date	Issue
12-23-21	DESIGN REVIEW

SITE FLOOR PLAN UPPER

1"=20'

A1.11

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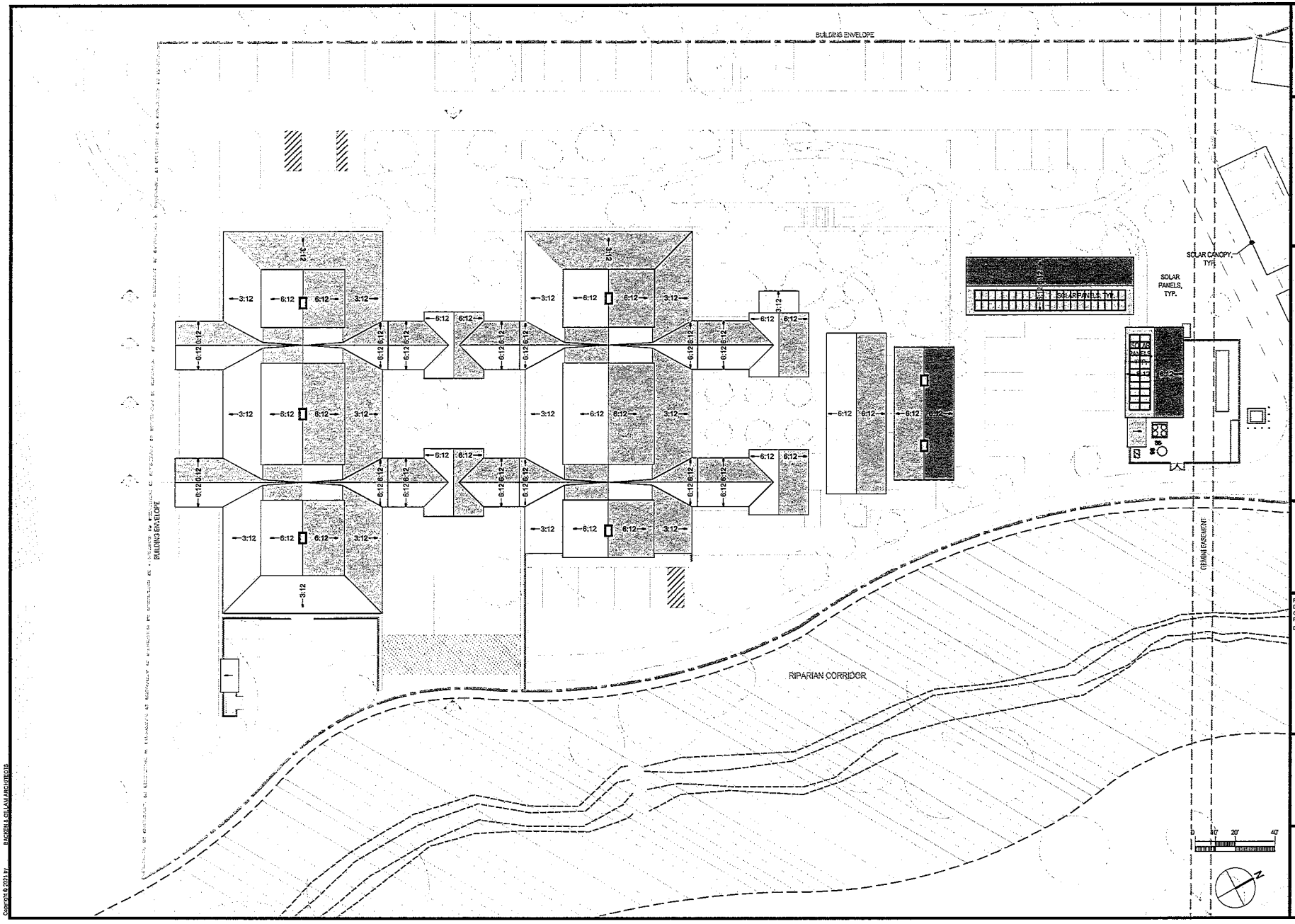

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Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TG
Project No.	202041
Date	Issue
11.23.21	DESIGN REVIEW

SITE ROOF PLAN

1"=20'

A1.12

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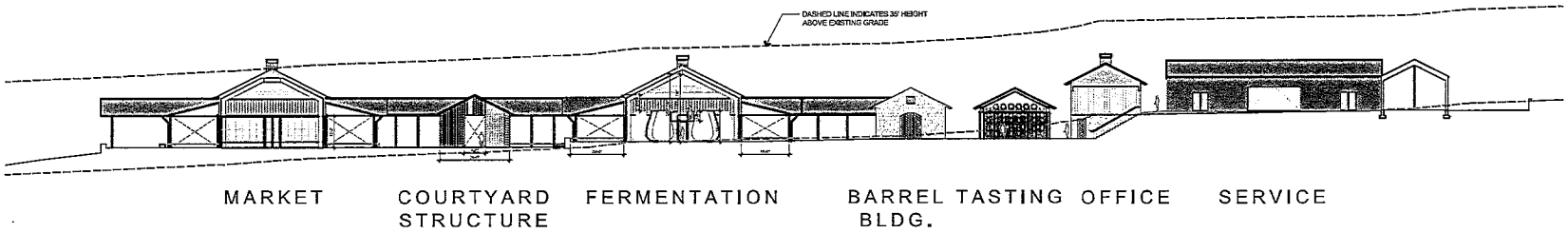
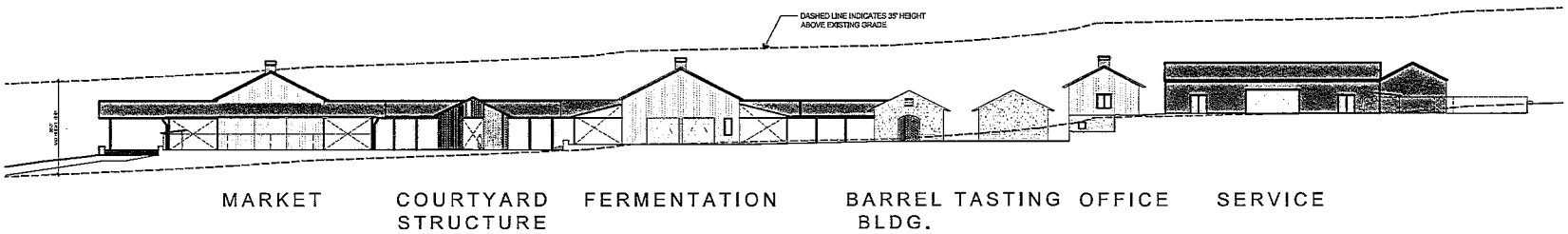


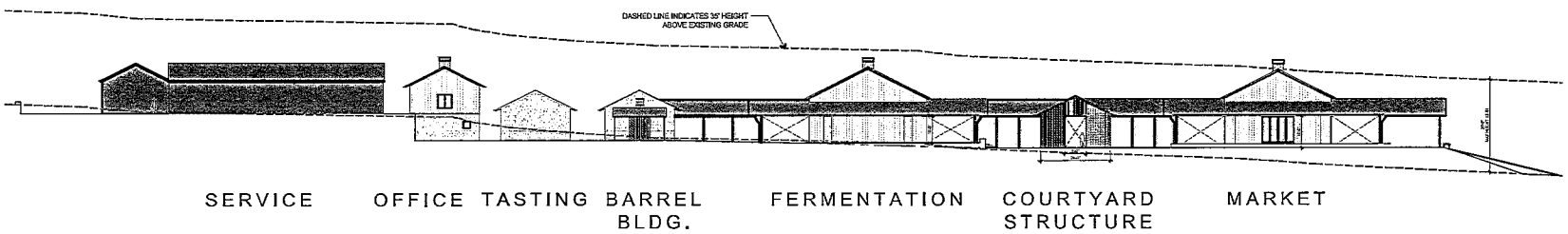
3 A1.20 SITE SECTION - FACING WEST

SCALE: 1" = 20'-0"



2 A1.20 SITE ELEVATION - EAST

SCALE: 1" = 20'-0"



1 A1.20 SITE ELEVATION - WEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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THE KENWOOD RANCH WINERY

1160 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

SITE ELEVATIONS & SECTIONS

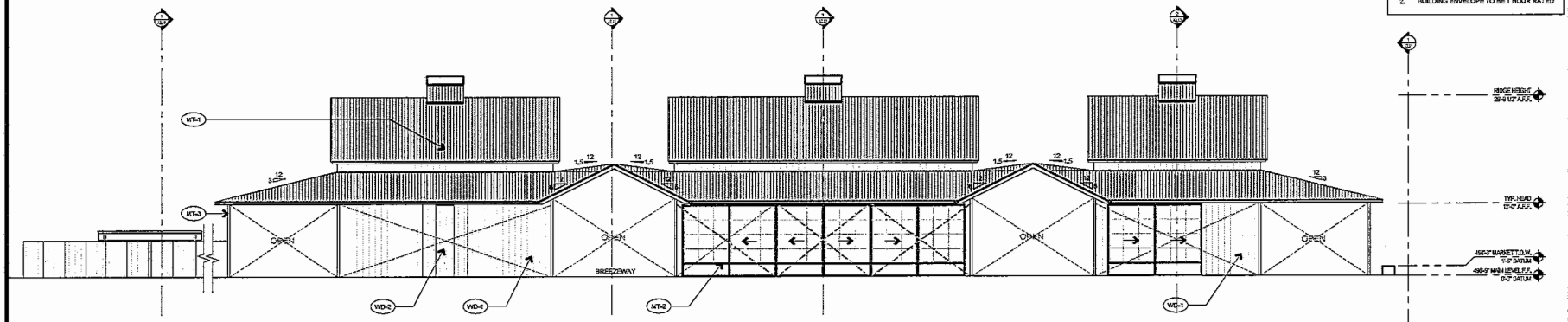
1"=20'

A1.20

MATERIAL KEY:

MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



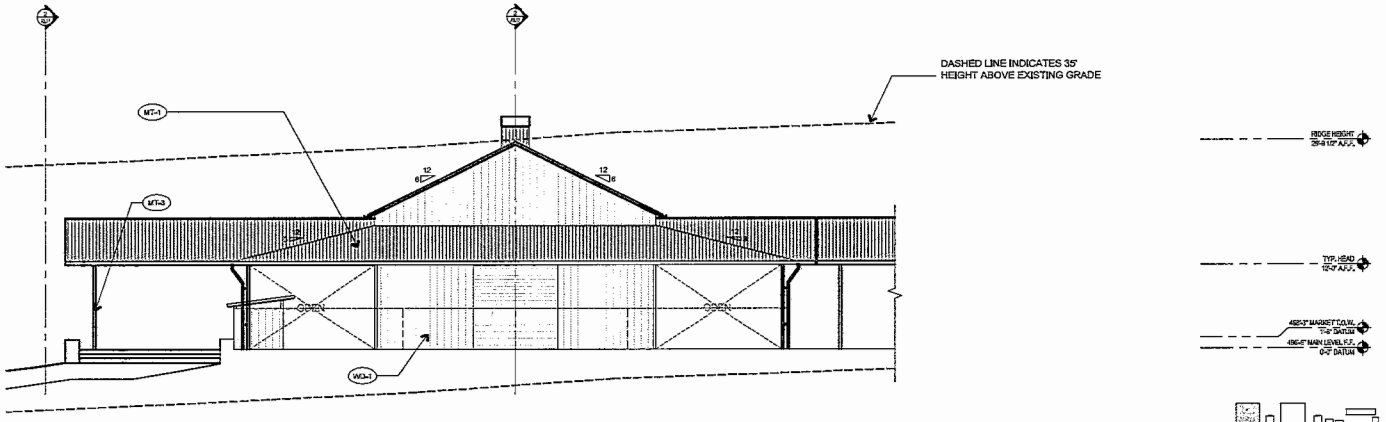
COMMERCIAL KITCHEN & RETAIL STORAGE

COUNTRY STORE

PUBLIC TASTING & ART GALLERY

2 MARKET - NORTH ELEVATION

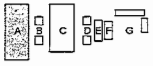
SCALE: 1/8" = 1'-0"



COMMERCIAL KITCHEN & RETAIL STORAGE

1 MARKET - EAST ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95452

Plot Date	12/21/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12/20/21	DESIGN REVIEW

ELEVATIONS MARKET

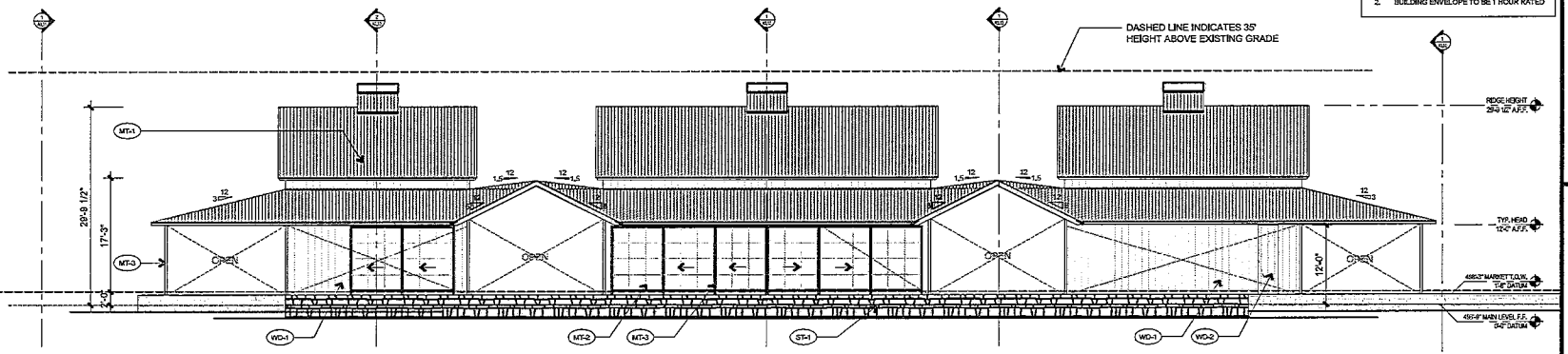
1/8"=1'-0"

A3.10

MATERIAL KEY:

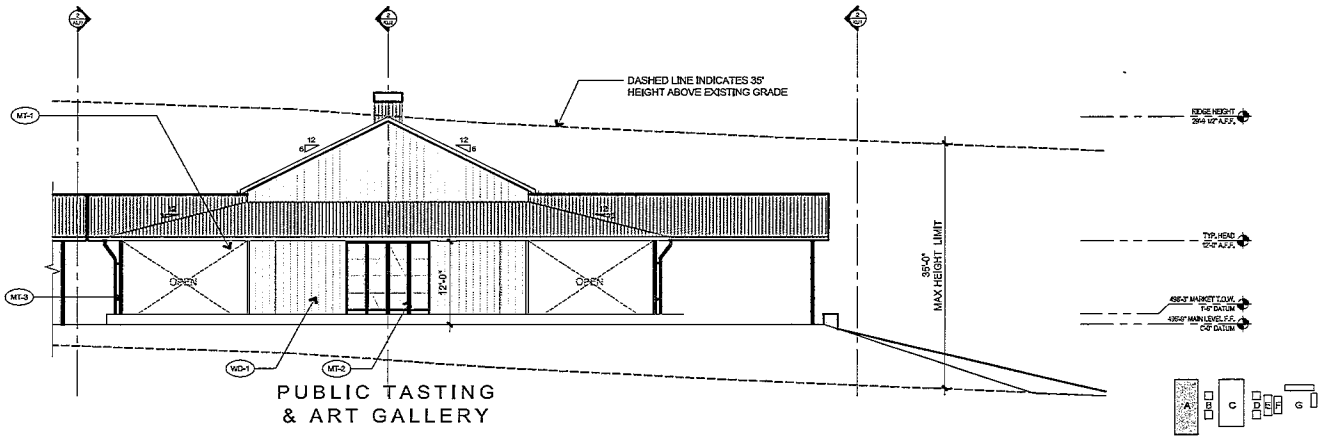
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



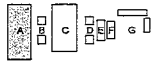
2 MARKET - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 MARKET - WEST ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/21/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

ELEVATIONS MARKET

1/8"=1'-0"

A3.11

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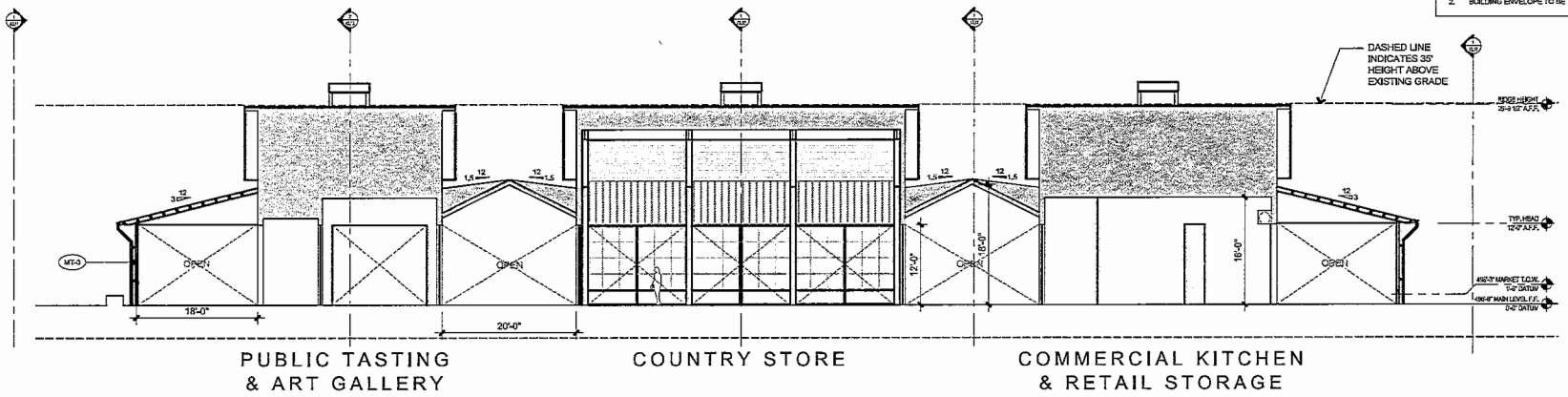
MATERIAL KEY:

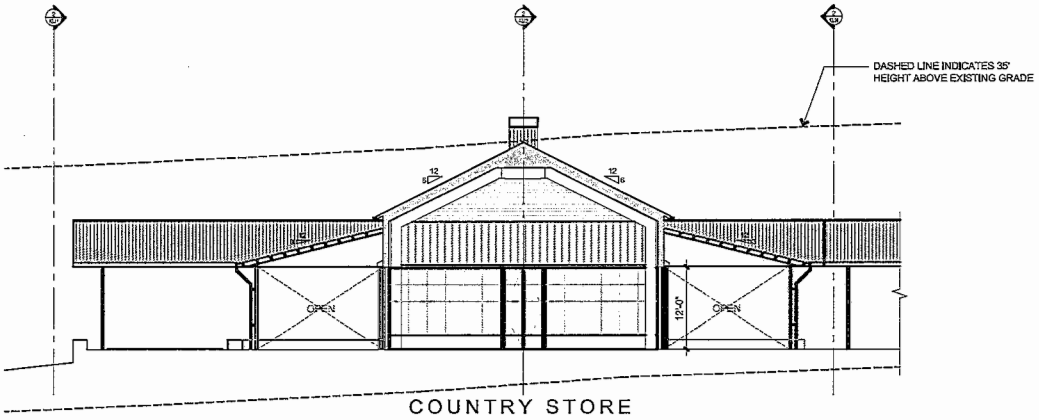
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



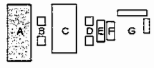
2 A3.12 MARKET

SCALE: 1/8" = 1'-0"



1 A3.12 MARKET

SCALE: 1/8" = 1'-0"



KEY PLAN

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BACKEN & GILLAM architects
SAUSALITO BEVERLY HILLS ST. HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/21/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020441
Date	Issue
12.23.21	DESIGN REVIEW

SECTIONS
MARKET

1/8"=1'-0"

A3.12

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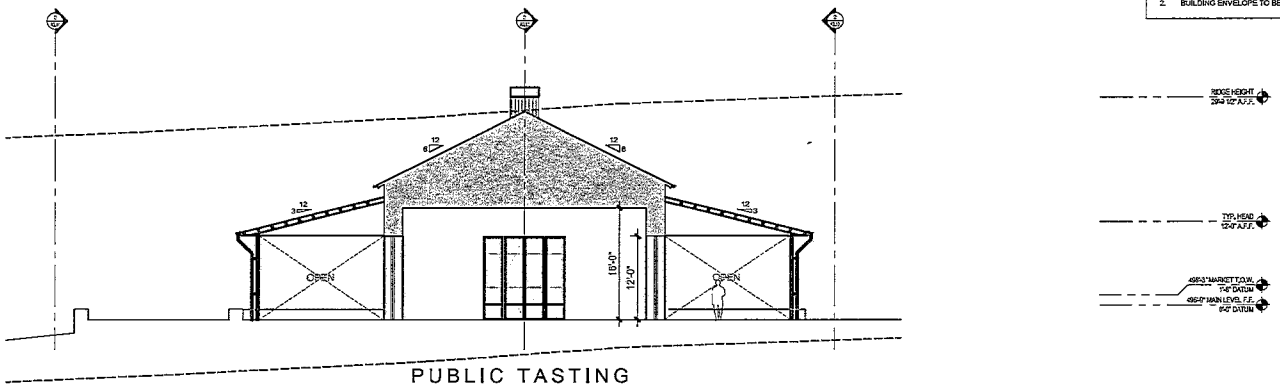
MATERIAL KEY:

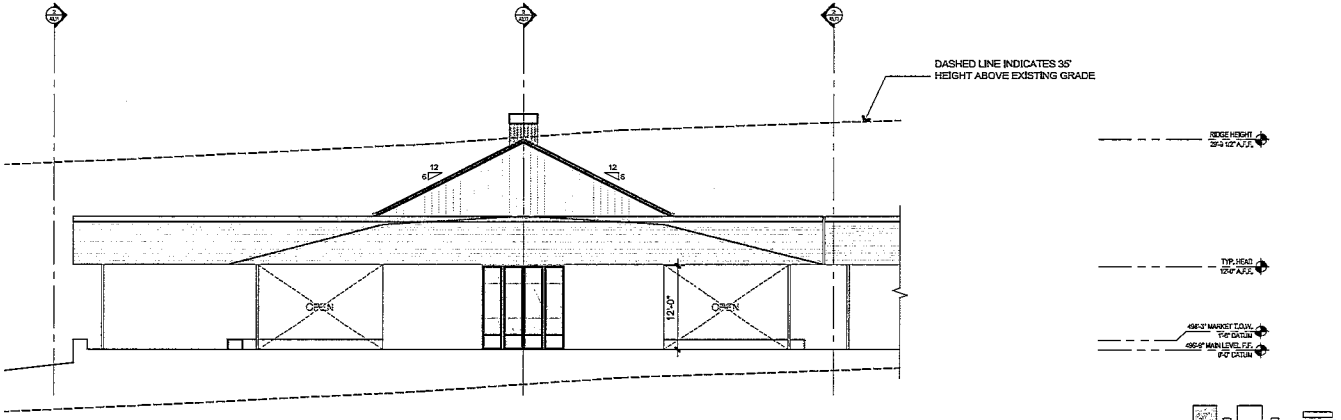
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WO-1	STAINED VERTICAL WOOD SIDING
WO-2	STAINED WOOD PLANK DOORS

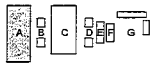
NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



2 A3.13 MARKET

SCALE: 1/8" = 1'-0"





KEY PLAN

1 A3.13 MARKET

SCALE: 1/8" = 1'-0"

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BACKEN GILLAM architects

SAUSALITO BEVERLY HILLS ST. HELENA

THE KENWOOD RANCH WINERY

1180 CAMPANIA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/21/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020041
Date	Issue
12-20-21	DESIGN REVIEW

SECTIONS
MARKET

1/8"=1'-0"

A3.13

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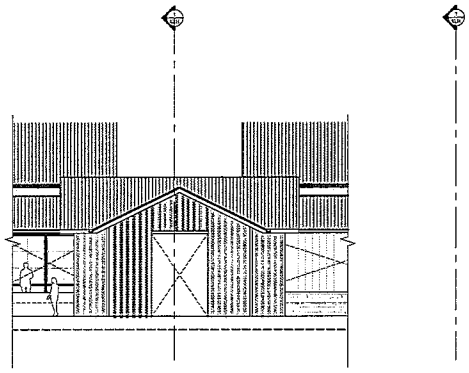
MATERIAL KEY:

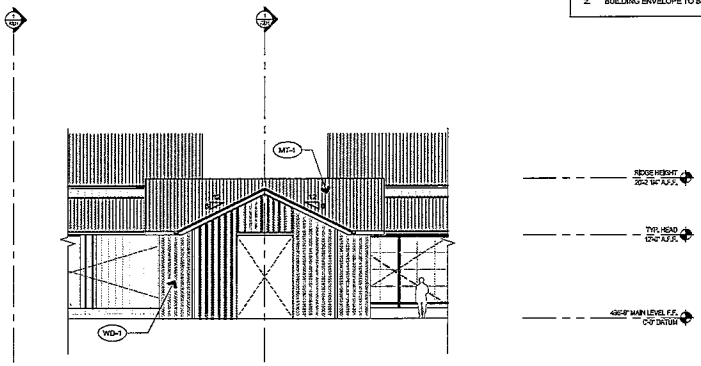
MT-1	7/8" CORRUGATED MTL. ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



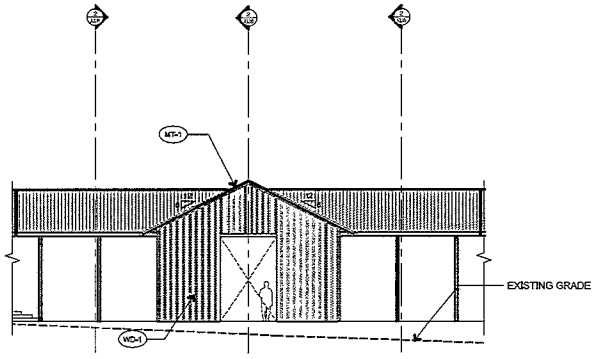
4 A3.14 COURTYARD STRUCTURE EAST - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



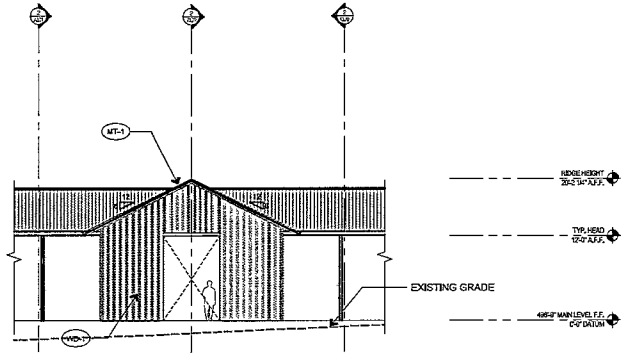
2 A3.14 COURTYARD STRUCTURE EAST - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



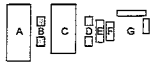
3 A3.14 COURTYARD STRUCTURE EAST - WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.14 COURTYARD STRUCTURE EAST - EAST ELEVATION

SCALE: 1/8" = 1'-0"



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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1190 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date:	12/20/21
Drawn By:	NG, DM
Checked By:	TS
Project No.	2020-41
Date:	Issue
12/20/21	DESIGN REVIEW

ELEVATIONS COURTYARD STRUCTURE EAST

SCALE: 1/8" = 1'-0"

A3.14

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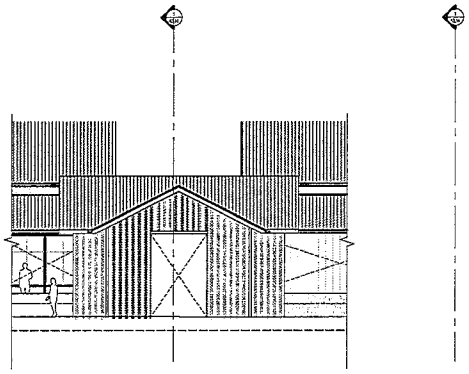
MATERIAL KEY:

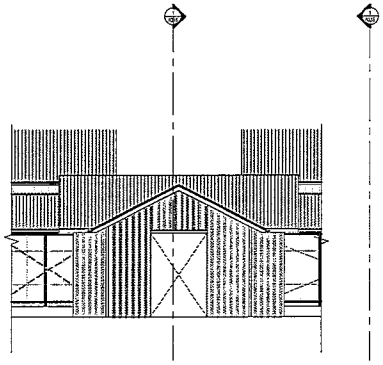
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

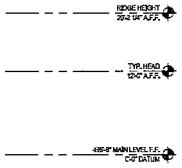
NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



4 A3.15 COURTYARD STRUCTURE WEST - SOUTH ELEVATION

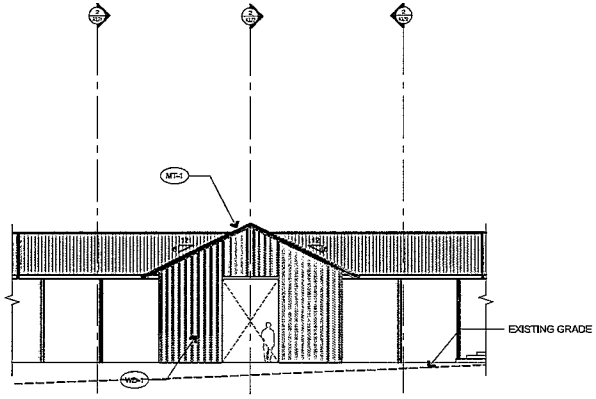
SCALE: 1/8" = 1'-0"





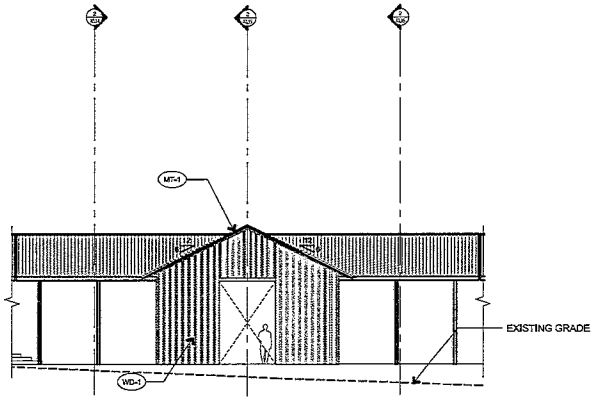
2 A3.15 COURTYARD STRUCTURE WEST - NORTH ELEVATION

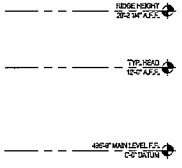
SCALE: 1/8" = 1'-0"



3 A3.15 COURTYARD STRUCTURE WEST - WEST ELEVATION

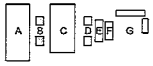
SCALE: 1/8" = 1'-0"





1 A3.15 COURTYARD STRUCTURE WEST - EAST ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12/23/21	DESIGN REVIEW

ELEVATIONS COURTYARD STRUCTURE WEST

SCALE: 1/8" = 1'-0"

A3.15

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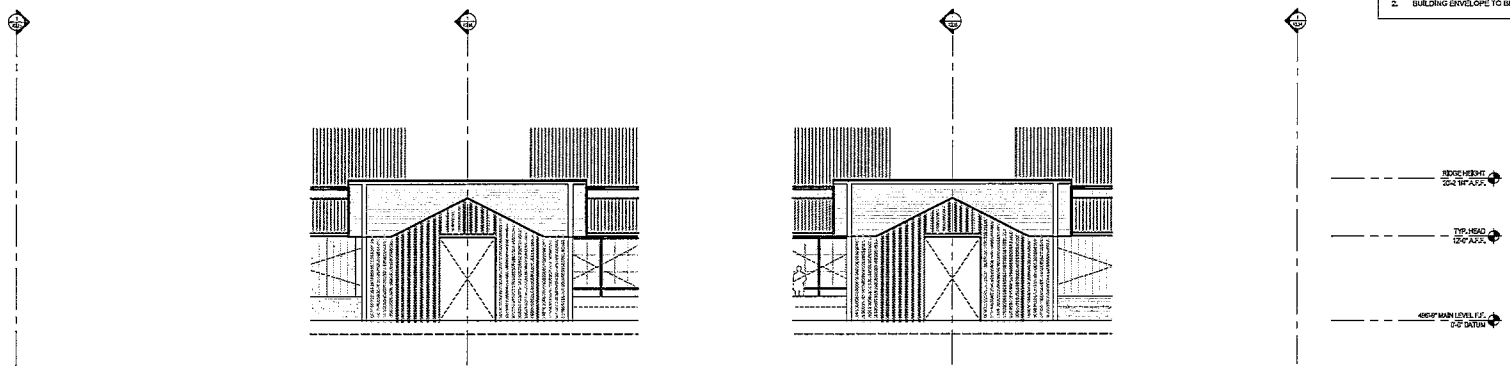
MATERIAL KEY:

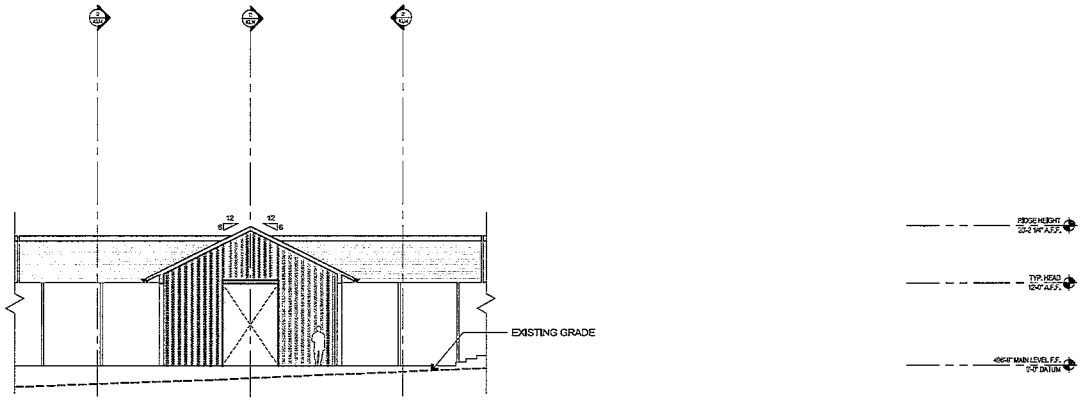
MT-1	7/8" CORRUGATED MTL. ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



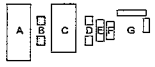
2 A3.16 COURTYARD STRUCTURE - LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



1 A3.16 COURTYARD STRUCTURE - CROSS SECTION

SCALE: 1/8" = 1'-0"



KEY PLAN

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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/2/21
Drawn By	NP, RM
Checked By	TS
Project No.	200041
Date	Issue
12.02.21	DESIGN REVIEW

SECTIONS COURTYARD STRUCTURE

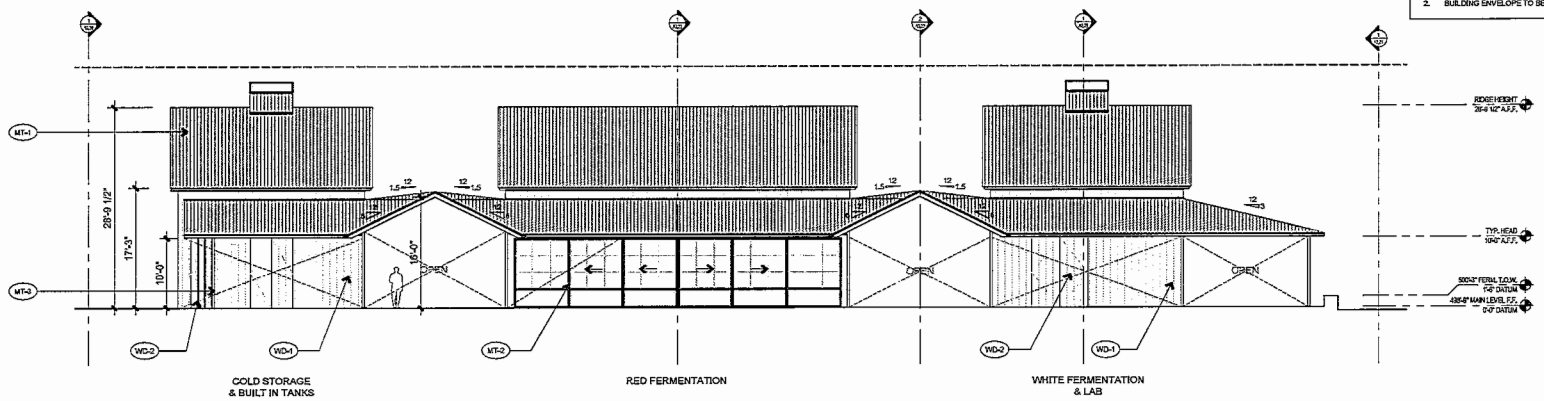
SCALE: 1/8" = 1'-0"

A3.16

MATERIAL KEY:

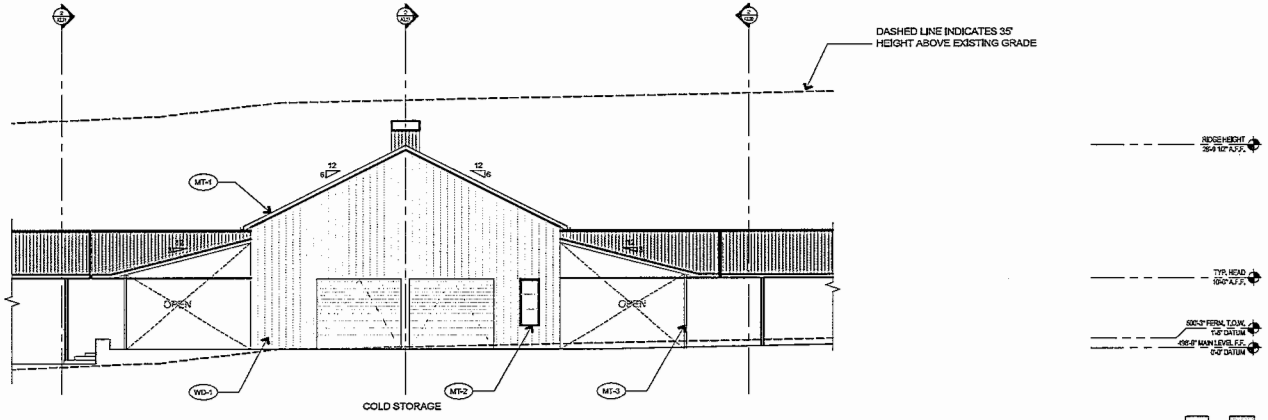
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



2 A3.20 FERMENTATION - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.20 FERMENTATION - EAST ELEVATION

SCALE: 1/8" = 1'-0"

KEY PLAN

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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/09/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-41
Date	Issue
12-09-21	DESIGN REVIEW

ELEVATIONS FERMENTATION

1/8"=1'-0"

A3.20

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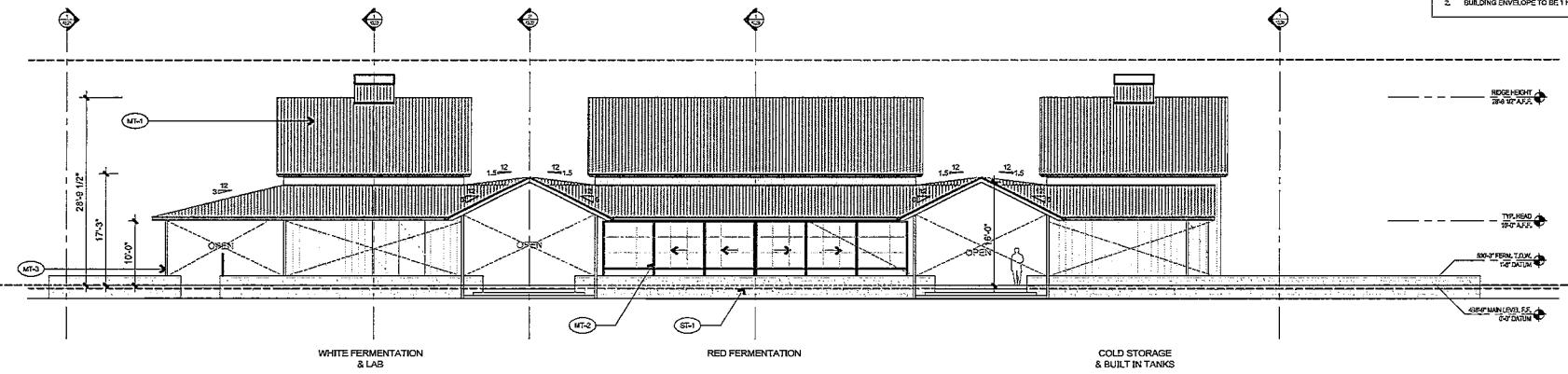
MATERIAL KEY:

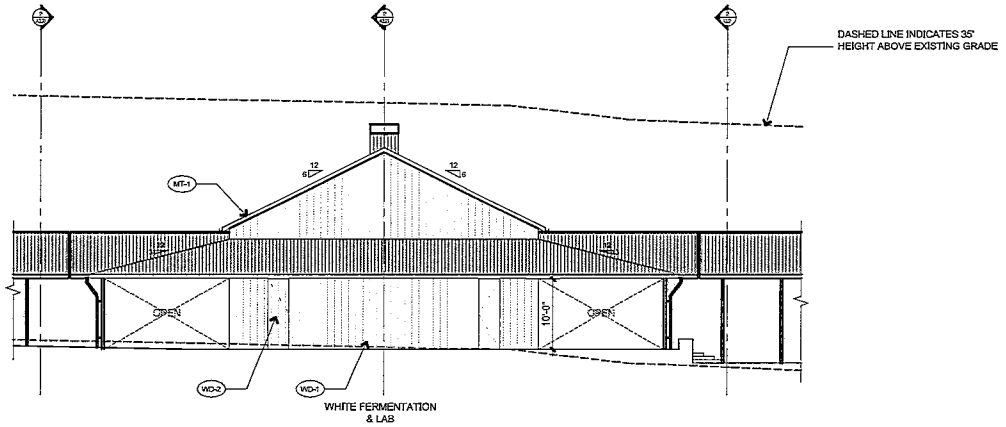
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

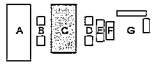
NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



2 FERMENTATION - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"





KEY PLAN

1 FERMENTATION - WEST ELEVATION

SCALE: 1/8" = 1'-0"

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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/08/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.03.21	DESIGN REVIEW

ELEVATIONS
FERMENTATION

1/8"=1'-0"

A3.21

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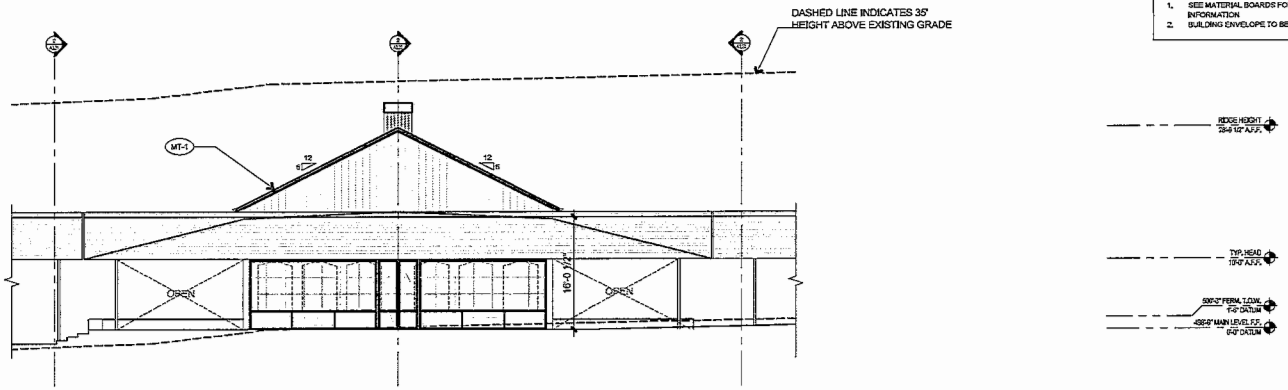
MATERIAL KEY:

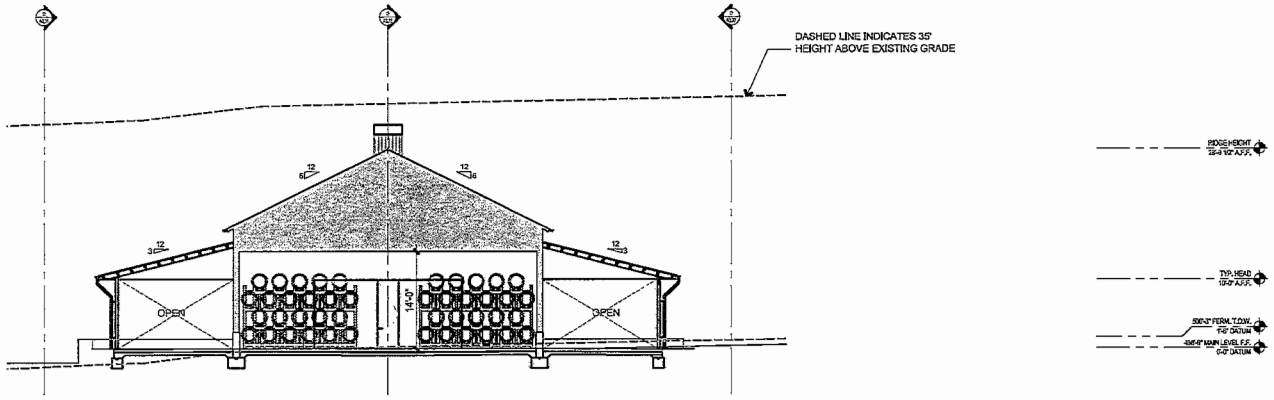
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



2 FERMENTATION - CROSS SECTION @ BREEZE WAY

SCALE: 1/8" = 1'-0"



1 FERMENTATION - CROSS SECTION @ RED FERMENTATION

SCALE: 1/8" = 1'-0"

KEY PLAN

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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12/20/21	DESIGN REVIEW

SECTIONS
FERMENTATION

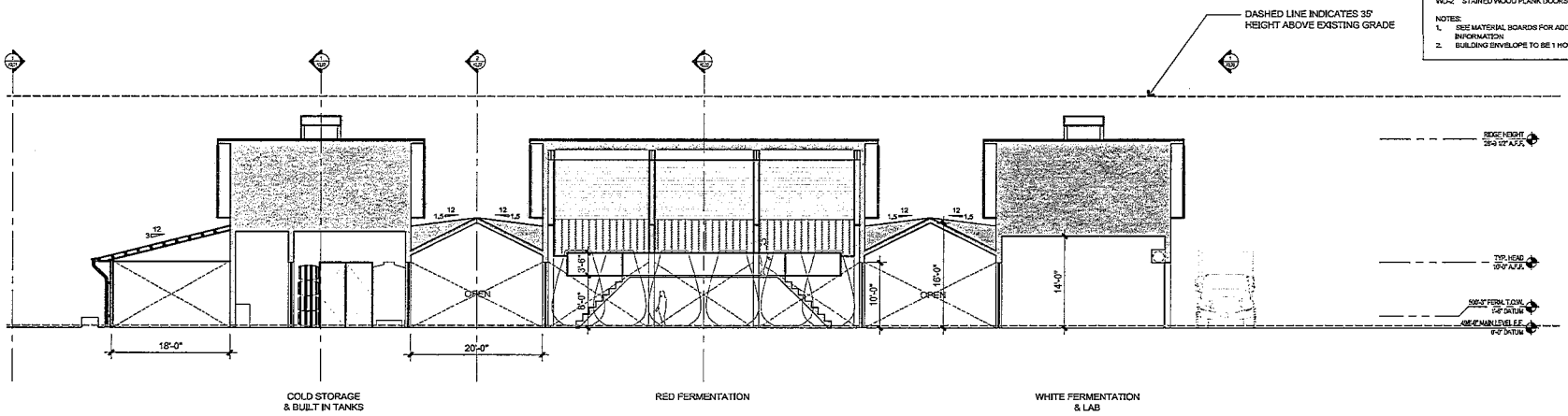
1/8"=1'-0"

A3.22

MATERIAL KEY:

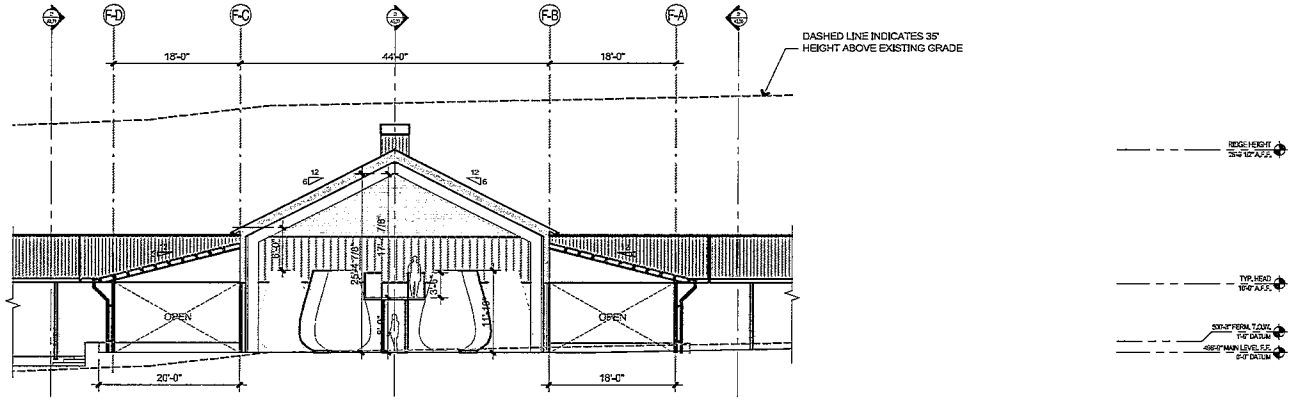
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WO-1	STAINED VERTICAL WOOD SIDING
WO-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



2 FERMENTATION - LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



1 FERMENTATION - CROSS SECTION @ RED FERMENTATION

SCALE: 1/8" = 1'-0"

KEY PLAN

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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/29/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-41
Date	Issue
12.29.21	DESIGN REVIEW

SECTIONS FERMENTATION

1/8"=1'-0"

A3.23

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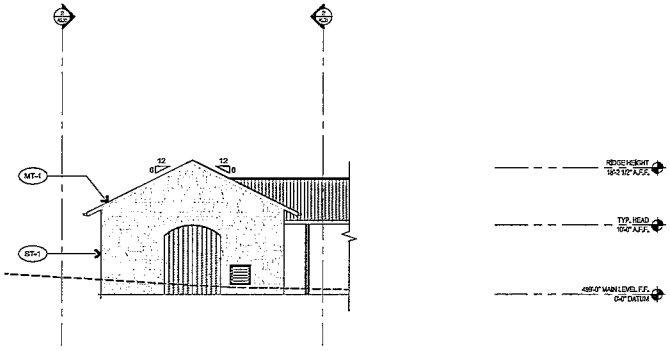
MATERIAL KEY:

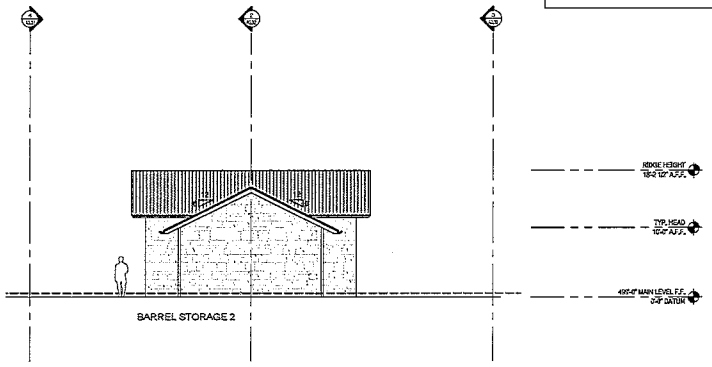
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	PAINTED METAL WINDOWS AND DOORS
MT-3	PAINTED STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STAR STONE VENEER
TS-1	CORRUGATED TRANSLUCENT ROOFING
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

* SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION



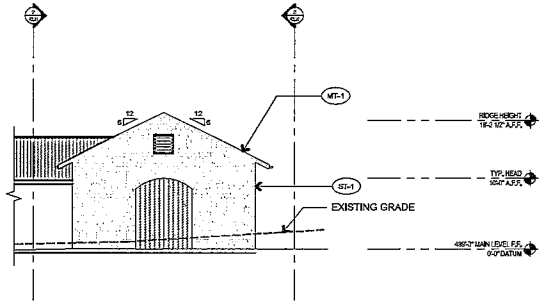
4 A3.30 BARREL STORAGE EAST - WEST ELEVATION

SCALE: 1/8" = 1'-0"



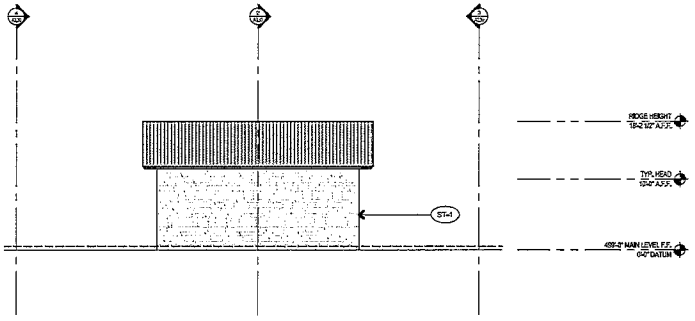
2 A3.30 BARREL STORAGE EAST - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



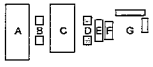
3 A3.30 BARREL STORAGE EAST - EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.30 BARREL STORAGE EAST - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NR, RM
Checked By	TS
Project No.	202041
Date	Issue
12/23/21	DESIGN REVIEW

ELEVATIONS BARREL STORAGE EAST

SCALE: 1/8" = 1'-0"

A3.30

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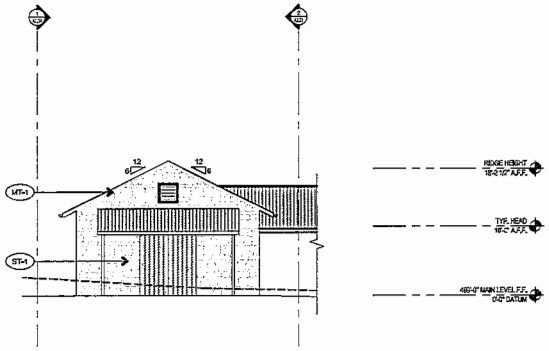
MATERIAL KEY:

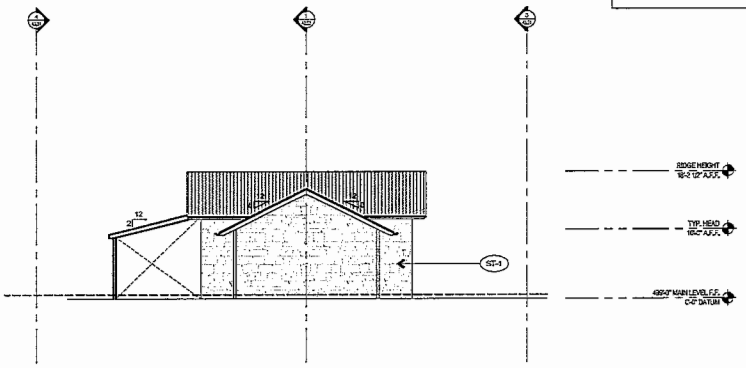
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	PAINTED METAL WINDOWS AND DOORS
MT-3	PAINTED STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	SYAR STONE VENEER
TS-1	CORRUGATED TRANSLUCENT ROOFING
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

* SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION



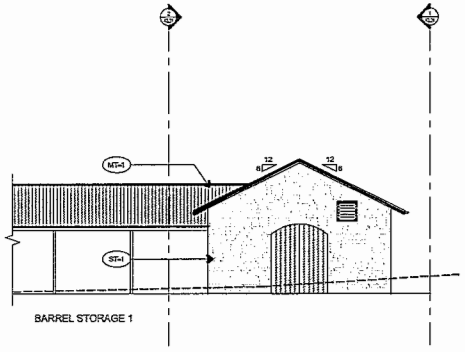
4 A3.30 BARREL STORAGE WEST - WEST ELEVATION

SCALE: 1/8" = 1'-0"



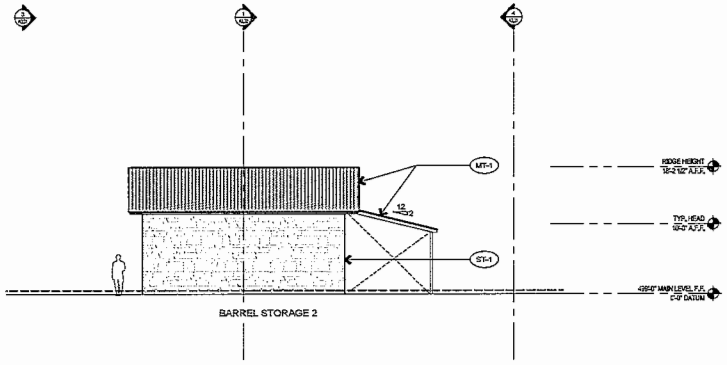
2 A3.30 BARREL STORAGE WEST - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



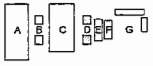
3 A3.30 BARREL STORAGE WEST - EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.30 BARREL STORAGE WEST - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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SAUSALITO BEVERLY HILLS ST. HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

ELEVATIONS BARREL STORAGE WEST

SCALE: 1/8" = 1'-0"

A3.31

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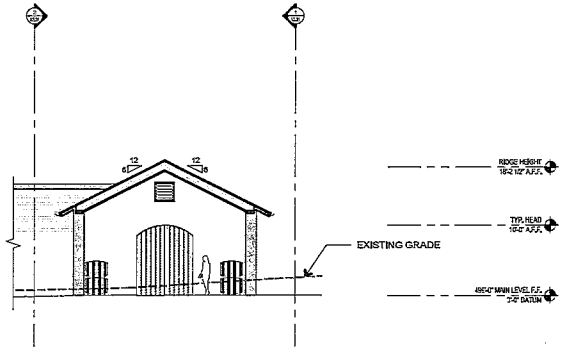
MATERIAL KEY:

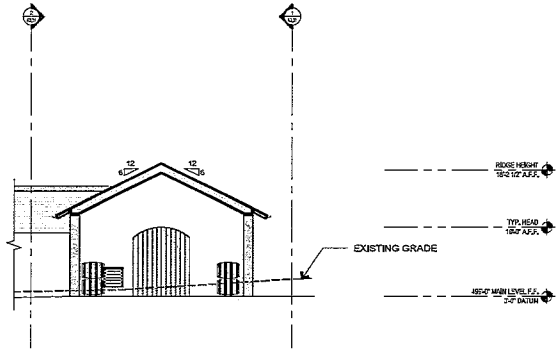
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	PAINTED METAL WINDOWS AND DOORS
MT-3	PAINTED STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	SYAR STONE VENEER
TS-1	CORRUGATED TRANSLUCENT ROOFING
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

* SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION



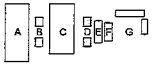
2 A3.32 BARREL STORAGE WEST - CROSS SECTION

SCALE: 1/8" = 1'-0"



1 A3.32 BARREL STORAGE EAST - CROSS SECTION

SCALE: 1/8" = 1'-0"



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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/17/21
Drawn By	NR, RM
Checked By	TS
Project No.	202041
Date	Issue
12.23.21	DESIGN REVIEW

SECTIONS BARREL STORAGE

1/8"=1'-0"

A3.32

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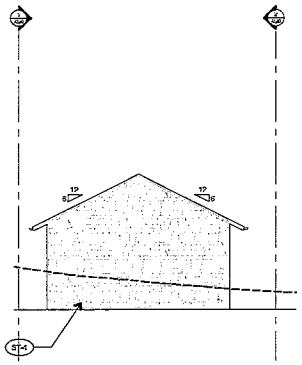
MATERIAL KEY:

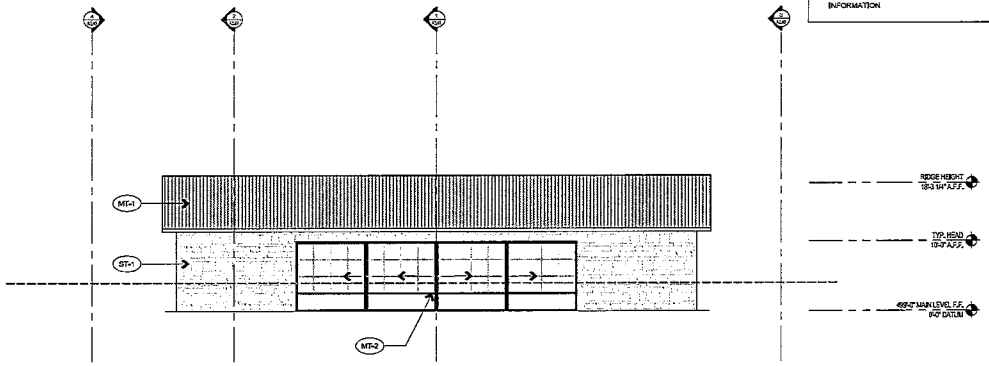
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	PAINTED METAL WINDOWS AND DOORS
MT-3	PAINTED STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	SYAR STONE VENEER
TS-1	CORRUGATED TRANSLUCENT ROOFING
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

* SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION



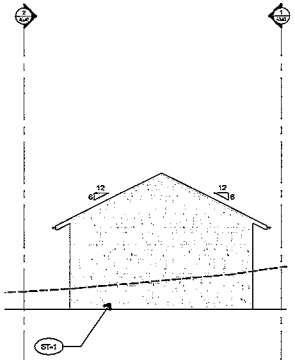
4 A3.40 MEMBER'S TASTING & BARREL BLDG. - WEST ELEVATION

SCALE: 1/8" = 1'-0"



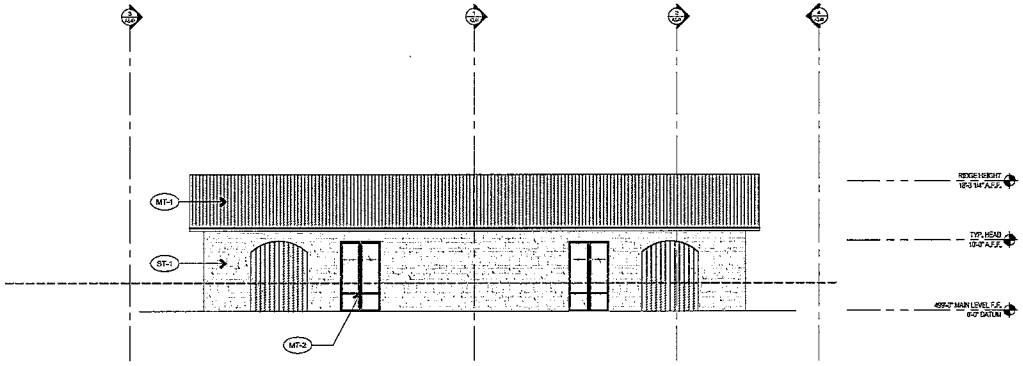
2 A3.40 MEMBER'S TASTING & BARREL BLDG. - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



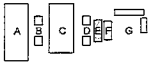
3 A3.40 MEMBER'S TASTING & BARREL BLDG. - EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.40 MEMBER'S TASTING & BARREL BLDG. - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	200641
Date	Issue
12/20/21	DESIGN REVIEW

ELEVATIONS MEMBER'S TASTING & BARREL BLDG.

SCALE: 1/8" = 1'-0"

A3.40

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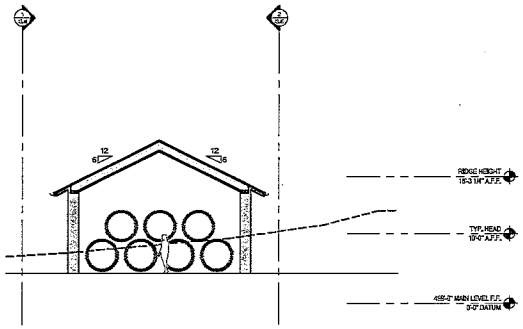
MATERIAL KEY:

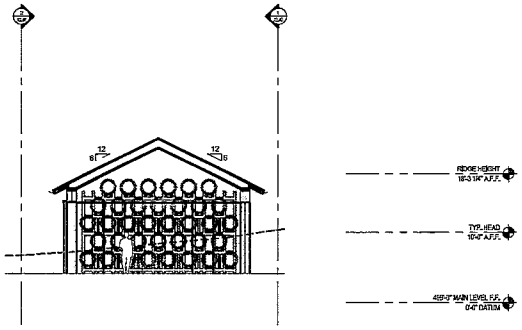
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	PAINTED METAL WINDOWS AND DOORS
MT-3	PAINTED STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	SYAR STONE VENEER
TS-1	CORRUGATED TRANSLUCENT ROOFING
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

* SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION



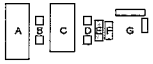
2 A3.41 MEMBER'S TASTING & BARREL BLDG. @ BARREL ROOM - CROSS SECTION

SCALE: 1/8" = 1'-0"



1 A3.41 MEMBER'S TASTING & BARREL BLDG. @ MEMBER'S TASTING - CROSS SECTION

SCALE: 1/8" = 1'-0"



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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/09/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020041
Date	Issue
11-23-21	DESIGN REVIEW

SECTIONS
TASTING BLDG

SCALE: 1/8" = 1'-0"

A3.41

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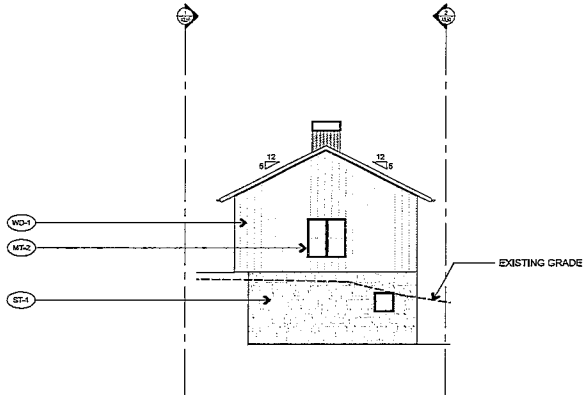
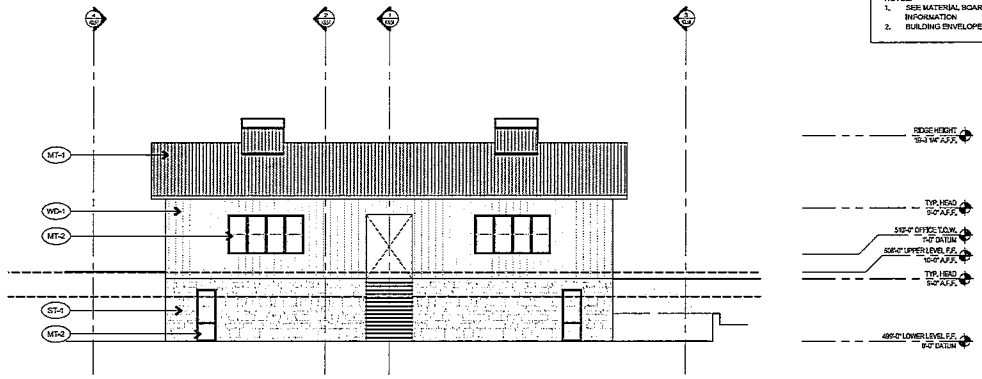
MATERIAL KEY:

MT-1 7/8" CORRUGATED MTL. ROOFING
MT-2 METAL WINDOWS AND DOORS
MT-3 STEEL COLUMN
MT-4 7/8" CORRUGATED METAL SIDING
ST-1 STONE VENEER
WD-1 STAINED VERTICAL WOOD SIDING
WD-2 STAINED WOOD PLANK DOORS

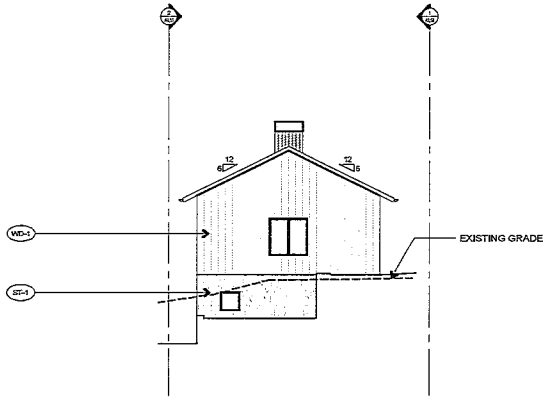
NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



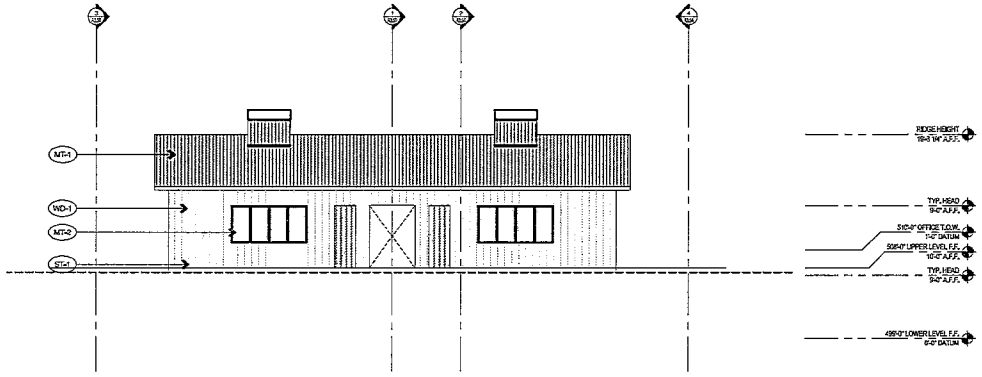
4 A3.50 OFFICE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



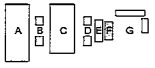
2 A3.50 OFFICE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.50 OFFICE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.50 OFFICE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/29/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12.29.21	DESIGN REVIEW

ELEVATIONS
OFFICE

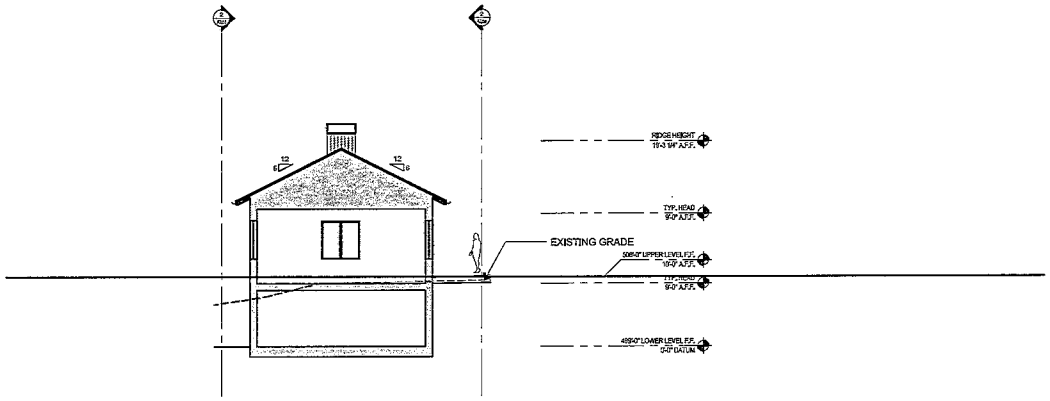
SCALE: 1/8" = 1'-0"

A3.50

MATERIAL KEY:

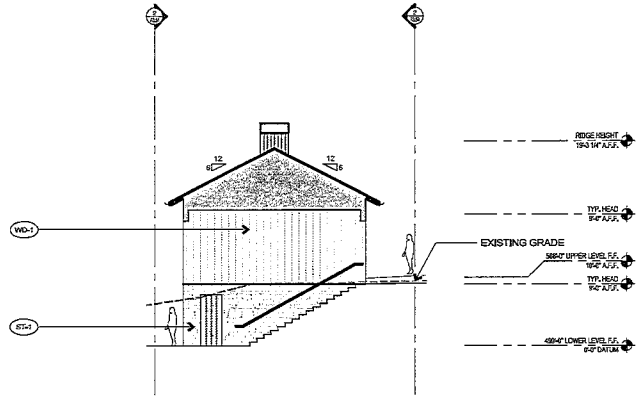
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



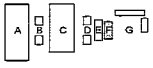
2 A3.51 OFFICE - CROSS SECTION

SCALE: 1/8" = 1'-0"



1 A3.51 OFFICE - CROSS SECTION

SCALE: 1/8" = 1'-0"



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SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1189 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-01
Date	Issue
12-23-21	DESIGN REVIEW

SECTIONS OFFICE

SCALE: 1/8" = 1'-0"

A3.51

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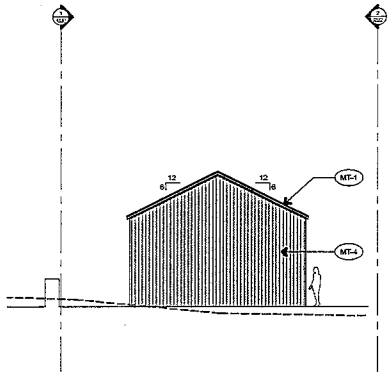
MATERIAL KEY:

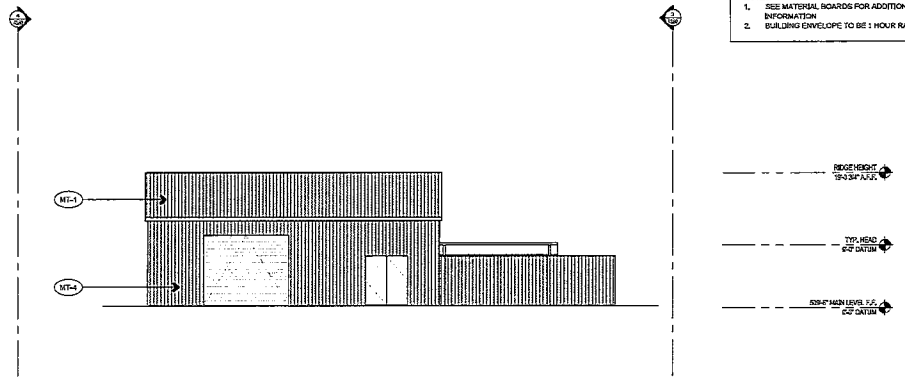
MT-1	7/8" CORRUGATED MTL. ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



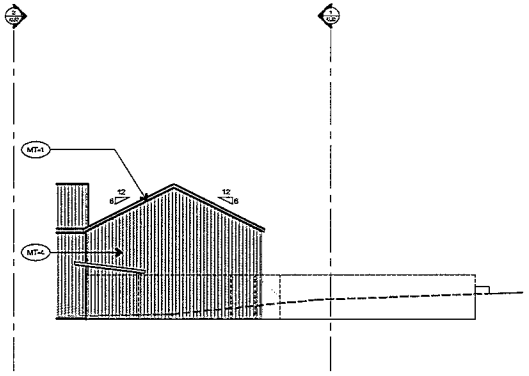
4 A3.60 SERVICE BLDG 1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



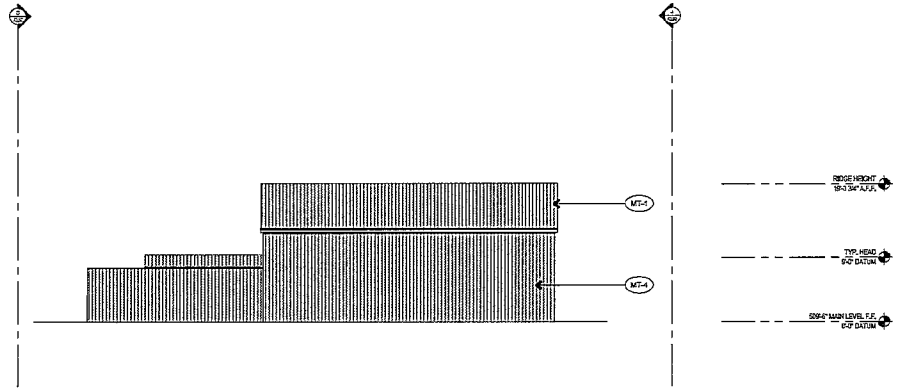
2 A3.60 SERVICE BLDG 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



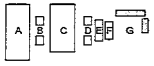
3 A3.60 SERVICE BLDG 1 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.60 SERVICE BLDG 1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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BACKEN GILLAM architects
SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12-23-21	DESIGN REVIEW

ELEVATIONS
SERVICE BLDG 1

SCALE: 1/8" = 1'-0"

A3.60

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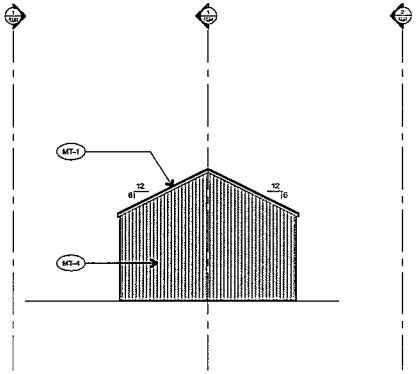
MATERIAL KEY:

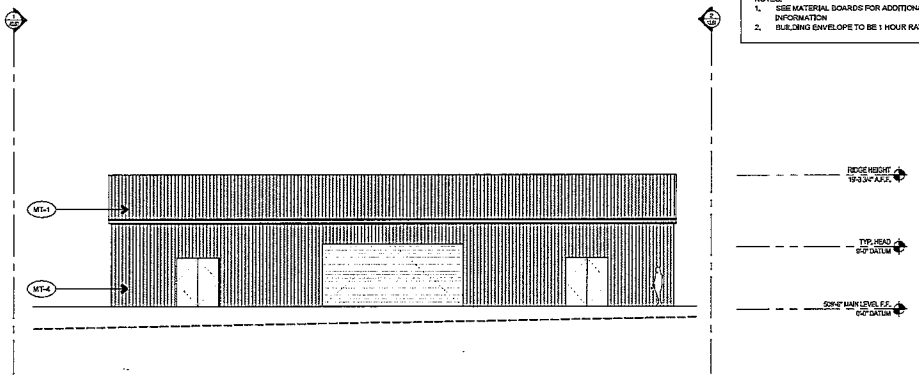
MT-1	7/8" CORRUGATED MTL. ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



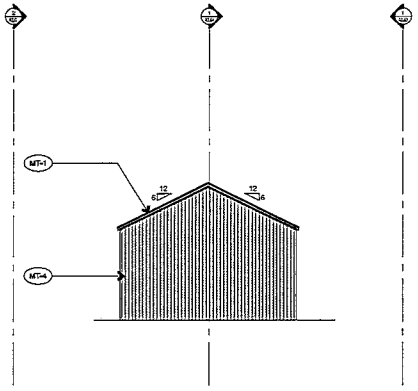
4 A3.61 SERVICE BLDG 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



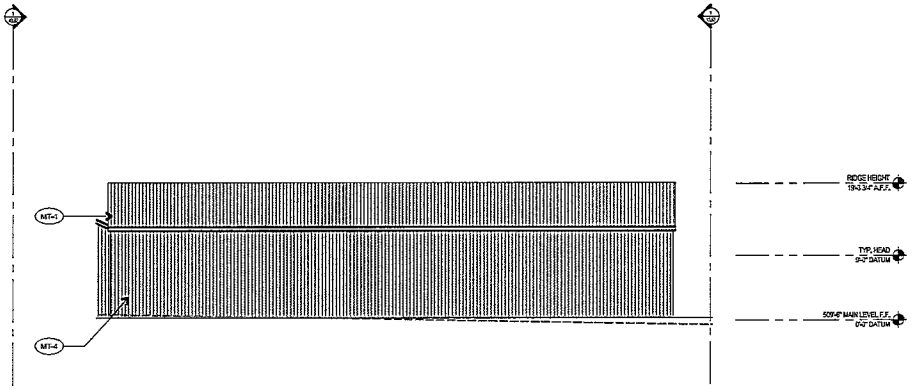
2 A3.61 SERVICE BLDG 2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



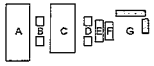
3 A3.61 SERVICE BLDG 2 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 A3.61 SERVICE BLDG 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

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BACKEN GILLAM architects

SAUSALITO BEVERLY HILLS ST HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	202041
Date	Issue
12/23/21	DESIGN REVIEW

ELEVATIONS
SERVICE BLDG 2

SCALE: 1/8" = 1'-0"

A3.61

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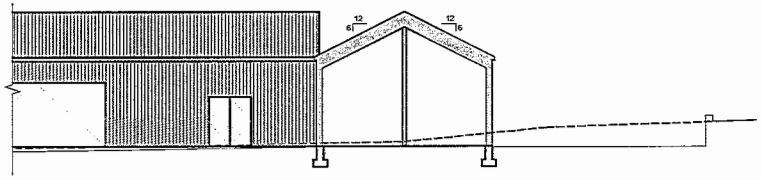
MATERIAL KEY:

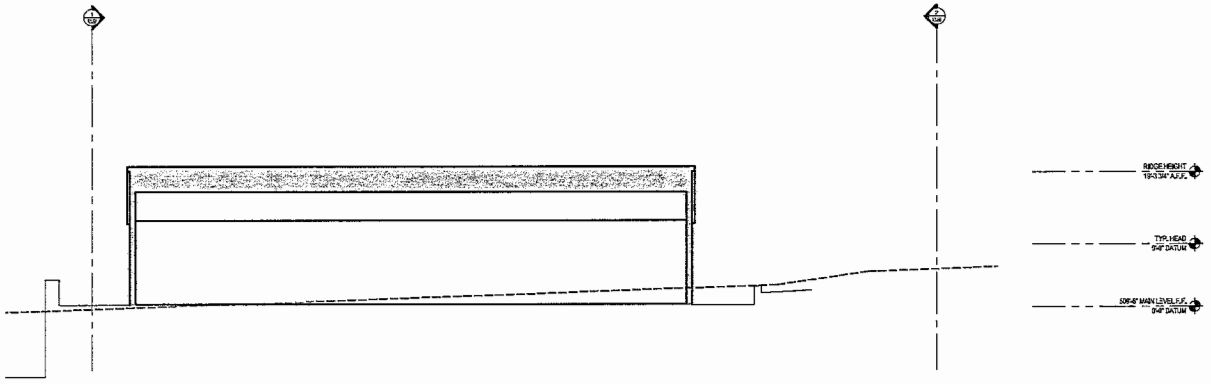
MT-1	7/8" CORRUGATED MTL ROOFING
MT-2	METAL WINDOWS AND DOORS
MT-3	STEEL COLUMN
MT-4	7/8" CORRUGATED METAL SIDING
ST-1	STONE VENEER
WD-1	STAINED VERTICAL WOOD SIDING
WD-2	STAINED WOOD PLANK DOORS

NOTES:
1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR RATED



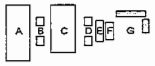
2 A3.62 SERVICE BLDG 1 - CROSS SECTION

SCALE: 1/8" = 1'-0"



1 A3.62 SERVICE BLDG 2 - LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



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BACKEN GILLAM architects

SALIDA, CO · BEVERLY HILLS · ST. HELENA

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Plot Date	12/20/21
Drawn By	NP, RM
Checked By	TS
Project No.	2020-41
Date	Issue
12.23.21	DESIGN REVIEW

SECTIONS SERVICE BUILDING 1 & 2

SCALE: 1/8" = 1'-0"

A3.62

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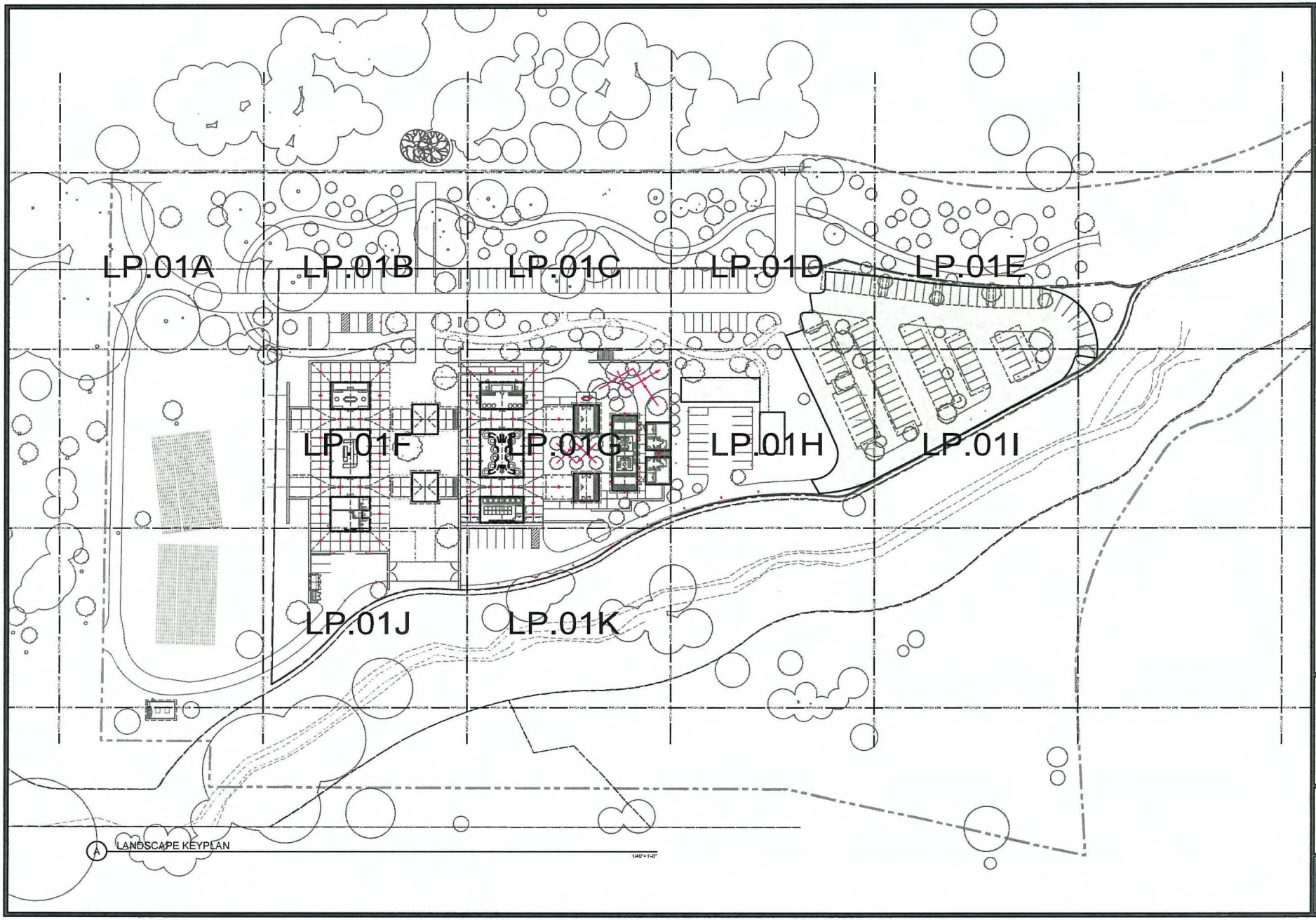

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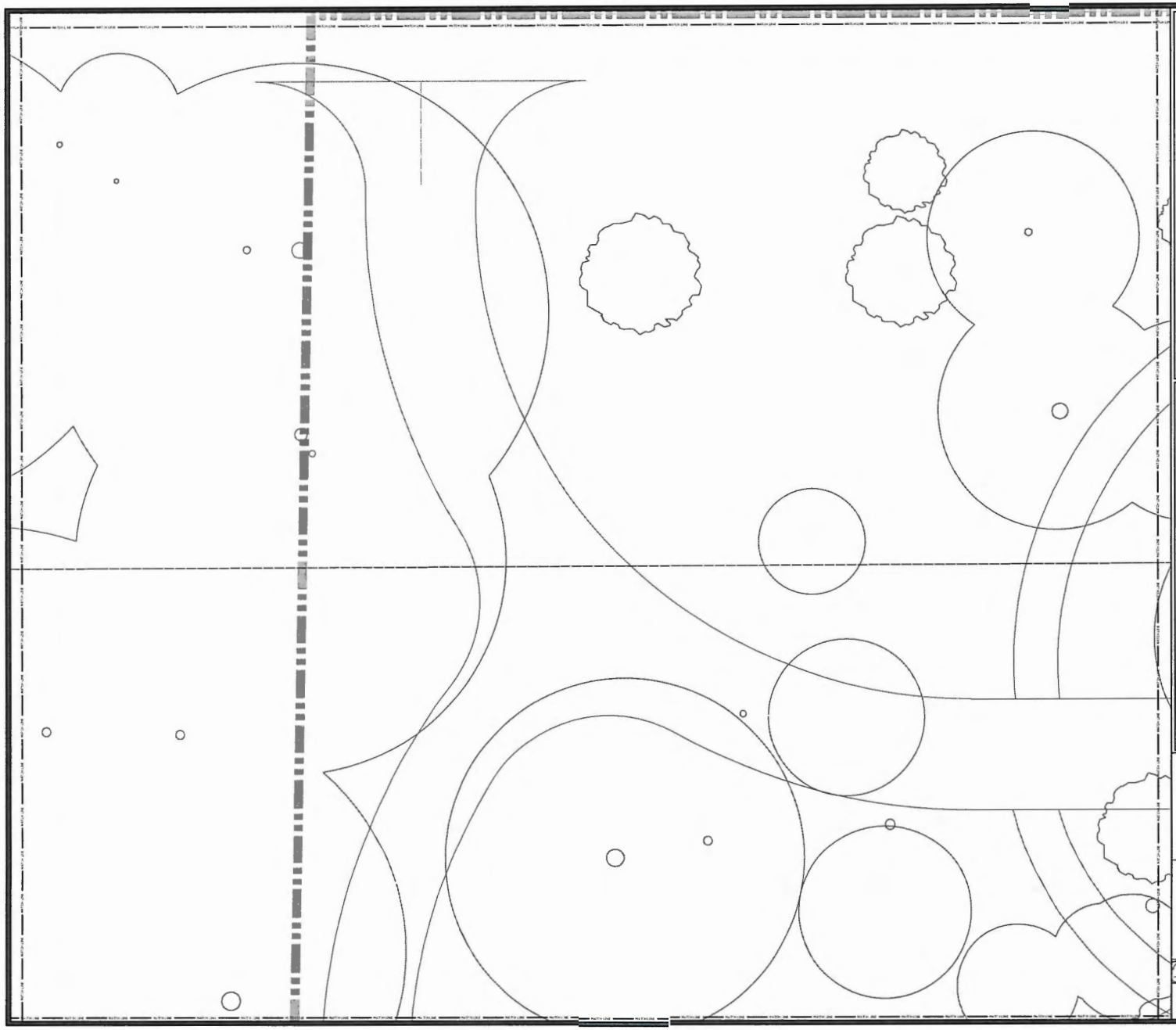
San Francisco, CA 94107
P (415) 618 - 0855

KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/21/21 DESIGN REVIEW

Proj	00
Drawn	RA
Checked	JR
Scale	1/40"=1'-0"

Landscape Key-Plan
LP.01



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL DESCRIPTION	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
VS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAMB SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ATL	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN. PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE STYLE (E.G.- SPIRAL, WAVES, ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D". ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER. USE MLV-APPROPRIATE DIMMER.

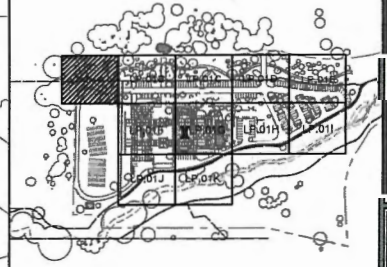
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

1. GENERAL
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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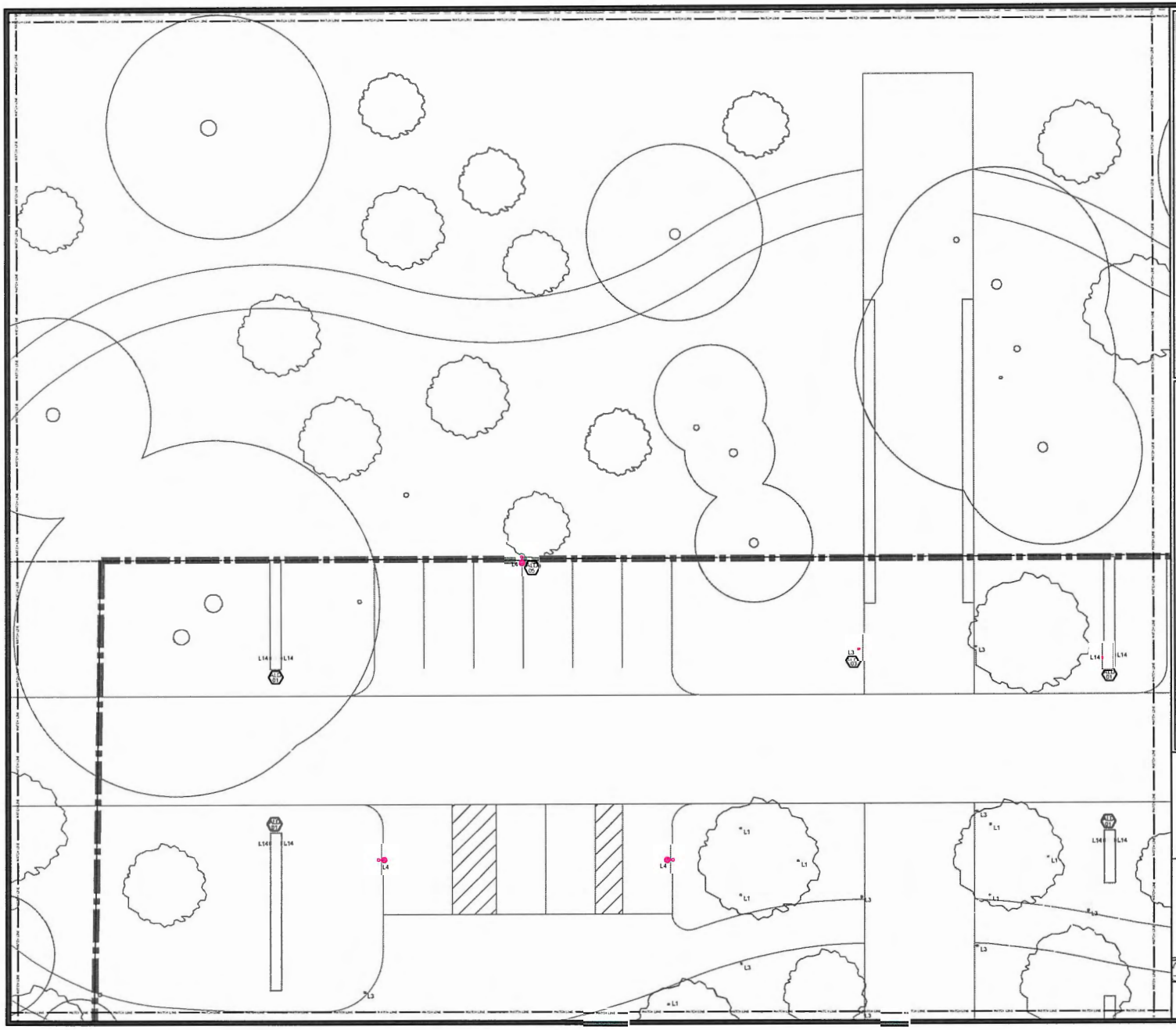
San Francisco, CA 94107
P: (415) 618 - 0655

KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

Floor	01
Drawn	BA
Checked	JR
Scale	1/8"=1'-0"

Landscape Lighting Layout
LP.01A



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	WALL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	WALL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ATL	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
F.AN ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE TYPE/ZONE TAG - STYLE (VANITY, CEILING, SCONCE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "S", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

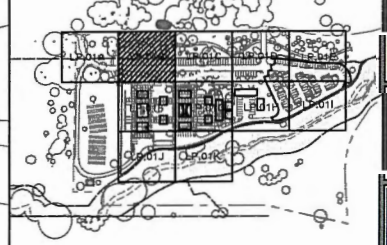
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM/INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2016) COMPLIANCE

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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San Francisco, CA 94107
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KENWOOD RANCH - WINERY

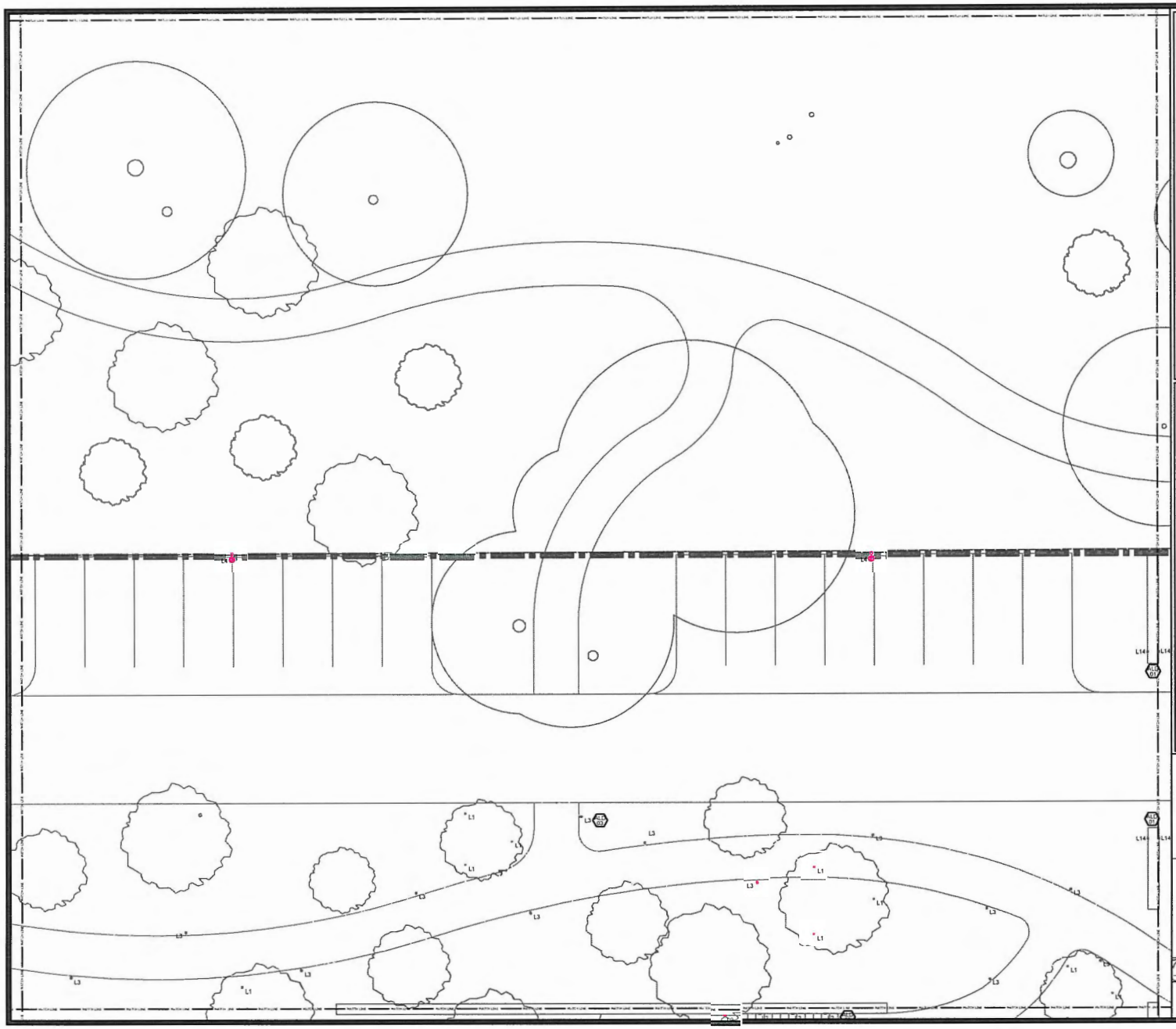
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

ISSUE:	DESIGN REVIEW

Floor	01
Drawn	RA
Checked	JR
Scale	1/8"=1'-0"

Landscape Lighting Layout

LP.01B



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
5 A1.5	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
F.A.N. ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - STYLE (VARIES FROM PLAN TO PLAN, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

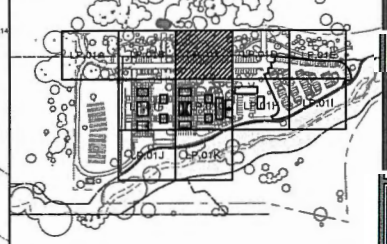
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2018) COMPLIANCE:

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     * PHOTOCELL & MOTION SENSOR
     * PHOTOCELL AND TIME SWITCH
     * ASTRONOMICAL TIME CLOCK
     * EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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San Francisco, CA 94111
P: (415) 618 - 0855

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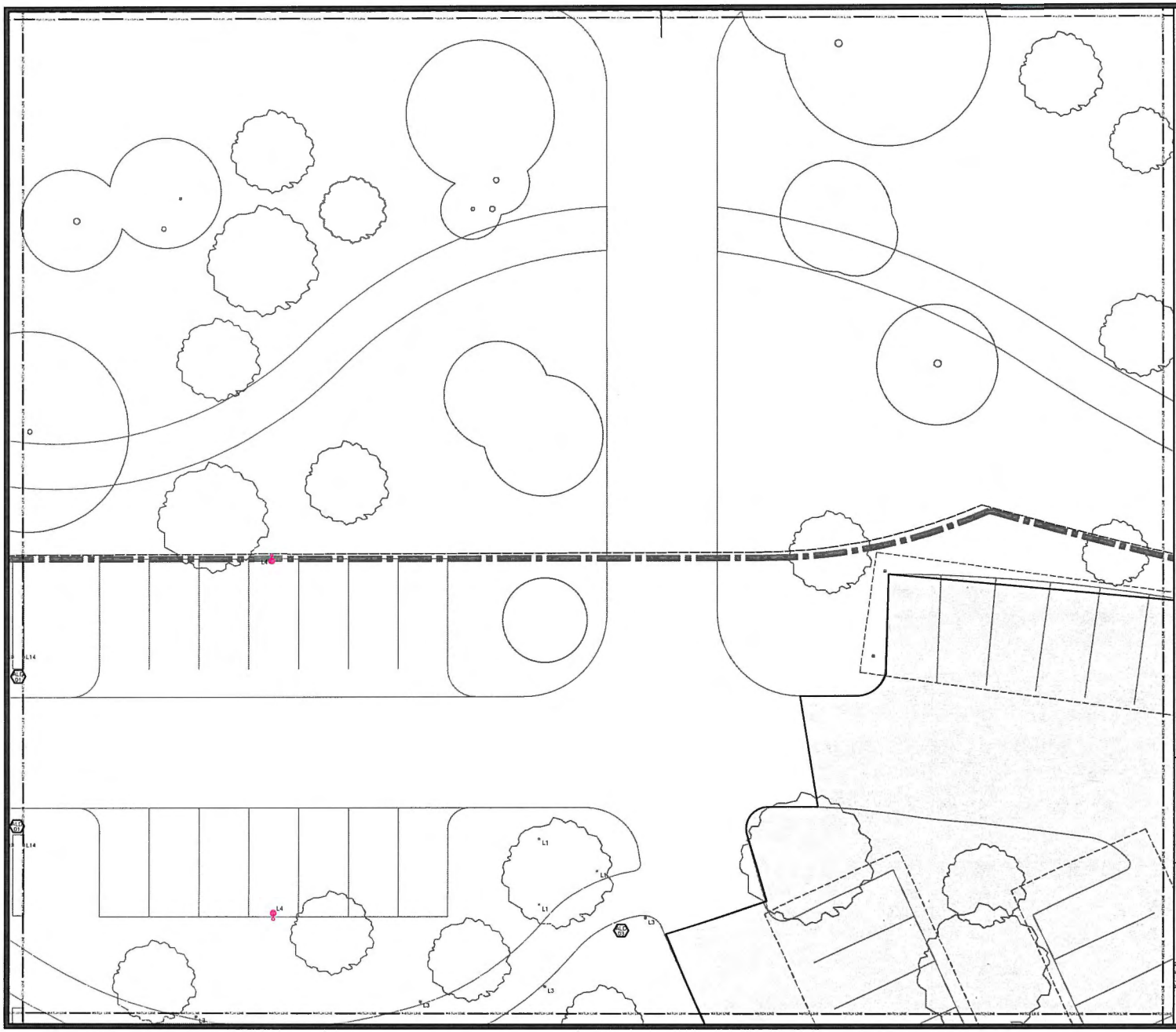
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

ISSUE	REVISION

Plot	01
Drawn	AA
Checked	JR
Scale	1/8"=1'-0"

Landscape Lighting Layout
LP.01C



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSUREALIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
A1.01	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL(ONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
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3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

1. GENERAL:
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   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
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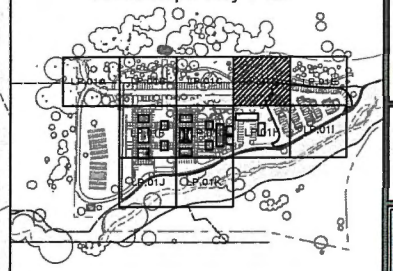
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     - * PHOTOCELL & MOTION SENSOR
     - * PHOTOCELL AND TIME SWITCH
     - * ASTRONOMICAL TIME CLOCK
     - * EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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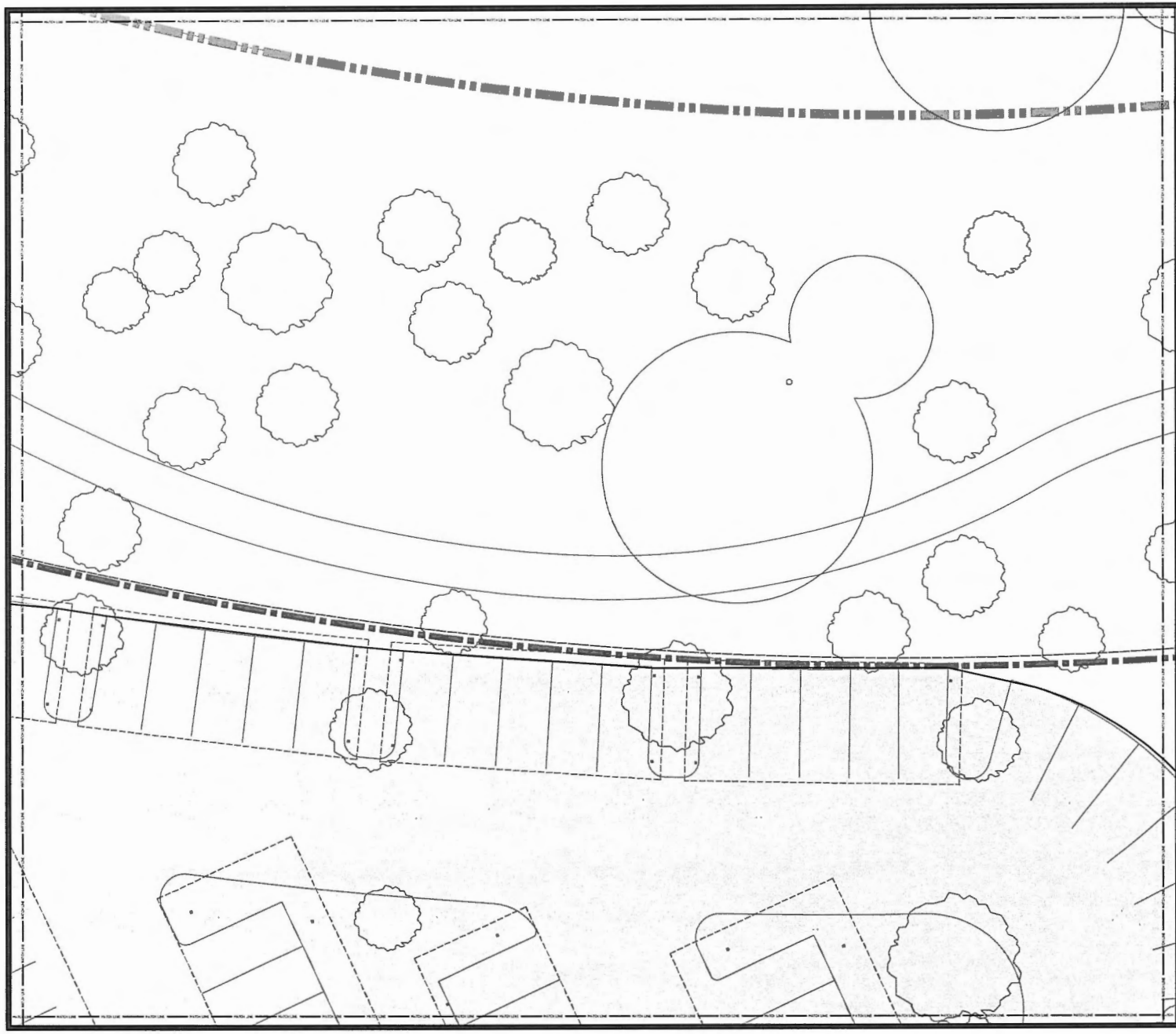
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/23/21 DESIGN REVIEW

Floor	01
Drawn	BA
Checked	JB
Scale	1/8"=1'-0"

Landscape Lighting Layout
LP.01D



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) TYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR YPE/STYLE/FINISH TBD
DJ	DOOR JAMB SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ARCH.	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL(ZONE TAG) - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED 'D', ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
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5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
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NOTES REGARDING CALIFORNIA TITLE 24 (2016) COMPLIANCE:

1. GENERAL:
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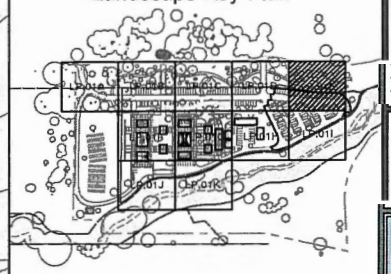
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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KENWOOD RANCH - WINERY

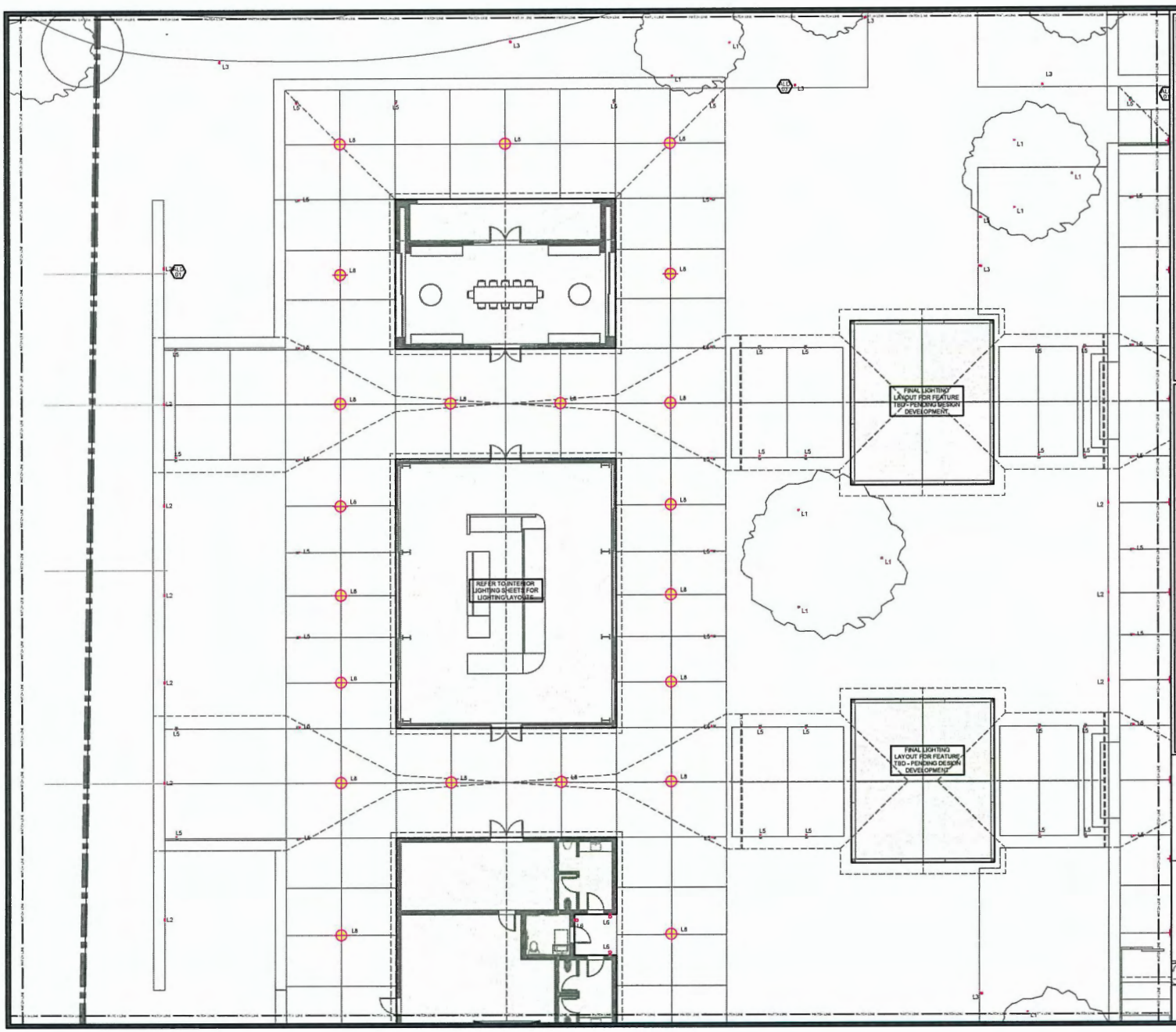
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

10/23/21	DESIGN REVIEW

Floor	01
Drawn	BA
Checked	JR
Scale	1/8"=1'-0"

Landscape Lighting Layout

LP.01E



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
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	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
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DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ALD 101	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

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2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
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CONTROL SYSTEM NOTES:

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NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

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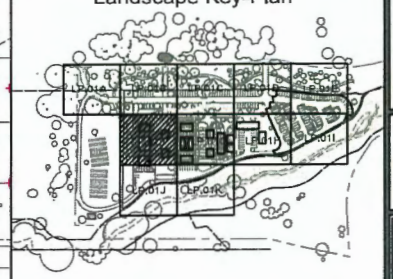
Landscape Key-Plan



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KENWOOD RANCH - WINERY

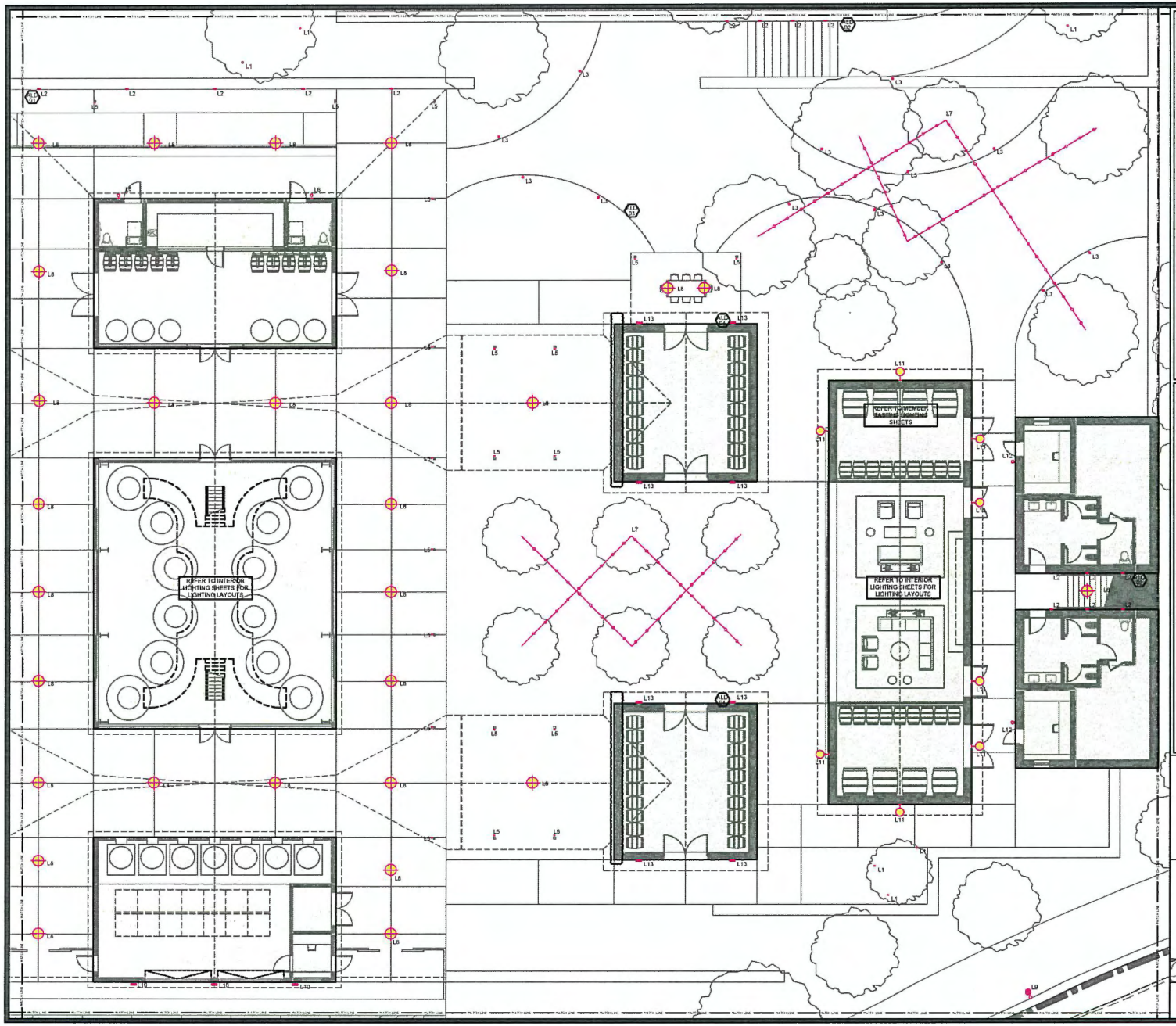
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/23/21 DESIGN REVIEW

Floor	01
Drawn	RA
Checked	JB
Scale	1/8"=1'-0"

Landscape Lighting Layout

LP.01F



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
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	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
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	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ALL LP.01	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
F.01 ZONE	EXHAUST FAN PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

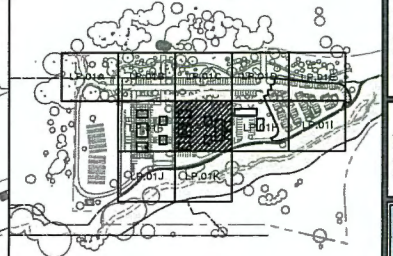
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM/INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM. KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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San Francisco, CA 94107
P: (415) 618 - 0855

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KENWOOD RANCH - WINERY

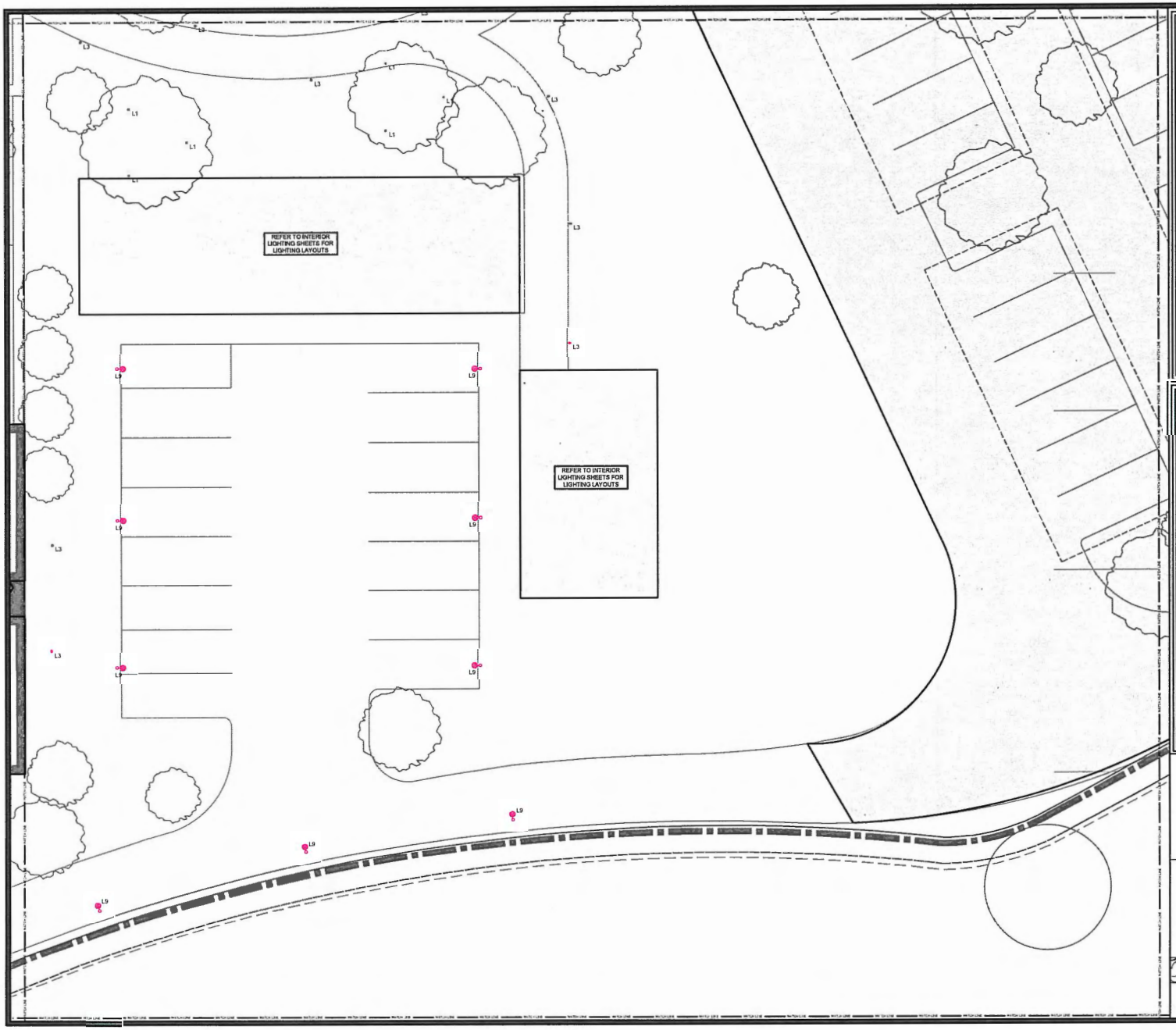
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/23/21 DESIGN REVIEW

Rev	01
Drwn	NA
Checked	JB
Scale	1/8"=1'-0"

Landscape Lighting Layout

LP.01G



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
1 L1.0	ARCHITECTURAL LIGHTING DETAIL TAG SHOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN. PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	TEXTY TYPE BY SYMBOL SHAPE (CIRCLE/RECTANGLE/DIAMOND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND 0/10 LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

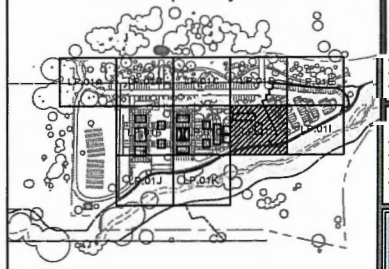
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCES LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - ENCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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KENWOOD RANCH - WINERY

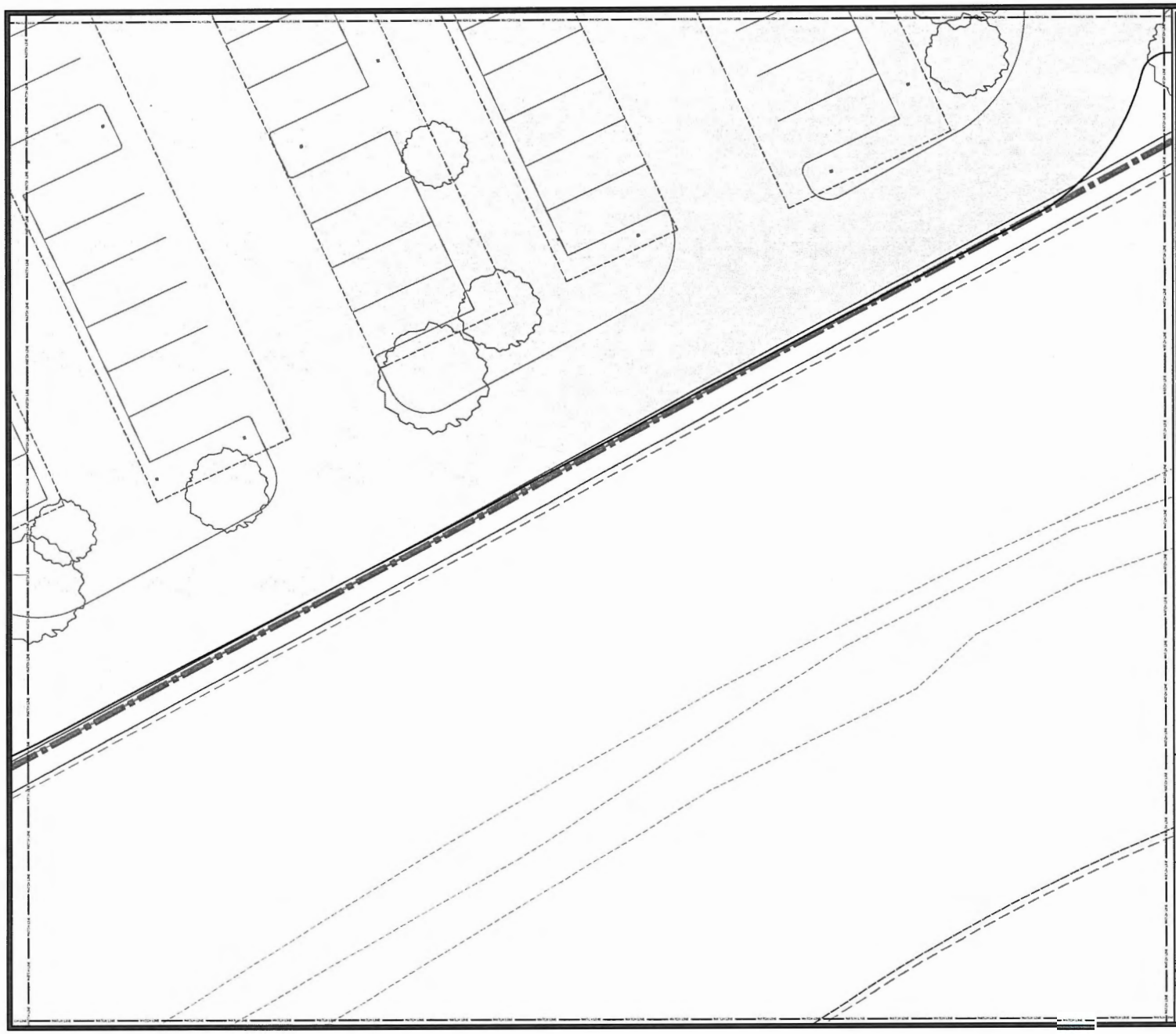
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/03/21 DESIGN REVIEW

Floor	01
Drawn	bb
Checked	jk
Scale	1/8"=1'-0"

Landscape Lighting Layout

LP.01H



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
C	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
H	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
H	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
H	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
H	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
A1.1	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
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7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
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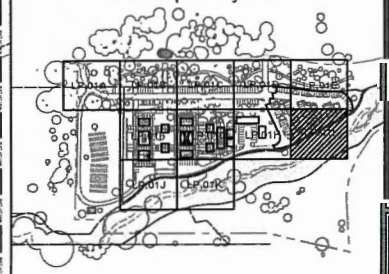
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING
     - PHOTOCELL & MOTION SENSOR
     - PHOTOCELL AND TIME SWITCH
     - ASTRONOMICAL TIME CLOCK
     - EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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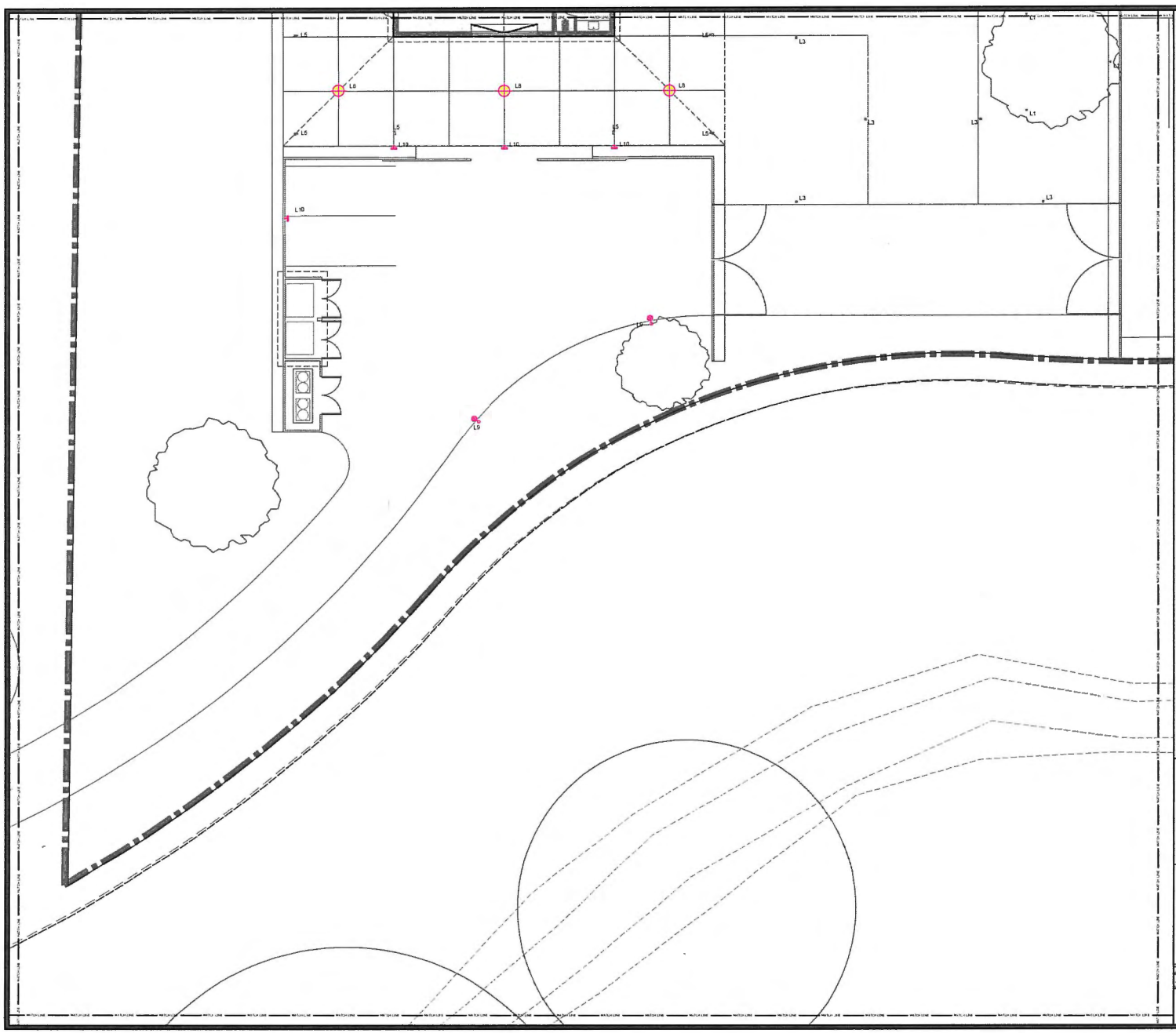
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/03/20 DESIGN REVIEW

Plan 01
Drawn AA
Checked JB
Scale 1/8"=1'-0"

Landscape Lighting Layout
LP.01I



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
VS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
ARCH DETAIL NAME	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL/ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
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7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY/ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
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NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE

1. GENERAL:
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     * PHOTOCELL & MOTION SENSOR
     * PHOTOCELL AND TIME SWITCH
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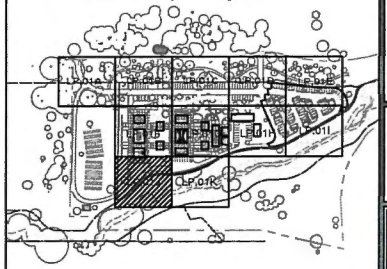
     * ENCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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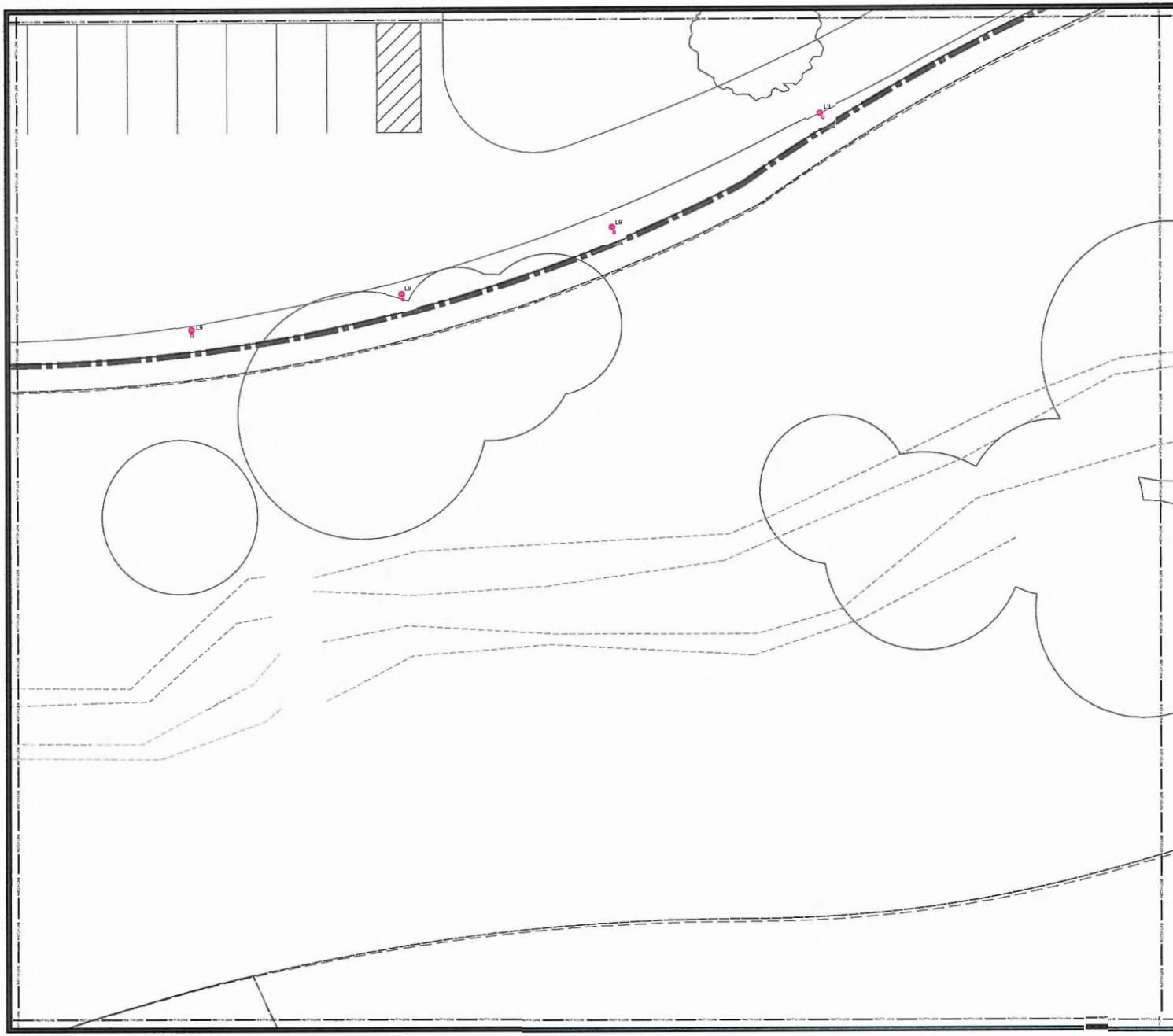
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/23/21 DESIGN REVIEW

Floor	01
Drawn	NA
Checked	JB
Scale	1/8"=1'-0"

Landscape Lighting Layout
LP.01J



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3	WALL MOUNTED 3-WAY SWITCH (ON/OFF) TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
D	WALL MOUNTED DIMMER (DIMMING) TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
3D	WALL MOUNTED 3-WAY DIMMER (DIMMING) TYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR YPE/STYLE/FINISH TBD
DJ	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
VS	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
A/B	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
FAN ZONE	EXHAUST FAN PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
TYPE ZONE	LIGHT FIXTURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FIXTURE TYPE TAG (F1, L1, D1, ETC.) LIGHT FIXTURE CONTROL(ZONE TAG) - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER: 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER: A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:

1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
3. ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
7. WHEN MLV AND INC LOADS ARE WIRED TOGETHER. USE MLV-APPROPRIATE DIMMER.

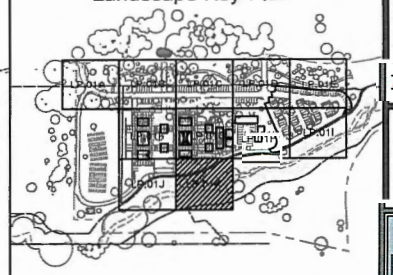
CONTROL SYSTEM NOTES:

1. CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
3. WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
4. SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTIONS) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS. (TYPICALLY PROVIDED IN CD PHASE).
5. REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
6. FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE:

1. GENERAL:
   - ALL LIGHTING TO BE HIGH EFFICACY (JA8 COMPLIANT LAMPS AND/OR LUMINAIRES).
   - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
   - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
   - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
   - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
     * PHOTOCELL & MOTION SENSOR
     * PHOTOCELL AND TIME SWITCH
     * ASTRONOMICAL TIME CLOCK
     * EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



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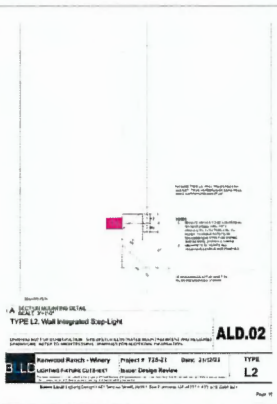
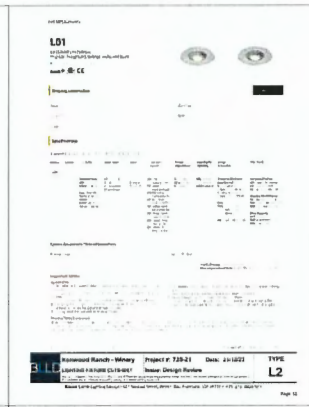
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

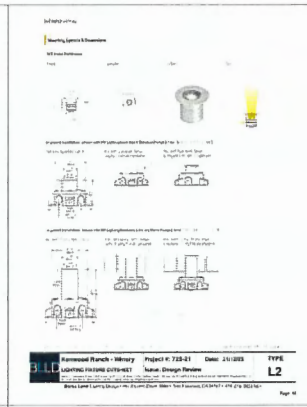
12/03/21	DESIGN REVIEW

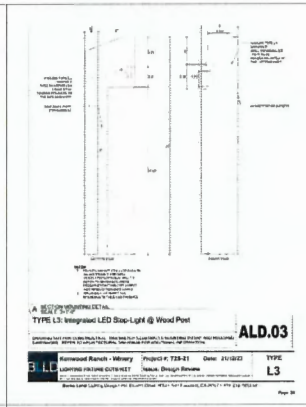
Floor	01
Drawn	BA
Checked	JR
Scale	1/8"=1'-0"

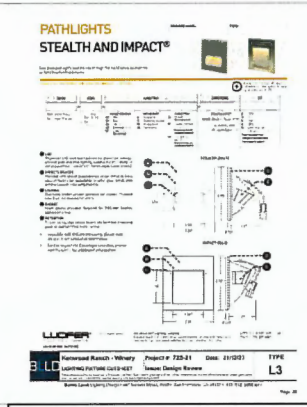
Landscape Lighting Layout
LP.01K

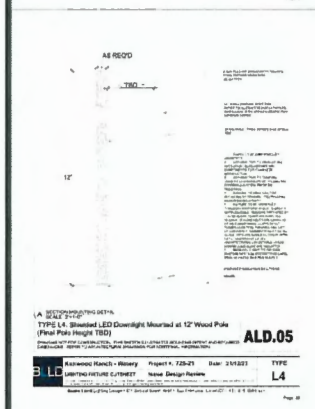


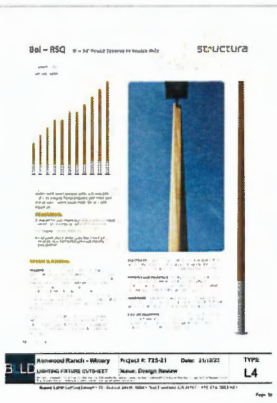


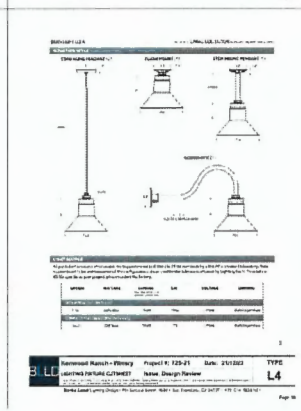


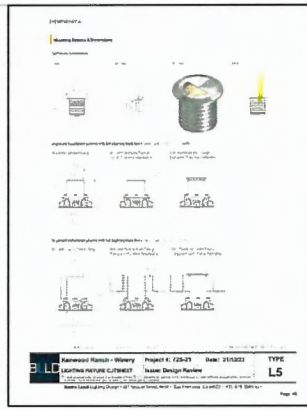












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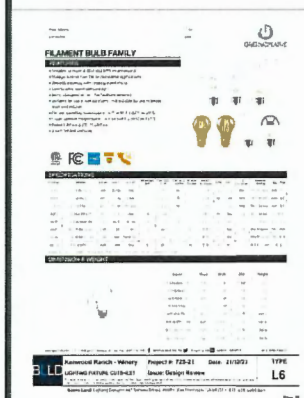
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

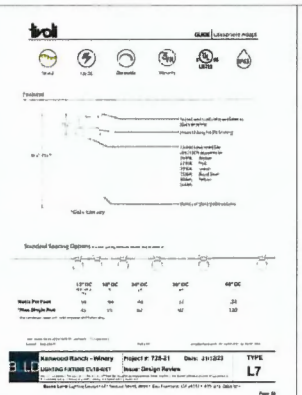
12/23/21 DESIGN REVIEW

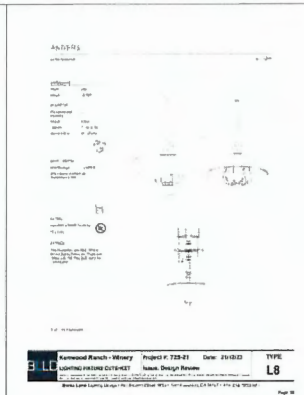
Floor	01
Drawn	NA
Checked	JB
Scale	N/A

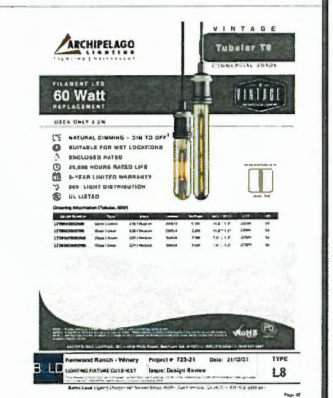
Landscape Lighting Cutsheets

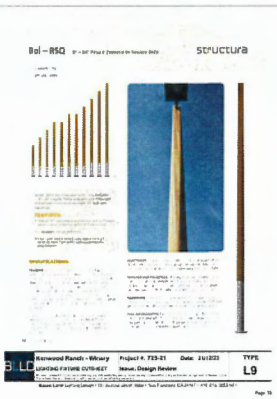
LP.01L

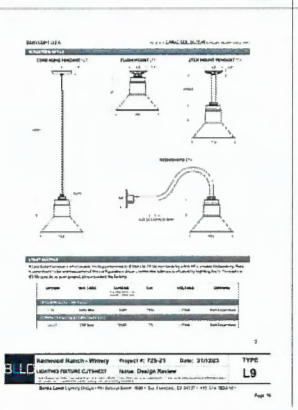


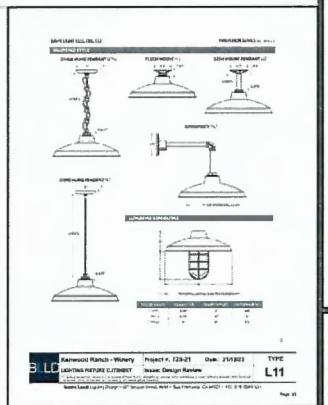












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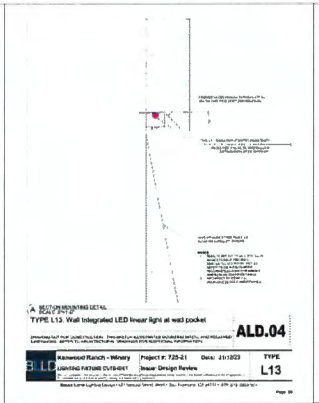
KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

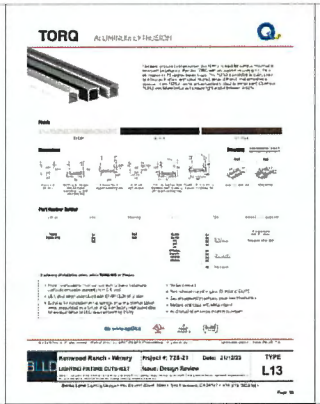
12/21/21 DESIGN REVIEW

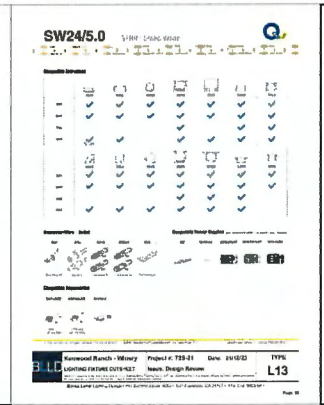
Floor	01
Drawn	NS
Checked	JE
Scale	N/A

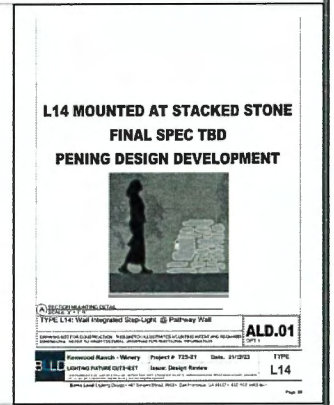
Landscape Lighting Cutsheets

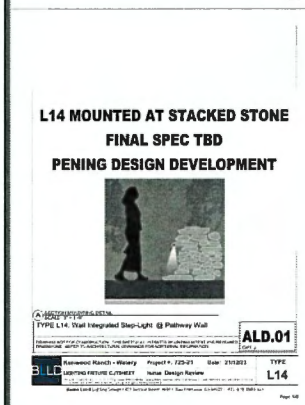
LP.01M

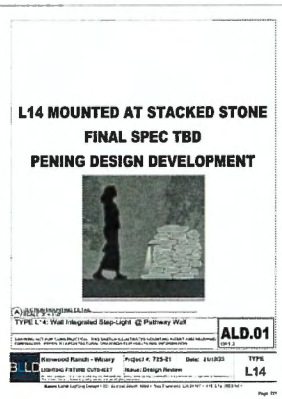


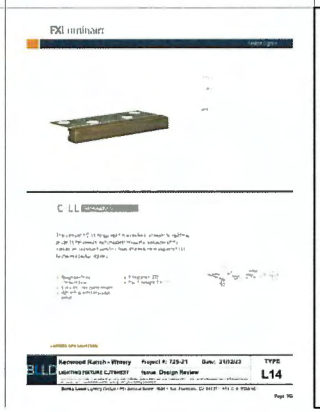


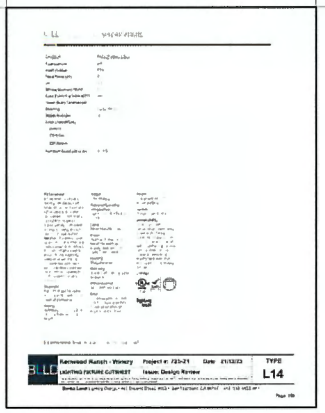












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KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/21/21 DESIGN REVIEW

Floor	01
Drawn	RA
Checked	JR
Scale	N/A

Landscape Lighting Cutsheets

LP.01N

719-21 KENWOOD RANCH WINERY
LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
L	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	7	14	120V	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. Contractor to provide all necessary mounting hardware and trade specific compliance statement prior to commencement. Installation with field cut and to manufacturer and design spec. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. DC is easily voltage. Individual fixtures and emergency requirements. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	8	2.4	120V / Pendant	1. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. Install fixture per manufacturer's specifications. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. Provide fixture specifications for review and approval prior to ordering. 5. Refer to specification section 26 for wiring and conduit requirements. 6. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L2	[illegible]	[illegible]	Pergola	[illegible]	Provide Manufacturer Discretion	8/ft	2.4	120V / Pendant	1. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. Install fixture per manufacturer's specifications. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. Provide fixture specifications for review and approval prior to ordering. 5. Refer to specification section 26 for wiring and conduit requirements. 6. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L3	[illegible]	[illegible]	Pergola	[illegible] LEDs (Provided by Manufacturer)	Provide Manufacturer Discretion	8/ft	2.4	120V	1. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. Install fixture per manufacturer's specifications. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. Provide fixture specifications for review and approval prior to ordering. 5. Refer to specification section 26 for wiring and conduit requirements. 6. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L4	[illegible]	[illegible]	Parking Lot	(1) LED Fixture (as shown on Sheet E2.1)	TBD	TBD		120V	1. Contractor to verify fixture specifications with lighting consultant prior to ordering. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. DC is easily voltage. Individual fixtures and emergency requirements. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	8	2.4	120V	1. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. Install fixture per manufacturer's specifications. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. Provide fixture specifications for review and approval prior to ordering. 5. Refer to specification section 26 for wiring and conduit requirements. 6. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet

719-21 KENWOOD RANCH WINERY
LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
L6	[illegible]	[illegible]	Training Room	(1) LED Accent Lamp PHILIPS/ LED STRIPS 2700K 90CRI/ 24V 5W PER FOOT	TBD	5W	2.4	120V	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. DC is easily voltage. Individual fixtures and emergency requirements.
L7	[illegible]	[illegible]	Vines	Fixture lamps LED's (Provided by Manufacturer)	Integral, Manufacturer Discretion	5/8	2.7	120V	1. Contractor to install 8L, 20 fixtures and to verify field connections prior to fixture installation. 2. Contractor to provide all necessary mounting hardware and trade specific compliance statement prior to commencement. Installation with field cut and to manufacturer and design specifications. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. Fixture must be easily serviceable. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L8	[illegible]	[illegible]	Barrels	[illegible]	[illegible]	8	2.4	120V	1. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. Provide fixture specifications for review and approval prior to ordering. 5. Refer to specification section 26 for wiring and conduit requirements. 6. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L9	[illegible]	[illegible]	Parking Lot	(1) LED Accent Lamp PHILIPS/ LED STRIPS 2700K 90CRI/ 24V 5W PER FOOT	TBD	5W	2.4	120V	1. Contractor to verify fixture specifications with lighting consultant prior to ordering. 2. Verify/confirm ceiling type and cutout dimensions prior to ordering. 3. Fixture must be easily serviceable. 4. DC is easily voltage. Individual fixtures and emergency requirements. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L10	[illegible]	[illegible]	Walled Bed	[illegible]	[illegible]	10.2	2.4	120V	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. DC is easily voltage. Individual fixtures and emergency requirements.
L11	[illegible]	[illegible]	Lounging Area	[illegible]	[illegible]	5/8	2.4	120V	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. DC is dependent fixture to be installed in suitable and such that it has light & wall per plan or spec/spec, and to provide all necessary components for a complete and operable installation. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. DC is easily voltage. Individual fixtures and emergency requirements.

719-21 KENWOOD RANCH WINERY
LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
L12	[illegible]	[illegible]	Alex Unknown Finishing Area	[illegible] LED's (Provided by Manufacturer)	TBD	12	2.4	120V	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. Contractor to provide all necessary mounting hardware and trade specific compliance statement prior to commencement. Installation with field cut and to manufacturer and design specifications. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. Fixture must be easily serviceable. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L13	[illegible]	[illegible]	Alex Unknown Finishing Area	[illegible] LED's (Provided by Manufacturer)	Built-in Manufacturer Discretion	5	2.4	120V / Pendant / Recessed	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. Contractor to provide all necessary mounting hardware and trade specific compliance statement prior to commencement. Installation with field cut and to manufacturer and design specifications. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. Fixture must be easily serviceable. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet
L14	[illegible]	[illegible]	Yard & Pathways, Site Wide	[illegible] LED's (Provided by Manufacturer)	Integral, Built-in Manufacturer Discretion	6	2.4	120V / Pathway / Bollard	1. Manufacturer to determine the most appropriate driver for optimal performance. 2. Contractor to provide all necessary mounting hardware and trade specific compliance statement prior to commencement. Installation with field cut and to manufacturer and design specifications. 3. Verify/confirm ceiling type and cutout dimensions prior to ordering. 4. Fixture must be easily serviceable. 5. Provide fixture specifications for review and approval prior to ordering. 6. Refer to spec section 26 for specifications for wiring and conduit requirements. 7. DC is provided driver input and input as indicated. Wiring to include all wire of sufficient size and ampacity to meet

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KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/21/21 DESIGN REVIEW

Floor	01
Drawn	RA
Checked	JM
Scale	N/A

Landscape Lighting Specs
LP.010

FEHR PEERS

Memorandum

Date: March 15, 2023

To: Terri Avila, ESA

CC: Tina Wallis, Law Offices of Tina Wallis, Inc.

From: Ian Barnes, PE, and Sarah Chan, PE, TE, Fehr & Peers

Subject: Kenwood Winery Site Plan Review

WC22-3875

This technical memorandum documents Fehr & Peers's review of the proposed site plan for the Kenwood Winery project at 1180 Campagna Lane in the Kenwood area of unincorporated Sonoma County, California. The review of the 2022 Kenwood Rach Winery site plan[1], including proposed improvement recommendations, is provided in **Appendix A** and considers the following elements:

- Site access, sight distance, and interface between the parking access roadways with Campangna Lane, including traffic control recommendations
- Multimodal circulation on-site, including:
  - Vehicular circulation and roadway sizing within the site
  - Pedestrian and bicycle access and circulation
- Emergency vehicle access and circulation

Site Access, Sight Distance, and Interface with Campanga Lane

The proposed winery parking area is located at the end of a long tangent (straight) section of Campagna Lane. Given an operating speed of 25 miles-per-hour along Campagna Lane, stopping sight distance and corner sight distance at the intersections between Campagna Lane and the roadways serving the winery parking lots would be sufficient. As outlined graphically in **Appendix A**, Fehr & Peers recommends that the site access intersections include control devices, such as a stop signs, stop bars, and associated "STOP" pavement legends for vehicles entering Campagna

[1] The 2022 Kenwood Ranch Winery site plan is provided in the 2023 Initial Study.

Lane from the parking lot roadways; installation of this signage and striping would better clarify the presence of conflict areas.

Multimodal Circulation On-Site

The Project's internal roadways provide access to visitor parking stalls on the northern, western and eastern sides of the proposed buildings. Service driveways are also provided on the west and south sides of the site, which provide access to employee and service vehicle parking. The service roads do not provide outlets and therefore do not create a loop around the site.

Based on data from Adobe Associates, parking aisle widths along the public parking aisles (i.e. not the service/employee driveways) are a minimum of 20 feet in width and are 24 feet in width in locations where there is parking on both sides of the parking aisle; the widths are also provided in Section 1.7.6 of the Initial Study. These parking aisle widths would be adequate to accommodate two-way vehicle traffic. The widths of the service/employee driveways range from 12 feet to 14 feet, which would meet the standard of County Code Section 13-37 and were previously discussed during a conversation between Adobe Associates and the County Fire Marshal.

Pedestrian and bicycle cicrculation on-site would be facilitated through a network of paths around the site. These paths cross vehicular travelways at several points across the site.

Based on the above factors, Fehr & Peers has developed the following recommendations to facilitate efficient multimodal circulation:

- Install W11A-2 "Pedestrian Crossing" signage and striping/decorative crossings at vehicle-pedestrian path conflict points (per the site plan mark-ups in **Appendix A**).
- Install "Service/Employee Vehicles Only" or "Dead End" signage along service/employee driveways to discourage public vehicle access.
- Modify parking layout at the eastern service parking area to allow for vehicle turnarounds (i.e. eliminate dead-end to parking aisle).
- Modify the crossing of the pedestrian path at the eastern parking lot access road to be closer to Campagna Lane or the parking lot internal roadway intersection (i.e. place the pedestrian-vehicle conflict point closer the proposed vehicle-vehicle conflit point)
- Final site plan should be checked to ensure design truck or emergency vehicle movement prior to building permits being issued.
- Sight distance at conflict points should be verified as part of final site plan review.
- Vegetation and other potential sight distance obstructions should be maintained to provide adequate sight distance at conflict points. Maintain landscaping at intersections to reduce sight distance conflicts. Shrubs should not be higher than approximately 30 inches and tree canopies should be at least six feet from the ground.

Emergency Vehicle Access and Circulation

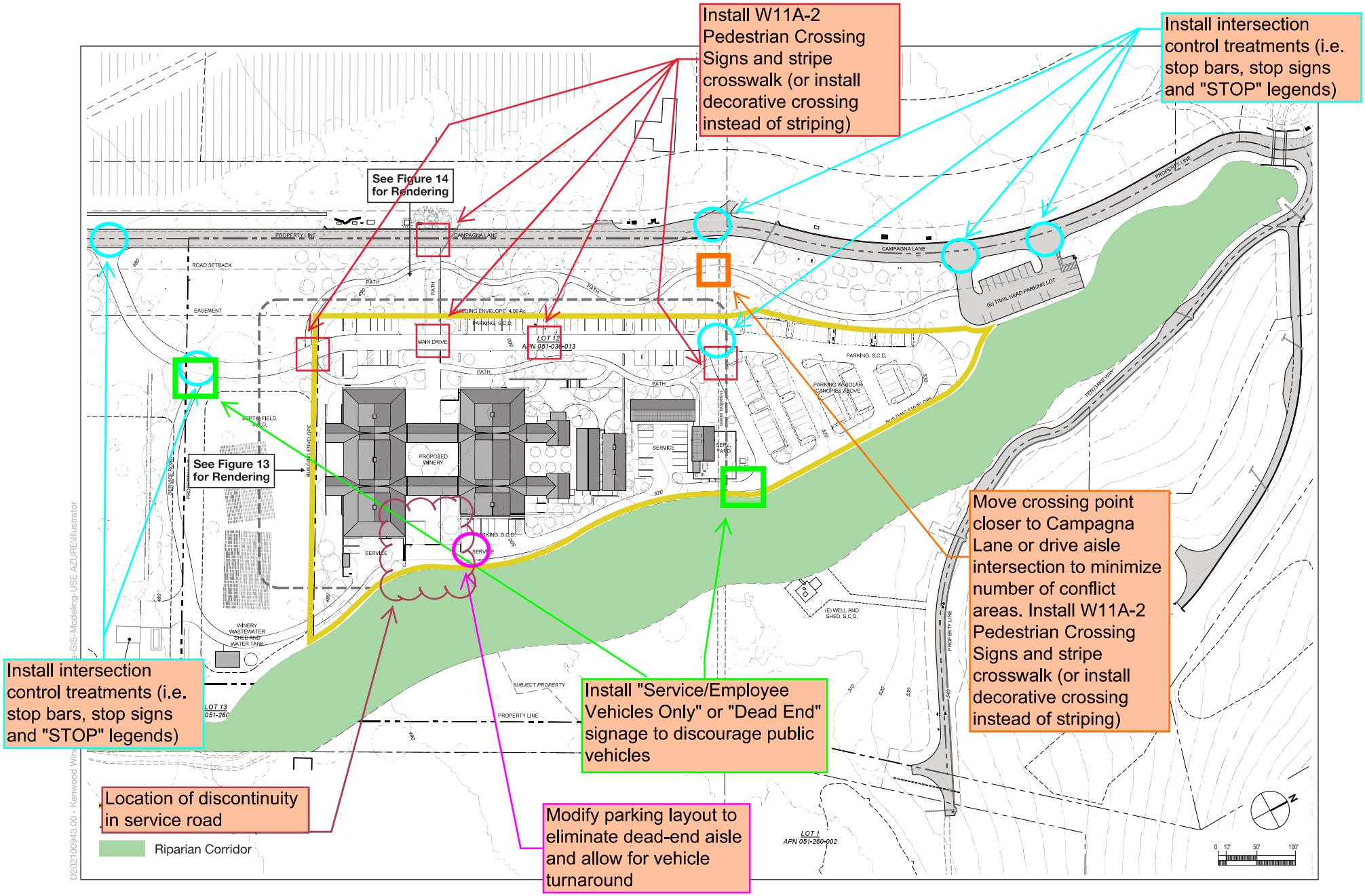
Emergency vehicle access from Campagana Lane would be possible from two access points to the internal circulator roadway. The internal circulator roadway rings the entire winery except for a small portion between the ends of the two service roads. Fehr & Peers recommends that an emergency vehicle-only access between the ends of the two service roads is provided to provide full emergency vehicle circulation around the project site.

This completes Fehr & Peers's site plan review for the proposed Kenwood Winery project in the Kenwood area of Sonoma County, California. Please call Ian Barnes at (925) 357-3388 with any questions.

Attachments

Appendix A Site Plan Review Recommendations

Appendix A
Site Plan Review Recommendations



SOURCE: Backen & Backen, 2022

2022 Kenwood Ranch Winery Project

Figure 1-12
2022 Project Parking and General Building Layout Plan

ESA

Final Conditions of Approval and Mitigation Monitoring Program
Use Permit: Winery: Sonoma Country Inn

Date: November 2, 2004 **File No.:** PLP01-0006
Applicant: Graywood Ranch LLP c/o Mark Harmon
APN: 051-020-006, -032, -043, -045; 051-010-013, -017
Address: 7945,7925, 7965, 7935, 8025, 7955, 7661, & 7619 Highway 12, Kenwood

Proposed Project Description: This proposal is a Use Permit for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. Items for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products may occupy 90% of the retail area (1,800 square feet), incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

BUILDING:

The conditions below have been satisfied" BY _____ DATE _____

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

Prior to issuance of any permits (grading, septic, building, etc.), evidence shall be submitted to the file that all of the following conditions have been met.

2. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the California Building Code. The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

3. Prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation shall be prepared to develop seismic design criteria for proposed structures at the site. These reports shall include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The project applicant shall incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the site.

   Ground motions and Uniform Building Code site coefficients shall be determined by a separate analysis as part of design-level geotechnical investigations for the specific buildings and other proposed structures. *Impact 5.7-2.*

Mitigation Monitoring: Prior to grading, building or septic permit issuance the applicant shall submit the reports to the County Permit and Resource Management Department. County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

4. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the presence or absence of liquefiable soils. Such evaluations shall be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. *Impact 5.7-3*

   Mitigation Monitoring: Prior to building, grading, or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff will be responsible for ensuring that the recommendations have been incorporated into the design of project improvements.

5. If structures or septic systems are proposed in the lowland alluvial fan area, the following measures are required to mitigate ground settlement impacts:

   (1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics and need for any ground improvement measures.

   (2) Rework and compact soils where structures are proposed and such soils are identified in the near surface.

   (3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered. *Impact 5.7-4.*

   Mitigation Monitoring: Prior to building, grading or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff would be responsible to ensure that the recommendations have been incorporated into the structural design of project improvements.

6. If structures or septic systems are proposed near steep banks, future building-specific geotechnical investigation for development in the lowland area shall determine the presence or absence of fills and/or natural slopes/banks with a potential for seismically-induced ground cracking and failure by lurching. If found to exist, special foundation design or re-working of the soils or other appropriate design, as determined by the area and site-specific investigations, shall be employed to mitigate this impact. *Impact 5.7-5*

   Mitigation Monitoring: Prior to building, grading or septic permit issuance the applicant shall submit the design-level geotechnical report as applicable. County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

7. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. *Impact 5.7-6.*

   Mitigation Monitoring: Building permit approval in specified areas shall be conditioned on preparation of a design-level geotechnical report.

8. The following mitigation measures are required to mitigate significant impacts related to landsliding and slope instability:

   (a) Design-level site-specific geotechnical engineering investigation and analysis is required within proposed development improvements. Site specific investigations shall evaluate the potential for slope instability, especially where unstable contacts within the volcanic rock may be exposed as a result of grading.

   (b) Grading and excavation activities shall comply at a minimum with the Uniform Building Code, County of Sonoma standards, and site-specific design criteria established in the geotechnical reports. The geotechnical reports shall consider the following measures:

   (1) All fills constructed on slopes steeper than 5:1 (horizontal to vertical), or any fills with a height greater than three feet above original ground level shall be keyed and benched into competent material and provided with subdrainage. Unreinforced permanent fill slopes shall be no steeper than 2:1 and, where slope heights exceed 15 feet the fills shall be provided with benches and surface drainage controls. All fills shall be engineered and compacted to at least 90 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the applicant's Geotechnical Engineer.

   (2) Slopes on the project site shall be improved with erosion protection and planted with vegetation. Planted vegetation shall include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources. Drainage provisions shall be provided during construction to prevent the ponding and/or infiltration of water in temporary excavations other than sediment ponds.

   (c) Use proper construction, inspection, and maintenance practices to protect against creation of unstable slopes. A plan for the periodic inspection and maintenance of slope stability improvements, subdrains, and surface drains, including removal and disposal of material deposited in catchment basins, shall be prepared and submitted to the County for review and approval by the County Permit and Resource Management Department Drainage Review prior to requesting final inspection or issuance of certification for occupancy. This plan shall include inspection and disposal procedures, schedule and reporting requirements, and the responsible party. This plan can be part of the overall long-term project maintenance plan. *Impact 5.7-7*

   Mitigation Monitoring: As part of building permit applications for individual buildings comprising the winery and associated roadways, the applicant shall submit reports -(a) and (b) to the County of Sonoma Permit and Resource Management Department. The applicant shall submit plans outlined in c) to the County of Sonoma Permit and Resource Management Department Drainage Review. County staff will be responsible for ensuring that the recommendations presented in the soils reports have been incorporated into the grading plans.

9. Road design adjacent to Graywood Creek shall be based on design level geotechnical evaluation. Creek bank stability measures shall be incorporated into road design. Designs may include but shall not be limited to drainage improvements, stream bank stabilization or road setbacks. All grading at the site shall be subject to the requirements of Mitigation Measure 5.7-7 regarding slope stability. These features shall be designed to stabilize upslope areas prone to erosion or earth movement which could block drainages and result in sudden breaches and downslope erosion and flooding. The project applicant shall incorporate the recommendations developed in the site specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the area. Stabilization measures within creeks shall conform to requirements of the County of Sonoma, California Department of Fish and Game, and other applicable agencies, and shall be submitted for approval by these agencies prior to issuance of grading or building permits for these areas. *Impact 5.7-8*

Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

10. Prior to building, grading, or septic permit issuance the project applicant's Geotechnical Engineer shall complete site-specific investigations with detailed soils analyses of the actual locations and types of proposed buildings, slabs and pavements. Those investigations shall include laboratory testing of on-site soils to assess their expansion potential. These investigations shall result in design recommendations which include specifications for stabilizing areas of expansive soil (if encountered), quality of imported fill material, compaction standards for engineered soil materials, floor slab and pavement design recommendations, surface and subsurface drainage requirements, and grading specifications. *Impact 5.7-9.*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

11. Prior to building, grading, or septic permit issuance, the project applicant shall conduct site-specific geotechnical investigations and analyses of potential differential settlements of buildings and other site improvements, and develop design criteria as necessary to reduce differential settlements to tolerable levels. Potential measures may include but not be limited to overexcavation and recompaction of weak soils or utilizing deep foundations to extend foundation support through low strength soils and into underlying competent material. The applicant shall submit the design level geotechnical report as outlined in Mitigation Measure 5.7-10 to PRMD as part of grading and building permit applications for the winery complex and associated roadways. The applicant shall submit the design-level geotechnical reports to the County of Sonoma Permit and Resource Management Department. *Impact 5.7-10.*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

12. Dust emissions from construction activities shall greatly reduced by implementing fugitive dust control measures according to BAAQMD CEQA guidelines. Any site alteration or grading permit for the winery, the applicant shall incorporate the following dust control measures in the projects that would disturb the ground:

    (a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.

    (b) Cover all hauling trucks or maintain at least two feet of freeboard.

    (c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

    (d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

    (e) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).

    (f) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.

    (g) Limit traffic speeds on any unpaved roads to 15 miles per hour.

    (h) Replant vegetation in disturbed areas as quickly as possible.

(I) Suspend any activities that cause visible dust plumes that cannot be controlled by watering.

(j) Install wheel washers for all exiting trucks or pave project site entrance road prior to initiating construction of the inn or winery.

(k) Provide contact information and phone number for the person responsible for ensuring these measures are implemented during construction.

(l) The applicant shall incorporate the measures listed in Mitigation Measure 5.10-1 in the contracts of contractors or subcontractors performing applicant implemented construction. *Impact 5.10-1*

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. Building inspection staff shall make routine site inspections to ensure that the measures are implemented.

DRAINAGE:

Prior to Permit Issuance: Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted to the file that all of the following conditions have been met.

The conditions below have been satisfied" BY _____ DATE _____

13. All improvement plans shall establish a setback line along the waterway which shall be measured from the toe of the streambank outward a distance of 2-1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

14. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency's Flood Control Design Criteria for approval by the Flood and Drainage Review Section and shall be shown on the improvement drawings. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.3-3*

15. The developer's engineer shall include a site grading plan and an erosion control plan as part of the required improvement drawings.

16. Prior to issuance of grading or building permits, the applicant shall submit for review and approval of the grading and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.

17. Delineation of the existing wetlands on the Final Map as well as on the construction plans is necessary. In addition, wetlands protection measures during the construction process shall be shown on the improvement plans. Appropriate permits from the Corps of Engineers shall be obtained

18. a. Prior to the issuance of a grading permit, the applicant shall file with the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall meet the following objectives related to construction activities:

- All pollutant sources, including sources of sediment that may affect storm water quality associated with construction activity shall be identified;

- Non-storm water discharges related to construction activity shall be identified;

- Best Management Practices (BMPs) shall be identified, constructed, implemented, and maintained in accordance with a time schedule. The maintenance schedule shall also provide for maintenance of post-construction BMPs.

The BMPs shall include a variety of "housekeeping" measures to prevent pollution from building materials, chemicals and maintenance during construction of the development and infrastructure. Examples of typical "housekeeping" measures to be included in the SWPPP include the following:

1. Performing major vehicle maintenance, repair jobs, and equipment washing at appropriate off-site locations;

2. Maintaining all vehicles and heavy equipment and frequently inspecting for leaks;

3. Designating one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance;

4. Cleaning-up spilled dry materials immediately. Spills are not to be "washed away" with water or buried;

5. Using the minimum amount of water necessary for dust control;

6. Cleaning-up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials such as cat litter, and/or rags);

7. Cleaning-up spills on dirt areas by removing and properly disposing of the contaminated soil;

8. Reporting significant spills to the appropriate spill response agencies;

9. Storing stockpiled materials, wastes, containers and dumpsters under a temporary roof or secured plastic sheeting;

10. Properly storing containers of paints, chemicals, solvents, and other hazardous materials in garages or sheds with double containment during rainy periods;

11. Placing trash receptacles under roofs or covering them with plastic sheeting at the end of each workday and during rainy weather;

12. Washing-out concrete mixers only in designated on-site wash-out areas where the water will flow into settling ponds or onto stockpiles of aggregate or sand. Whenever possible, the wash-out will be recycled by pumping back into mixers for reuse. The wash-out is not to be disposed of into the street, storm drains, drainage ditches, or streams;

13. Applying concrete, asphalt, and seal coat during dry weather. Keeping contaminants from fresh concrete and asphalt out of the storm drains and creeks by scheduling paving jobs during periods of dry weather and allowing new pavement to cure before storm water flows across it;

14. Covering catch basins and manholes when applying seal coat, slurry seal and fog seal; and,

15. Parking construction equipment over drip pans or absorbent materials, to capture dripping oil and/or other possible pollutants.

b. Also required under the General Permit is the development and implementation of a monitoring program. The monitoring program shall include inspections (by a qualified professional appointed by the applicant/owner) of the construction site prior to anticipated storm events and after actual storm events. During storm events of extended duration, inspections shall be made during each 24-hour period. The inspections are used to identify areas contributing to storm water discharge, to evaluate the effectiveness of BMPs, and to determine whether additional BMPs or corrective maintenance are needed. All corrective maintenance and BMPs shall be made as soon as possible (provided working conditions are safe), and all necessary equipment, materials, and workers shall be available for rapid response. The SWPPP shall also include post-construction storm water management practices. Post-construction water quality impacts are mitigated under Mitigation Measure 5.3-2.

c. The applicant shall obtain a County General Grading Permit for all components of the project from the Sonoma County Permit and Resource Management Department. The grading plan shall adhere to current Uniform Building Code and County of Sonoma requirements and shall employ sound construction practices. The amount of total grading on the project site shall be minimized, and the amount of development and grading for sloping areas of the project site shall be reduced. Pier foundations shall be used for structures where this could substantially reduce construction grading.

d. The applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the project. The drainage plan can be reviewed by the PRMD at the same time as the grading plan. The applicant will be responsible for obtaining coverage under the NPDES General Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project. The applicant would also be responsible for obtaining County permits. Applicant shall submit a copy of the NOI, SWPPP, and erosion control plan to County at time of grading permit applications. This plan should conform to all standards adopted by the County. Many elements of the drainage plan would overlap with the SWPPP. This plan should include application of Best Management Practices, including, but not limited to, the following:

1. Site construction practices including restricting grading to the dry season, specifying construction measures that minimize exposure of bare soil to rainfall, winterization, traffic control, and dust control.

2. All improvement plans showing development within 100 feet of a stream course shall show a setback line along that waterway that shall be measured from the toe of the stream bank outward a distance of 2 ½ times the height of the stream bank plus 30 feet, or 30 feet from the top of bank, whichever distance is greater. No grading, building, or other development permit shall be issued until evidence is submitted and approved by the PRMD Drainage Review Section that all structures meet or exceed the required setback along the waterway, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

3. Existing wetlands and the riparian setback shall be delineated on the Final Map as well as on the construction plans.

4. Designing the access roads to use the minimum amount of grading necessary. Road grading and construction within 100-feet of all streams and major drainages shall be conducted

between May 15 and October 15 during the year(s) of construction, and erosion control measures shall be installed by October 15.

5. Using soil stabilization techniques to project all finished graded slopes from erosion such as straw mulching, hill slope benching, erosion control matting, hydroseeding, revegetation, and preservation of existing vegetation.

6. Weed-free straw or mulch shall be used to cover bare soils during and after construction, and areas shall be landscaped and revegetated as soon as possible after disturbance. Straw or straw bales used for erosion control shall be certified weed free prior to use on the site, in order to prevent invasive weeds from entering the site.

7. Protecting downstream receiving drainage channels and storm drains from sedimentation and retaining sediment on the project site by using silt fencing, straw bale sediment barriers, and drop inlet sediment barriers, diversion dikes and swales, sediment basins, and sediment traps.

8. After each phase of construction is completed, all drainage culverts and the downstream receiving channels shall be inspected for accumulated sediment. Where sediment has accumulated, these drainage structures shall be cleared of debris and sediment. *Impact 5.3-1*

Mitigation Monitoring: PRMD Drainage Review Staff shall verify that NOI SWPPP & Erosion control measures have been incorporated into building, grading and improvement plans prior io issuance of grading permits.

19. Non-point source water quality impacts from the project will be mitigated with an overall storm water runoff control program. Under the General Construction Permit, the applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include Best Management Practices for storm water management during and following the construction phase of the project. Mitigation Measure 5.3-1 discusses the management practices applicable to construction activities. The SWPPP shall also include the following in its discussion of post-construction pollution control measures:

    a. Identify specific types and sources of storm water pollutants associated with the proposed project development and land use activities;

    b. Identify the location and nature of potentially significant water quality impacts; and

    c. Specify appropriate permanent control measures to be incorporated into overall site development and residential design/management guidelines to eliminate any potentially significant impacts to receiving water quality from storm water runoff.

    Control measures shall incorporate such things as vegetated buffer strips, vegetated swales, water quality detention basins, site development restrictions, public education, and other design or source control management practices, as appropriate, to mitigate adverse potential water quality effects. A program of periodic sweeping and cleaning of pavement shall be implemented. Sweeping materials shall be taken to a landfill or other permitted location.

    Post-construction BMPs shall also include the minimization of land disturbance, the minimization of impervious surfaces, treatment of storm water runoff utilizing infiltration, detention/retention, biofilter BMPs, use of efficient irrigation systems, ensuring that interior drains are not connected to a storm drain sewer system, and appropriately designed and constructed energy dissipater devices. These must be consistent with all local post-construction storm water management requirements and policies. *Impact 5.3-2*

The applicant will be responsible for obtaining coverage under the General Construction Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project.

Mitigation Monitoring: PRMD staff shall verify compliance prior to issuance of grading, building or septic permits.

20. The following mitigation measures shall be incorporated into the improvement plans, construction plans and building plans to reduce water quality impacts from construction activities and project-related runoff pollutants.

    a. The applicant shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

    b. To reduce increased project site runoff impacts to a less-than-significant level: The applicant shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. Examples of applicable BMPs include the following:

        1. Storm water detention facilities to capture and regulate off-site runoff. Storm water detention facilities shall not be in any natural drainage way (i.e., on-stream);

        2. Maintenance of the detention facilities shall be included in the drainage plan and shall include:

            - Regular inspection (annually and after each major storm) for accumulated debris, sediment buildup, clogging of inlets and outlets, and possible erosion problems;
            - Removing accumulated sediments from the basin on an annual basis (if a dry detention pond is used), and every two to five years (when ten to 15 percent of the storage volume has been lost) if a wet detention pond is used; and
            - Mow and maintain pond vegetation, and replant or reseed vegetation as necessary to control erosion.

        3. Permeable pavements to promote infiltration and minimize runoff; and

        4. Cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff.

    c. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria.

    d. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.3-3*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the project.

21. Prior to issuance of permits, the applicant will be responsible for all maintenance of on-site drainage facilities in accordance with the drainage plan. To mitigate the project's cumulative contribution to flooding of Sonoma Creek, the applicant shall also include in their drainage plan (see Mitigation Measure 5.3-3(b)) provisions for maintaining the pre-development 100-year runoff levels. The design calculations shall demonstrate that the post-development 100-year runoff would not exceed pre-development runoff levels. This can be achieved by BMPs such as those outlined in Mitigation Measure 5.3-3(b) (for example, Storm water detention facilities). The applicant will be responsible for preparing the drainage plan and submitting it to the Sonoma County Permit and Resource Management Department. *Impact 5.3-8*

    Mitigation Monitoring: County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the grading and building plans prior to issuance of building, grading or septic permits.

HEALTH

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant/owner and verified by PRMD staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

22. Prior to issuance of building permits, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. coli and total coliform) and arsenic analysis results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of the analysis results and they show no contamination. If required, proof of installation of any device to remove contaminants must be shown.

23. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water if more than 25 persons per day in a 60 day period are served by the water system.

24. Prior to building permit issuance, a permit for the sewage disposal system shall be obtained. The system will require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis and percolation testing will be required. Groundwater testing will also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing and design elements have been met.

25. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits.

26. Prior to the issuance of any building permits, an easement shall be prepared by a licensed land surveyor and submitted to PRMD for approval, then recorded properly to demonstrate legal access in perpetuity for all wastewater elements, to be installed on an adjacent parcel.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final a copy of the recorded easement.

27. Prior to building permit issuance, a Financial Assurance Plan by the developer shall be submitted for review and approval by PRMD and with concurrence from the SFBRWQCB. The Financial Assurance Plan shall be Peer Reviewed by private consultants as well as the SFBRWQCB and State Department of Health Services. Recommendations resulting from State Agency or Peer Review and concurrence by PRMD shall be incorporated into conditions. The financial requirements for operation shall be recorded with the property deed.

    Condition Compliance: This condition shall not be cleared for recording until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required financial elements have been incorporated into the plan. This condition shall not be signed off until the Project Review Health Specialist receives a copy of the recorded Financial Assurance Plan.

28. Prior to building permit issuance, plans for the treatment and disposal facilities shall be prepared by a Registered Civil Engineer. An independent engineering consultant, selected by PRMD and paid by the applicant, shall review the plans. If changes to the plan are warranted, than these modifications shall be incorporated into the design. The design engineer shall inspect the construction and shall verify that construction was according to plans.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

29. Prior to construction, the on-site wastewater treatment and disposal facilities shall demonstrate that all setback requirements would be met. This can be accomplished by modifying the leachfield areas, or, where appropriate, the property line may be adjusted to meet the setback requirement. *Impact 5.4-3.*

    Mitigation Monitoring: The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section for conformance with setback requirements prior to issuance of septic permits.

30. Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree. *Impact 5.6-2.*

    Mitigation Monitoring: The Project Review Health Specialist shall ensure that all wastewater facilities are either located outside the Oak Tree Preserves or that an arborist's report has been prepared and that it concludes that the installation of the facility will not harm the trees.

31. Prior to building permit issuance or prior to building occupancy, if hazardous waste is generated or hazardous materials stored, then the applicant shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit or approval from the Certified Unified Program Agency (CUPA) or the participating agency. (Additional information and fees may be required).

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of a letter of approval or a current permit from the responsible agency.

32. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information.

    Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval has been received from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

33. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (Fees may apply.)

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist has received a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

34. The winery wastewater treatment and disposal systems shall be designed to provide adequate treatment and disposal capacity for wastewater flows generated by a peak event at the winery and tasting room, 2,810 gpd. This can be achieved either through the use of an appropriately-sized flow equalization tank to store and regulate excess peak flow entering the treatment system to match the proposed peak design capacity (1,955 gpd), or by sizing the treatment plant and disposal field for the peak flow conditions. The disposal capacity could be expanded to 2,810 gpd by adjusting the winery parcel boundary to the south to expand the leachfield disposal area, increasing the size of the disposal area, or by finding a more suitable disposal area on the winery parcel. The winery disposal field could be relocated farther north of its present location where soils are also suitable for onsite wastewater disposal; the development plan shows several winery-related buildings planned for this area. These proposed buildings would have to be relocated or removed to accommodate the disposal area. The design of the wastewater systems shall be submitted to the County for review and approval. *Impact 5.4-2.*

    Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met.

35. To control noise, back-up generators, and the blower units for the wastewater systems shall be enclosed or otherwise baffled for soundproofing. Design of the wastewater systems shall be submitted to the County for review and approval. The system shall be designed and built to be in compliance with condition #59. *Impact 5.11-2.*

    Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met, noise mitigation designs have been reviewed and approved, and an engineered monitoring program and written comments from the OSHA consultant have been submitted.

Prior to Building Occupancy Evidence shall be submitted by the applicant and verified by PRMD staff that the following conditions have been met:

"The conditions below have been satisfied" BY _____ DATE _____

36. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Well and Septic Section of the Permit and Resource Management Department.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

37. For a mound, pressure distribution, filled land, or shallow sloping sewage system, the applicant must submit to the Project Review Health Specialist the approved form Declaration of Restrictions with either a Grant Deed/Straw Transfer or Owner's Statement on the map. (Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.)

38. Back up power is required for the collection elements (grinder pumps/alarms), equalization tank/anoxic tank, treatment unit, and pumping to and from the pond and irrigation system per the Liquid Waste Specialist letter of June 12, 2001.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

39. The Flow Equalization Tank, the Anoxic Tank, the Fast Treatment Tank shall be placed underground to control noise. The Chlorine Contact Chamber and the Blower Unit shall be enclosed to control noise. The treatment system must meet the noise limitations found in the Noise Element of the Sonoma County General Plan. Note that this equipment will be placed very close to the property line, and noise readings would be collected at the property line in the event of a noise complaint.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

40. Gas and odors shall be contained into a collection system and dispersal element underground, with or without carbon filters. The Chlorine Contact Chamber and Gas Collection System (the Blower Unit) shall be enclosed or placed underground to further control odors. A professionally engineered Hydrogen Sulfide/Oxygen monitoring program including sensors with alarms for the gas collection system and any personnel entering confined spaces is required to meet all OSHA standards. The engineered monitoring program shall be submitted to a qualified OSHA consultant for review and comment. To mitigate possible impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, gases and odors shall be contained in an underground collection and dispersal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants shall be enclosed or placed underground to further control odors. To ensure the protection of operating personnel, a hydrogen sulfide/oxygen monitoring program shall be engineered and implemented, and all personnel entering confined spaced shall be required to meet all Occupational Safety and Health Administration (OSHA) standards. A qualified OSHA consultant shall review the hydrogen sulfide/oxygen monitoring program. *Impact 5.10-5.*

    Mitigation Monitoring: Building related permits shall not be issued by the County until all of the required design elements have been met. This condition shall not be signed off until the Project Review Health Specialist receives an engineered monitoring plan and written comments from the OSHA consultant.

41. Monitoring well locations and depth of monitoring wells shall be reviewed under Plan Check and permitted from PRMD.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

42. Prior to operation, the applicant's consultant shall prepare a very detailed and specific operations, maintenance and procedure manual and accident contingency plan for the wastewater operators of the package plant. This O/M/P Manual shall be submitted to PRMD and the SFBRWQCB for review and approval prior to the commencement of operations. Prior to PRMD approval, the O/M/P/ Manual shall go through Peer Review by a private entity selected by PRMD and paid for by the applicant. The O/M/P Manual shall be amended to incorporate recommended changes from Peer Review or SFBRWQCB that receives PRMD concurrence. *Impact 5.4-1.*

    Mitigation Monitoring: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the amended O/M/P Manual has been received and accepted. Access and use of the O/M/P Manual by the plant operator is an on-going condition of the Use Permit. See Continuing Compliance Section also.

43. A final letter shall be submitted to Sonoma County PRMD from the project engineer approving use of the collection, treatment, storage, and disposal system.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final verification letter from the design engineer.

44. Prior to occupancy of any phase of the project, all of the waste water treatment plant and disposal facility will have been constructed, approved by the design engineer, accepted by the Water Quality Control Board, and a properly trained and licensed California Grade Three Waste Water Treatment Plant Operator shall be available for operation.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives final verification that all required elements are in place.

45. Prior to operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department.

    Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a copy of a current permit is received from the applicant to verify compliance with the requirements of the California Uniform Retail Food Facility Law (CURFFL).

46. Prior to providing any food service or allowing any patron/customer food consumption on site, the applicant shall obtain approval from the Environmental Health Division of the Health Services Department. This approval applies to special events, marketing dinners, food sample and wine tasting, catered services or other sales or services of food or beverages that apply under the CURFFL regulations.

    Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval from the Environmental Health Division of the Health Services has been received.

47. The applicant shall engage a qualified sound consultant to produce a sound report addressing the noise impacts of the sewage treatment plant. The treatment plant must be in compliance with the standards listed in condition #59. In order to reduce noise impacts from events to less-than-significant levels, the following measures shall be required:

    (a) This Use Permit establishes outdoor and indoor noise limits for all special events as follows:

    Noise Limits -- During outdoor events the L_{50} value during any 15 minute period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from any outdoor performing group or loudspeaker. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour.

    During indoor events, the exterior L_{50} during any 15 minimum period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from the outside face of any wall of the events pavilion building. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour.

    Listed below are examples of measures which are available to insure compliance with the noise level limits specified. One or more measures such as these should be selected for incorporation into the project plans as the design process continues.

    (1) Restrict loud events, and/or loud noise sources associated with events, to the interior of the building. The following are examples of noise sources for which an indoor venue shall be selected:
        - Pop or rock music, whether live or recorded
        - Drum sets, amplified or not
        - Electric musical instruments (for instance those which make no noise unless provided with electrical power) such as electric keyboards, guitars, and synthesizers
        - Groups with more than three brass or three reed instruments.

(2) To ensure that the building would provide sufficient noise reduction when needed, the following conditions shall be initiated:
- Keep windows closed and open doors only briefly as needed to permit entry and exit during indoor events.
- Construct the building of double faced assemblies, for example stud walls with gypsum board on interior faces and plywood or cement plaster outer faces.
- Other proven methods of noise reduction.

(3) Provide a permanent outdoor loudspeaker system
- Outdoor levels of amplified noise shall be controlled by a specially designed amplification system installed as part of the project. The loudspeakers shall be placed to minimize noise propagation to surrounding parcels, and an electronic limiter device will be included to prevent excessive levels. Users will be required to utilize the on-site system, rather than a temporary system for a particular event.

(4) Sound Barriers
- Construct solid walls around the outdoor activity area, creating an enclosed patio. Noise walls shall be designed to control noise from outdoor sources. To obtain substantial reductions of noise levels at the receiving locations, a wall height of eight feet or more is required. The walls shall comprise continuous membranes around the outdoor event area. The locations of any gaps shall be chosen to minimize noise leaks toward the closest noise sensitive areas.

(b) Special events at the winery facility shall be restricted to:

Weekdays: 7:00 p.m. to 10:00 p.m.
Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted.

(Note: Special events shall not start before or end after the times stated above.)

c) Disclosure Statements

(1) A note shall be placed on the final map as follows:

Outdoor events with music could occur during daytime and evening hours up to 20 times per year. Noise associated with the special events may be audible in nearby residential area.

(2) The CC&R's for the residential lots shall require a disclosure at the time of sale advising of the proximity of the events and the fact that outdoor events with music could occur during daytime and evening hours up to 20 times per year.

(d) Monitoring Reports

(1) During the initial 12 months of operation, at least six events shall be monitored to ensure compliance with noise level limits described in condition # 59. The events selected for monitoring shall be those which are most likely to be noisy (for instance events which include outdoor electronically amplified music). The monitoring shall be performed by a qualified professional with a conventional noise level meter having an A-weighting filer and a "slow" response setting. In at least three cases, an independent sound engineer or consultant shall perform the monitoring. During these events, proper monitoring procedures shall be demonstrated to the event operators. A written report of the monitoring results shall be submitted to the County Permit and Resource Management Department. *Impact 5.11-1*

Mitigation Monitoring: Prior to the issuance of a building permit for the winery tasting room the applicant shall submit a plan showing how the noise limits established in Mitigation Measure 5.11-1(a) shall be met. County staff is responsible for ensuring that the necessary measures are incorporated in the building plans. Monitoring reports shall be submitted to the Project Review Health Specialist for review and evaluation. If events routinely (three or more of the monitored events are not in compliance) exceed the noise standards established in condition #59, then the events portion of the project will be scheduled for review by the Board of Zoning Adjustments. If feasible and effective noise control measures cannot be developed than the Board of Zoning Adjustments shall revoke the permission to hold events at this site.

Compliance with the following conditions is required for as long as this use continues:

48. A safe, potable water supply shall be provided and maintained.

49. An on-going nuisance odor monitoring and remediation program shall be prepared and submitted for review and approval prior to issuance of septic permits. If any odor complaints are received by Sonoma County related to the package treatment plant or septic disposal system, the owner/operator shall immediately activate the nuisance odor remediation measures and take whatever additional measures necessary to render odors to non-detectable levels. All facilities shall be operated to prevent nuisance odors.

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of the nuisance odor monitoring plan. Implementation of the plan is an on-going requirement dependent upon future odor complaints. Failure to control nuisance odors is a violation of the Use Permit and may result in penalties or the revocation of the Use Permit. (Nuisance odors may also be prosecuted by Bay Area Air Quality Management District under provisions of the Health & Safety Code or by the District Attorney under the nuisance provisions of the Penal Code § 370 et seq., depending on the severity of problem. The proposed treatment system has tremendous odor producing potential if the system malfunctions or fails).

50. Wastewater samples shall be collected, tested, and reported at the frequency required by the SFBRWQCB and the Operational Permit from PRMD.

    Condition Compliance: Operation of the liquid waste disposal system within the parameters set by the San Francisco Bay Regional Water Quality Control Board and the operational permit is an on-going condition.

51. Prior to entering the leach field the effluent shall meet all SFBRWQCB Waste Discharge Requirements, including effluent limitations for Nitrate Nitrogen, 5 Day Biological Oxygen Demand (BOD), Dissolved Oxygen (DO), Suspended Solids (SS) content, Total Coliform and Fecal Coliform.

    Condition Compliance: Monthly reporting to PRMD is an on-going requirement.

52. All wastewater shall always be discharged subsurface to an approved leachfield system within the approved areas of vineyards and restricted landscaping areas and meeting all county and SFBRWQCB Standard Setbacks (to wells, to property lines, buildings, etc).

    Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met. After the initial design, this becomes an on-going condition.

53. The “FAST” system shall be operated, maintained, and monitored by a California Licensed Grade Three Waste Water Treatment Plant Operator (Grade 3 Operator) and shall be under a valid Operational Permit with the County. The Grade 3 Operator shall maintain all components of collection, treatment, and disposal, and shall have access to all monitoring records. To ensure proper operation of the “FAST” system, the applicant/owner shall perform regular monitoring of the influent and effluent from the inn/spa/restaurant treatment system. Specific monitoring requirements will be

established in the WDRs adopted by the Regional Board. They are anticipated to include the following: influent and effluent flow rates, BOD (20..C, 5-day), TSS, settleable solids, total Kjeldahl nitrogen, nitrate-nitrogen, pH, and total and fecal coliform organisms.

The applicant/owner shall prepare a groundwater sampling program, and install monitoring wells upgradient and downgradient of the proposed commercial wastewater disposal areas subject to review and approval by PRMD staff. Conditions of the groundwater monitoring program would be provided in the Regional Board's waste discharge requirements (WDR). At a minimum, the groundwater monitoring program is anticipated to include analysis of the following constituents: nitrate-nitrogen, total Kjeldahl nitrogen, total and fecal coliform organisms.

Wastewater and groundwater monitoring data shall be provided and analyzed in monitoring reports to the County and Regional Board. Monitoring reports shall include all water quality monitoring performed, and shall be submitted to the County monthly by the first of each month and to the Regional Board according to the adopted schedule in the WDRs. *Impact 5.4-1*

Mitigation Monitoring: Staff from PRMD and SFBRWQCB shall review these reports to ensure ongoing compliance with these conditions.

54. The Grade 3 Operator shall be given authority to cease disposal of wastewater whenever conditions appear to not meet requirements. The Grade 3 Operator shall be required to communicate verbally and in writing with the SFBRWQCB and PRMD when operational conditions do not meet requirements and corrections have not been completed within 24 hours. This reporting requirement is in addition to any other reporting requirement specified in law or required by a Waste Discharge Requirement from the SFBRWQCB.

    Condition Compliance: Operation of the liquid waste system by a California Licensed Grade Three Waste Water Treatment Plant Operator is an on-going requirement of the Use Permit.

55. To mitigate impacts to groundwater quality, the proposed "FAST" wastewater pretreatment systems shall be designed and operated for nitrogen removal to ensure that the nitrate concentration of the commercial wastewater effluent entering the disposal fields would not result in a groundwater quality that exceeds the drinking water standard at any property boundary. This requirement can be achieved safely by providing a final effluent nitrogen concentration of 15 mg-N/L, which is a reasonable treatment standard for a "FAST" system. The proposed "FAST" treatment systems shall be designed and operated to achieve effluent total nitrogen concentrations below 10 mg-N/L. *Impact 5.4-4.*

    Mitigation Monitoring: The revised design shall be submitted to the County and reviewed by a qualified engineer to assure the system would meet the required concentration prior to issuance of permits for construction of the system.

56. The entire wastewater collection, treatment, storage, and disposal system for Sonoma Country Inn shall have a valid Operational Permit, issued by PRMD. The owner must agree to the Operational Permit Conditions, including an Easement Agreement, submittal of a monthly Self-monitoring/reporting program (due by the 15th of each month), and payment of all related yearly fees.

    Condition Compliance: Disposal of liquid waste within the operating parameters of the permit, and maintaining the operating permit, is an on-going condition of the Use Permit.

57. The Winery facility will be subject to a Mandatory Closure Agreement in the case that public health conditions may arise or groundwater contamination conditions occur, such as, but not limited to: treatment plant failure, treatment plant spill, collection system leakage, collection system surface failure, loss of power, catastrophe, or recision of Waste Discharge Requirements by the SFBRWQCB. The owners will agree to mandatory closure of the entire facility until such time as the problem shall have been successfully mitigated, and fee's and fines have been paid for. This agreement shall be prepared for recording and submitted for review and approval by PRMD prior to issuance of building

permits. Said agreement shall be recorded prior to requesting final inspections or issuance of certificates of occupancy. This agreement will be an on-going operating condition of the Use Permit.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the Mandatory Closure Agreement has been received, accepted and a copy of the recorded agreement has been received.

58. Development of the site shall not exceed the available capacity of the leachfields as proposed, unless it is shown that the site can provide additional capacity for leachfield disposal according to the County requirements. *Impact 5.4-3*

Mitigation Monitoring: Project approval should be conditioned on incorporating Mitigation Measure 5.4-3 into the subdivision conditions. The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section.

59. Noise from operations at the facilities shall be controlled in accordance with the following standards:

Maximum Exterior Noise Level Standards, dBA

Category	Cumulative Duration of Noise Event in Any One-Hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30-60 minutes	50	45
2	15-30 minutes	55	50
3	5-15 minutes	60	55
4	1-5 minutes	65	60
5	0-1 minutes	70	65

Limit exceptions to the following:

A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.

B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.

60. Groundwater elevations and quantities of groundwater extracted for this site shall be monitored and reported to PRMD pursuant to section RC-3b of the Sonoma County General Plan and County policies. Groundwater use shall be limited to 19.4 acre-feet per year, and shall not include the use by the residential parcels.

PUBLIC WORKS:

Prior to issuance of any permits (grading, septic, building, etc.) evidence must be submitted by the applicant/owner and verified by PRMD staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

61. The Developer shall obtain a State of California Encroachment Permit before making any improvements or constructing any driveway (or intersection) with State Highway 12 and shall construct the improvements (driveway or intersection) in accordance with Caltrans Standards.

62. The Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit which results from approval of this application.

63. If the winery is constructed prior to recordation of the Final Map the following condition shall apply: Prior to building, grading or septic permit issuance, the applicant shall provide proof that all permits needed from any State or Regional Agency (i.e., Caltrans, Public Utilities Commission, etc.) to construct the following improvements have been issued. The required improvements are: construction of center turn lanes on Highway 12 between the entrance to Graywood Ranch and Lawndale Road and at the Randolph Avenue intersection, as illustrated on the conceptual mitigation plan dated May 17, 2004, prepared by Adobe Associates. These improvements must be installed under permits from Caltrans and all work done to their specifications. Because this mitigation addresses a significant cumulative traffic impact that is area specific and not related to the Countywide Traffic Impact Fees, the applicant may enter into a reimbursement agreement with the County to allow reimbursement of fair-share contributions from other private new development in the area that likewise contributes to the cumulative impact. For purposes of this agreement, the fair-share for the Sonoma Country Inn project (including the residential units, inn and winery uses) is calculated at 8% of the project costs based on projected 2012 traffic conditions and the method defined by Caltrans, "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. All reimbursements would come from contributions required for discretionary private development in the local area and shall not include reimbursements from any public funds, or traffic mitigation fees. The term of any reimbursement agreement shall be limited to 10 years. It is understood that there may not be full or partial reimbursement for the costs of this improvement due to traffic generated outside of the County's jurisdiction.

    Prior to building occupancy all improvements shall be completed and documentation submitted to PRMD from Caltrans indicating that the improvements have been accepted. *Impact 5.2-5 and 5.2-8.*

    Mitigation Monitoring: The applicant shall submit documentation from Caltrans (or other State or Regional Agency) to PRMD that all permits required to complete the improvements have been issued.

64. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. Installation of traffic signals at the Randolph Avenue, Adobe Canyon Road and Lawndale Road intersections would reduce the cumulative impact at these intersections to less-than significant. However, signal installation may not be feasible at each of these locations due to lack of funding, and because of Caltrans policies limiting signals on state highways. To offset the potential impacts at these locations, the applicant shall provide a significant contribution to signalize the SR 12/Adobe Canyon Road or the SR 12/Randolph intersection as determined by the Director prior to issuance of building permits. The amount of the contribution shall be equal to the percentage of total maximum daily traffic the project contributes to the amount of increased traffic projected to 2012 in the traffic study completed for the project EIR. Impact 5.2-8.

    Mitigation Monitoring: The County shall estimate costs and the amount of contributions and collect these funds prior to issuance of building permits or prior to recordation of the Final Map.

65. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. The project applicant shall install the following off-site improvements prior to occupancy, unless it is determined that public agency assistance is necessary. If County assistance is determined necessary to carry out this condition, then the applicant may pay to the County the cost of the following improvements prior to issuance of building permits. The applicant would be responsible for completing these improvements or funding the full cost of this mitigation (subject to a reimbursement agreement as outlined in Condition # 63 above). This is required prior to recording the Final Map, however, if construction on the inn is to start

prior to recording the Final Map, the cost of these improvements shall be paid prior to building permit issuance. Impact 5.2-5.

(1) Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking is provided.

(2) Widen Lawndale Road to provide a second northbound approach lane to SR 12.

Mitigation Monitoring: The County would be responsible for determining if the improvements will be completed by the applicant prior to issuance of building permits and collecting funds if these improvements cannot be feasibly carried out without public agency assistance.

66. The applicant shall be responsible for preparing a construction traffic and parking control program to be carried out during construction and submitted to PRMD prior to issuance of grading, building or septic permits. The program shall be listed on all grading and construction plans and shall include the following elements:

    (1) Prohibit parking of construction vehicles anywhere other than on-site.

    (2) Plan for clean-up of any spills or debris along the construction truck delivery route.

    (3) Prohibit parking within the dripline of oak trees and installation of protective fencing prior to issuance of grading, building or septic permits. *Impact 5.2-15.*

    Mitigation Monitoring: County staff shall review the grading and construction plans to ensure that an adequate traffic control plan has been incorporated and shall conduct periodic inspections during construction to ensure compliance.

Operational Conditions:

"The conditions below have been satisfied" BY _____ DATE _____

67. No parking will be allowed along Highway 12.

REGIONAL PARKS:

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant/owner and verified by County staff.

"The conditions below have been satisfied" BY _____ DATE _____

68. An easement of sufficient width for a six to eight foot wide multi-use (hikers, bicyclists, equestrians, etc.) public trail shall be dedicated to Sonoma County Regional Parks on the Map or prior to development of the winery site. The easement width shall be sufficient to avoid the road drainage and the need for retaining walls. Where the trail is not adjacent to the road it shall be at least a 12 foot wide easement. The easement for the trail will begin at the Winery Parking Lot and run parallel to the alignment of the roadway to the corner of Lot 11. The alignment shall minimize or eliminate the need for the trail to cross the roadway. The alignment shall be agreed upon by Parks, the applicant and PRMD prior to recordation of the Final Map. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

69. Prior to recordation of the Final Map or development of the winery site, the applicant shall grant Regional Parks the right to cross the property as necessary for the purpose of constructing the trail. If construction on the winery is planned prior to the recordation of the Final Map, then the applicant shall

provide for the right to cross the property as necessary for the purpose of constructing the trail via a deeded easement in favor of Regional Parks.

70. Prior to recordation of the Final Map or development of the winery site, the applicant shall grant to Regional Parks the right to use "Road A" to access the trail for operations, maintenance and emergency access. If construction on the winery is planned prior to the recordation of the Final Map then, the applicant shall provide for the right to use "Road A" to access the trail for operations, maintenance and emergency access via a deeded easement in favor of Regional Parks.

71. Prior to recordation of the Final Map or development of the winery site, the applicant shall enter a covenant with Regional Parks to establish a trail on Lot 11 from the end of the dedicated trail easement to Hood Mountain Regional Park. The County Regional Parks Department shall be responsible for establishing the trail alignment through Lot 11 and for constructing the trail from Lot 11 to Hood Mountain Regional Park on a reasonable grade. The width of the easement shall be sufficient to accommodate an 8 foot wide trail and landings, but in no case shall it be less than 15 feet wide. Selection of the trail easement in the vicinity of the population of *Ceanothus sonomensis* shall be coordinated with the California Department of Fish and Game. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

72. Prior to recordation of the Final Map the applicant shall grant a public access easement for the trail head parking lot located in the winery parking area and access to the parking area across "Road A" from Highway 12 to the parking area. If construction on the winery starts prior to recordation of the Final Map then access across "Road A" shall be made via a deeded easement granting public access over this portion of the road.

73. Regional Parks shall design the trail. The applicant will cooperate and coordinate efforts with Regional Parks in order to minimize the disturbance from construction activities. The design of the trail shall be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement within the riparian corridor and grading required to accommodate the proposed right-of-way improvements. *Impact 5.6-2.*

Prior to Building Occupancy evidence shall be submitted by the applicant and verified by County staff that the following conditions have been met:

"The conditions below have been satisfied" BY _____ DATE _____

74. The applicant shall construct a trail head parking lot with room for twelve vehicle spaces including one for disabled parking. In addition, the parking lot shall accommodate a minimum of two vehicle-plus-trailer parking spaces. The applicant shall be responsible for redesigning the winery parking lot plan to incorporate the trail designated parking. This parking lot shall be constructed at the time of construction of the access roadway. Occupancy of the winery shall not be granted until the parking lot has been constructed. The applicant shall be responsible for maintaining the trail head parking lot. *Impact 5.2-14*

    Mitigation Monitoring: County staff is responsible for reviewing the adequacy of the revised parking lot layout.

75. The trail shall have visible signage at Highway 12 and the parking lot that clearly identifies the trail as publicly accessible and part of County Regional Parks system. Regional Parks shall supply the signs. Signs shall be installed at the time of completion of the trail.

Operational Conditions:

"The conditions below have been satisfied" BY _____ DATE _____

76. The applicant shall provide Regional Parks with a copy of the vegetation management plan for the property as it would relate to the trail easement areas and Lot 11. The trail shall not be used as a "firebreak" if one is required to protect development on the site. Regional Parks is responsible only for maintenance of the trail as a multi-use public trail.

DEPARTMENT OF EMERGENCY SERVICES:

Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by County staff that all of the following conditions have been met.

"The conditions below have been satisfied" BY _____ DATE _____

77. Prior to Use Permit implementation a written vegetation management plan for the overall project shall be submitted to the Department of Emergency Services (DES). Specific vegetation management plans for each road, structure, and building envelope shall be submitted to DES prior to building permit issuance. The vegetation management plan shall conform to all necessary requirements of DES, and shall be fully implemented prior to occupancy of any building on the project site. Fuel modification for defensible space is required within a minimum 150 foot radius down slope from every building envelope, as defined by DES. Additional fuel management may be required in areas exceeding 30% slope, and at the heads of canyons or drainages. All other requirements of DES, as described in the letter from DES staff dated December 11, 2001 shall be implemented, along with additional requirements as required during the vegetation management plan preparation and approval process.

    Condition Monitoring: The Department of Emergency Services shall review the vegetation management plan and implementation of the plan. The Use Permit shall not be implemented until DES has approved a vegetation management plan and signed-off for occupancy.

78. Access to the site shall meet the standards and requirements for road widths and paving, bridges, culverts, gates, turnouts, grades, turning radius, turnaround and vegetation clearance as specified in the County Fire Code, Commercial Development Guide, Fire Safe Standards, Uniform Fire Code, Uniform Building Code, and Vegetation Management Planning Requirements, as necessary. The access road to the inn shall be constructed to commercial standards, while driveways to individual residences shall comply with fire safe standards and requirements for residential roads.

    Condition Monitoring: The Department of Emergency Services shall review the plans to ensure that they meet their requirements. Inspection of roadway installation shall be carried out by DES and Building Inspection staff.

79. The water supply for fire protection shall be developed in accordance with National Fire Protection Association Standards and Sonoma County requirements. Fire sprinkler systems shall be installed in all structures per current regulations.

    Condition Monitoring: All permits shall be reviewed for compliance with fire codes.

80. Fire hydrants shall be installed in accordance with the standards in effect at the time of construction of the roadways and other improvements.

    Condition Monitoring: The Department of Emergency Services shall review and approve the location and type of fire hydrants prior to issuance of any permits.

81. Non-flammable roofs shall be used on all structures onsite.

    Condition Monitoring: The building plans and construction shall be reviewed by the Department of Emergency Services to ensure that the materials used meet this requirement.

Prior to Building Occupancy evidence shall be submitted to the file that the following conditions have been met:

82. Knox locks or boxes to facilitate emergency access shall be installed as required by DES and the Kenwood Fire Department. This equipment may be obtained through the Kenwood Fire Department.

    Condition Monitoring: The Building Inspection Staff and Kenwood Fire Department shall approve installation of the Knox locks or boxes prior to occupancy of any buildings on the site.

83. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal/Local Fire Protection District.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

84. This Use Permit is for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. The winery complex shall not include an events pavilion or separate art gallery but art and sales of wine related items may occur within the tasting room. The winery buildings are described as follows: Winery building for tasting, sales and art gallery; barrel storage (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical building (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. (See condition #104 for restrictions). The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

Special events at the winery facility shall be restricted to:

Weekdays:	7:00 p.m. to 10:00 p.m.
Saturdays:	9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)
Sundays:	9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted.

(Note: Special events shall not start before or end after the times stated above.)

85. The use shall be constructed and operated in conformance with the proposal statement prepared by Common Ground Land Planning Services, dated December 2000, with Amendment #1 dated August 15, 2001 and Addendum #2 dated February 2002, and the inn/spa/restaurant site plan included in the project EIR prepared by Nichols Berman Environmental Planning dated May 2003 except as modified by the following conditions.

86. The applicant shall pay all applicable development fees prior to issuance of building permits.

87. The applicant shall pay within five days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of $35 for County Clerk processing (check shall be made payable to Sonoma County Clerk and submitted to the Permit and Resource Management Department), and $850 because an EIR was prepared, for a total of $885. This fee must be paid or the approval of this project is not valid.

88. Prior to issuance of permits, the applicant shall submit to the Permit and Resource Management Department a deposit of $1,678 towards the cost of monitoring compliance with conditions and Mitigation Monitoring. PRMD staff will provide an estimate of costs at the time of application for building permits.

89. This "At Cost" entitlement (PCAS # 6314) is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.

90. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building, grading and septic permit applications.

91. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD. *Impact 5.1-4*

92. A declaration shall be recorded on the property to notify potential future buyers of the Inn or Winery parcels that they will be required to provide employees for the winery with the following notification at the time of hire: *Impact 5.1-4.*

    "Please be advised that this facility is located near agricultural operations on agricultural lands. Employees may at times be subject to inconvenience or discomfort arising from these operations, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land."

    Mitigation Monitoring: The applicant shall provide the project planner with a copy of the recorded declarations and the forms to be provided to employees prior to building permit issuance.

93. The following measures shall be incorporated into development plans prior to issuance of permits to mitigate potential impacts on sensitive natural communities:

    a. Revise the proposed development plan/tentative map to avoid disturbance to the sensitive natural communities. At minimum this shall include:

        1. Prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

        2. Use retaining walls and other methods where feasible to minimize tree removal along Road A through the Graywood Creek corridor.

        3. Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of Valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree.

        4. Expand the proposed Oak Tree Preserves to include creation of additional valley oak habitat along the boundary of the site east of the proposed northern preserve and extending to the riparian corridor of Graywood Creek (see Attachment 1). All agricultural activity shall also be prohibited within these preserves, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Any mitigation tree planting within the oak preserve shall be scattered to create an open savanna and shall maintain grassland over at least 25 percent

of the area. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves will be determined in the field in consultation with the CDFG.

5. Establish a Riparian Preserve over the Graywood Creek corridor, extending 50 feet from the top-of-bank along the length of the main channel (see Attachment 1). This preserve shall function as a natural riparian corridor across the site, within which all structures other than Road A, new creek crossing, and park trail shall be restricted. All agricultural activity shall also be prohibited within this preserve, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves shall be determined in the field in consultation with the CDFG.

6. Identify locations where restoration of natural habitat shall occur along Graywood Creek as part of the revised Vegetation Management Plan for the project. These shall include the existing crossing location of the main channel and road segments where they approach the creek crossing, and the existing off-site road segment that would no longer be used when Road A is constructed where it veers eastward away from the creek channel.

b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with the botanist as called for in Mitigation Measure 5.6-1(b) and 5.6-1(c). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by Mc Nair & Associates in 2000 shall incorporate additional provisions to protect and manage the expanded Brodiaea Preserve recommended in Mitigation Measures 5.6-1(a) and 5.6-1(b), the seasonal wetland habitat recommended in Mitigation Measures 5.6-1(a) and 5.6-3(a), the expanded Sonoma Ceanothus Preserve and associated chaparral habitat in Mitigation Measures 5.6-1(a) and 5.6-1(b), the expanded Oak Tree Preserves and their function to maintain valley oak habitat on the site in Mitigation Measure 5.6-2(a), and the Riparian Corridor Preserve along Graywood Creek in Mitigation Measure 5.6-2(a). These shall include use of rustic fencing or other methods and signage to prevent vehicle and pedestrian access into preserves, where necessary.

Monitoring and long-term maintenance will be performed as required by the Mitigation and Vegetation Management Plans through a contractual agreement with a qualified professional, subject to review and approval by PRMD staff. *Impact 5.6-2*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations, and other modifications shall be incorporated into the Final Map, Grading Plan, and Landscape Plan. The applicant is responsible for preparing the final Vegetation Management Plan which shall be completed prior to filing of the Final Map, and all conditions and recommendations incorporated into the respective plans.

94. To mitigate potential impacts on wetlands and jurisdictional waters, the following measures shall be incorporated into development plans prior to issuance of building permits or Final Map recordation whichever occurs first.

a. Revise the proposed Development Plan or tentative map to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. At minimum this shall include:

1. Accurately map the ephemeral drainages which cross the inn parcel (Parcel B) and proposed residential lots 5, 6, and 7 using GPS, and adjust the proposed building envelopes, leachfields, and parking on these parcels to provide a minimum 30-foot setback from these drainages. No equipment operation or other disturbance shall occur within this setback zone, except for roadway and driveway crossings.

b. As recommended in Condition #17, a Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site. The plan shall contain detailed measures to control erosion of exposed soil, provide for revegetation of graded slopes before the start of the first rainy season following grading, address non-point source pollutants to protect wetlands and water quality in the drainages, and specify procedures for monitoring of the effectiveness of the measures. These measures shall be integrated with the provisions to prevent changes in peak flow and runoff volumes that could adversely affect the seasonal wetlands, as recommended in Mitigation Measure 5.3-5.

c. A bridge or arched culvert shall be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. The width of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvements implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow period in the creek, from July through October, and construction debris kept outside of the creek channel through use of silt fencing.

d. Restrict construction of roadway and driveway improvements within 100 feet of the seasonal wetlands and ephemeral drainages to the summer months after these features contain no surface water to minimize disturbance and the potential for sedimentation.

e. All necessary permits shall be secured from regulatory agencies as required to allow for modifications to wetlands and stream channels on the site. This may include additional requirements for mitigation as a condition of permit authorization from the Corps, CDFG, and RWQCB. Evidence of permit authorization shall be submitted to the County Permit and Resource Management Department prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and federal regulations. *Impact 5.6-3*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway location, and other modifications are incorporated into the Final Map, Grading Plan, and Landscape Plan. Coordination with jurisdictional agencies shall be completed prior to filing of the Final Map, and all conditions incorporated into the respective plans, with evidence of compliance submitted to the County Permit and Resources Management Department prior to issuance of any grading or building permits. Monitoring and long-term maintenance will be performed as required by the Mitigation Plan and the Storm Water Pollution Prevention Plan through contractual agreement with a qualified professional, subject to review and approval by PRMD.

95. The following measures shall be incorporated into development plans to mitigate potential impacts on natural habitat and wildlife movement opportunities:

a. Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:

1. Adjust proposed parking and roadway improvements for the winery to avoid additional tree resources, based on a survey of tree trunk locations required as part of the final Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b).

2. Design and construct the network of roads and driveways using the minimum width as approved by the Department of Emergency Services.

b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with a qualified professional botanist called for in Mitigation Measure 5.6-2(b) subject to review and approval by PRMD. The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and

grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by McNair and Associates in 2000 and shall include the following:

1. Expand the provisions related to Fire Hazard Management to define tree removal required to meet minimum canopy separation for trees within 150 feet of structures.

2. Revise the Tree Protection Procedures to include a requirement for a survey of all trees to be preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a more accurate process to distinguish trees to be preserved and removed as final plans are developed.

3. Specify under landscaping provisions that non-native ornamental species used in landscape plants shall be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots, and that non-native, invasive species which may spread into adjacent undeveloped areas shall be prohibited in landscaping plans.

4. Specify under Noxious Weed Control that unsuitable species be prohibited from use in landscaping on the site and that future maintenance of common areas prevent or control undesirable species on the site. These shall include: blue gum eucalyptus *(Eucalyptus globulus*), acacia *(Acacia* spp.), pampas grass *(Cortaderia selloana*), broom *(Cytisus* spp. and *Genista* spp.), gorse *(Ulex europaeus*), bamboo *(Bambusa* spp.), giant reed *(Arundo donax*), English ivy *(Hedera helix*), German ivy *(Senecio milanioides)*, Himalayan blackberry *(Rubus discolor*), cotoneaster *(Cotoneaster pannosus*), fennel *(Foeniculum vulgare*), yellow star thistle *(Centaurea solstitialis*), purple star thistle *(Centaurea calcitrapa*), and periwinkle *(Vinca* sp.).

5. Specify under site grading that any graded slopes in preserves, along road cuts, and around parking lots shall be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass *(Nassella pulchra*), to increase the diversity of the grassland cover. Highly invasive annuals typically used for erosion control shall not be used.

c. Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for replacement plants in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. A minimum of 500 liner-sized trees shall be planted as part of the planting program. The program shall include provisions for ensuring that they are established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including areas to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires. The plan shall be incorporated into the development plan for the site.

d. Measures recommended in Mitigation Measures 5.6-1, 5.6-2, 5.6-3 and 5.6-4(a) through 5.6-4c) would serve to partially protect important natural habitat on the site for wildlife, avoid the potential loss of raptor nests, provide for preservation of wildlife movement opportunities along Graywood Creek and the upper elevations of the site where it borders Hood Mountain Regional Park, control the loss of woodland/forest habitat, and provide for replacement tree planting. The following additional provisions shall be implemented to further protect wildlife habitat resources, and shall be included in CC&R's or as recorded deed restrictions prior to issuance of permits.

1. Fencing that obstructs wildlife movement shall not be allowed on the winery site. A restriction on exclusionary fencing of any agricultural use on the lower elevations of the site shall be incorporated in consultation with CDFG.

2. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas. Lighting from the winery shall be turned off after employees leave the site at the end of the day or evening, except the minimum necessary for security purposes.

3. Livestock shall be prohibited on the residential lots and the preserve areas on the site to prevent trampling and removal of groundcover vegetation.

4. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

e. Vehicles and motorcycles shall not be allowed to travel off designated roadways to minimize future disturbance to grassland and understory in the undeveloped portions of the site. Methods shall be established to prevent unauthorized vehicle activity during and after construction. *Impact 5.6-4*

Mitigation Monitoring: The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations and other modifications called for in Mitigation Measures are incorporated into the Final Map, Grading Plan, Landscape Plan and CC&R's. Compliance with specific restrictions will be confirmed prior to filing of the Final Map, and during subsequent approvals of Grading Plans, Landscape Plans, and Building Plans. Monitoring and long-term maintenance will be performed as required by the Mitigation Plans and the Vegetation Management Plan.

96. Prior to building permit issuance, the applicant shall develop a long-term funding plan for the maintenance and management of the biotic preserves. This plan shall provide for funding from all land uses on a "fair-share" basis so that fees are collected from the inn/spa/restaurant, winery and Home Owners Association. These agreements shall be recorded and copies provided to the Permit and Resource Management Department.

97. In order to minimize visual impacts of the winery buildings, measures shall be applied to reduce the visual contrast of the winery with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible as follows:

a. Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof materials shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. All building materials shall be non-reflective and all glass shall be no-glare/non-reflective.

b. Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the 147 vehicle parking lot from State Highway 12.

c. Prior to building permit issuance for the winery the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. Impact 5.8-3.

98. In order to minimize light pollution impacts prior to building permit issuance for the winery facilities an exterior lighting plan shall be submitted to the County Permit and Resource Management Department Design Review Committee for review and approval. The following standards shall apply to the lighting plan:

    - All light sources shall be fully shielded from off-site view.
    - All lights to be downcast except where it can be proved to not adversely affect other parcels.
    - Escape of light to the atmosphere shall be minimized.
    - Low intensity, indirect light sources shall be encouraged.
    - On-demand lighting systems shall be encouraged.
    - Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted.
    - Where possible, site lighting fixtures on the ground rather than on poles. *Impact 5.8-4.*

    Mitigation Monitoring: The applicant would be responsible for submitting the exterior lighting plans to the County Permit and Resource Management Department for review and approval by the Design Review Committee. Prior to building permit issuance, an exterior lighting plan shall be approved for the inn/spa/restaurant and the winery. Prior to recording the Final Map, standards to be included in the project's CC&Rs for implementation by the Homeowners' Association for exterior lighting plans for residential units shall be approved.

99. Prior permit issuance the applicant shall develop lighting standards for inclusion in the covenants for the winery. These standards shall be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These are the standards for parks, recreation areas and wildlife preserves. The covenants shall include the following standards in addition to those established for LZ1:

    All lamps over 10 watts shall be fully shielded.
    Maximum unshielded lamp (bulb) on the project's interior shall be 50 watts
    Maximum mounting height of any luminare (fixture) shall be 20 feet above the finished grade.
    Maximum wattage of any lamp bulb shall be 100 watts.
    Impact 5.8-4

    Mitigation Monitoring: The applicant's lighting engineer shall provide certification to PRMD that the lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.

    Prior to building permit issuance the applicant's lighting engineer shall provide certification to PRMD that the lighting plans submitted with the building permit conform to these standards and that all modifications recommended/required by the Design Review Committee and/or the Plan Check Staff are in conformance with the LZ1 standards.

    Prior to building occupancy the applicant's lighting engineer shall perform an inspection and provide certification to PRMD that the lighting installation is in accordance with the approved plans and with the LZ1 standards.

100. The following conditions shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site regarding the procedures to follow in the event that cultural deposits or human remains are found including contact information for the County Coroner's Office:

(1) Workers involved in ground disturbing activities shall be trained in the recognition of archaeological resources (e.g., historic and prehistoric artifacts typical of the general area) at a preconstruction conference. Workers shall be instructed in reporting such discoveries and other appropriate protocols to ensure that construction activities avoid or minimize impacts to potentially significant cultural resources.

(2) If cultural deposits are encountered at any location, construction in the vicinity shall be halted and PRMD shall be immediately notified. A qualified archeologist shall be consulted at the applicant/owner's expense. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the find and a course of action acceptable to all concerned parties should be adopted.

If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished by, but not limited to: a) Planning construction to avoid archeological sites; b) Incorporation of sites within parks, greenspace, or other open space; c) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; d) Deeding the site into a permanent conservation easement.

When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center.

(3) In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per *State CEQA Guidelines* 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (B) the coroner determines whether the remains are Native American. If the remains are Native American the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.
In the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. *Impact 5.9-1*

Mitigation Monitoring: The Land Development Plan Checker and project planner will review the development/improvement plans to ensure that the notes are included on all plan sheets where grading is shown. A Consulting archaeologist(s) will be retained to monitor initial grading cuts and to evaluate artifacts, determine whether or not discovered resources meet CEQA significance criteria, and, if needed, identify the additional measures required to mitigate impacts on cultural resources. A copy of the contract for the archaeologist's services shall be provided to the project planner prior to the issuance of grading permits and commencement of any earth moving.

The applicant/owner will be responsible for ensuring that contractors engaged in applicant/owner-implemented grading and construction have been properly trained and will provide documentation to the project planner of this training prior to grading permit issuance.

In the event that prehistoric archaeological resources are discovered, local Native American organizations should be consulted and involved in making resource management decisions. All applicable State and local requirements concerning the handling and disposition of archaeological finds will be strictly enforced.

101. An archeologist shall provide a written report to PRMD following initial grading activities. PRMD staff shall verify that an archeologist is available prior to issuance of a grading/building permit.

102. Only natural gas fireplaces shall be allowed in the winery buildings. *Impact 5.10-4.*

Mitigation Monitoring: Prior to building permit issuance, County staff shall confirm that only natural gas fireplaces shall be included in the winery.

Operational conditions:

"The conditions below have been satisfied" BY _____ DATE _____

103. The following types of food service are allowed under this permit:

a. Samples or tastes of pre-prepared food featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.

b. Samples or tastes from cooking demonstrations featuring local foods and food products offered in conjunction with wine tasting, marketing or promotional activities, or charitable events.

c. Appetizers or meals featuring local foods and food products offered in conjunction with charitable events or weddings/special events.

d. Appetizers or meals featuring local foods and food products offered in conjunction with marketing or promotional activities not open to drop-in guests or noticed to the general public.

e. Retail sales of pre-prepared food not associated with the activities described in a), b), c), and d) above, provided that the retail sales comply with the following requirements:

1. Retail sales of pre-prepared food shall be permitted only during tasting room hours as approved by this permit.

2. Retail sales of pre-prepared food shall be for on-site consumption only.

3. No individual menus shall be allowed for retail sales of pre-prepared food. However, a list of available foods may be posted.

4. No table service shall be allowed for retail sales of pre-prepared food.

5. No interior seating dedicated solely to consumption of pre-prepared food shall be allowed.

6. No off-site signs advertising retail sales of pre-prepared food shall be allowed. However, one exterior on-site sign shall be permitted, subject to approval of a Design Review permit.

No other food service, including, without limitation, retail sales of cooked-to-order food, shall be allowed under this permit.

104. The days and hours for special events shall be subject to any restrictions or modifications as set forth by a future winery events coordinator program established by the County or at the County's direction. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program and shall submit an annual request for any special events. *Impact 5.2-8 (b)*

    Mitigation Monitoring: Sonoma County is responsible for implementing and managing the winery events coordinator program. The County will be responsible for collecting funds and administering the program to control special event traffic.

105. All grape pomace residue shall be removed from the site or spread in vineyards in remote areas of the property farthest away from neighbors.

106. The "country store" (intended for ancillary retail sales) shall occupy a maximum of 3,000 square feet of building area. This may be a separate building or attached to the main winery building. The store is primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 90% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 10% of the retail floor area.

107. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as determined by the Director. Such changes may require a new or modified Use Permit and full environmental review.

108. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

    In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

ADDENDUM #2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SONOMA COUNTRY INN
March 2023

State Clearinghouse No. 2002052011
Adopted May 2004

Lead Agency: County of Sonoma

Prepared by:
County of Sonoma
Permit and Resource Management
Department (aka "Permit Sonoma")
2550 Ventura Ave
Santa Rosa, CA 95403-2829

A. OVERVIEW

The County of Sonoma (County) has prepared this Addendum # 2 for the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR"). An Addendum (#1) was prepared for the Phase I Resort portion of the property in 2018. This Addendum #2 analyzes design changes requested for Phase II, winery portion, of the project to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. In this Addendum #2, the approved project is the project analyzed in the EIR and the "conceptual design" is the design associated with the approved project. The "proposed design" or the "proposed Phase II design of the project" is the winery portion of the approved project, as modified by the requested design changes. Phase II of the project is also referred to as the Phase II Proposed Winery. The Project Applicant has named the Phase II Proposed Winery Kenwood Ranch Winery. All Conditions of Approval applicable to the approved project will continue to apply to the proposed project.

B. BACKGROUND

The County Board of Supervisors ("Board") approved the Sonoma Country Inn project in 2004. The 2004 application included rezoning and General Plan amendments, an 11-lot residential subdivision and lot line adjustments plus separate use permits for an inn, spa and restaurant; and for a winery with an attached tasting room. The present design review application includes only the winery, but not the inn, spa and restaurant or residential subdivision portions of the approved project. Separate conditions of approval for the inn, spa and restaurant and the subdivision require design review for those portions of the development prior to construction. The design review for the inn, spa and restaurant was completed in 2018.

As the lead agency, the County prepared a full EIR analyzing the approved project under the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) ("the EIR"). The EIR disclosed and analyzed the environmental impacts that would result from the construction and operation of the approved project and conceptual design, mitigating them to the maximum extent feasible. A CEQA lawsuit challenging project approval and certification of the EIR was decided in the County's favor in the Court of Appeal in 2006. (*Valley of the Moon Alliance v. County of Sonoma* (2006) Cal. App. Unpub. LEXIS 9323, WL 2965366.)

In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, and winery had vested. The final subdivision map recorded in late 2011 after installation of parts of the internal roadway system, Brodiaea Road and Moon Watch

Lane, and the Highway 12 intersection improvements, including center turn lanes on Highway 12 required as traffic mitigation measures.

In 2018, per a project Condition of Approval, Phase I inn, spa, and restaurant portion of the 2004 Project received design review approval from the Design Review Committee. As part of the design review process, the County prepared and adopted an addendum to the 2004 FEIR (2018 Addendum #1), which concluded that the requested changes to the conceptual design for the Phase inn, spa, and restaurant portion of the 2004 Project were within the scope of analysis covered by the 2004 FEIR. This portion of the 2004 Project is currently under construction.

Kenwood Ranch, LLC purchased the property in August 2020.

The Phase II Proposed Winery will go before the Design Review Committee as required by the Conditions of Approval. This Addendum #2 analyzes the design changes requested for the Phase II Proposed Winery portion of the approved project and any differences those design changes cause to environmental impacts of the proposed design compared to the conceptual design, as described in the EIR. The changes are discussed in detail in the Project Description section of this Addendum #2, including the Summary Comparison of Conceptual and Proposed Phase II Design chart at page 9.

This Addendum #2 responds to additional information submitted by the applicant, and evaluates possible additional impacts of the Phase II Proposed Winery after the September 27, 2020 Glass Fire that impacted the entire 2004 Project Site, including the Phase II Proposed Winery Site. The October 8, 2017 Nuns fire did not burn across the winery parcel, however it did surround the Phase II Proposed Winery site and the site was heavily impacted by smoke and suppression activity. While the fires impacted the 2004 Project Site, the Phase II Proposed Winery Site was the least impacted by the Glass Fire because of its lower elevation.

The Phase II Proposed Winery design now specifies 2,134 SF for both the public and the reserve tasting rooms (1.097 SF for the public and 1,037 for the reserve); has incorporated the art gallery into the public tasting room as required by the 2004 Board Resolution; has 2,958 SF of marketplace rather than 3,000 SF; has 1,678 SF of winery offices instead of 1,600 SF; has no events pavilion since it was omitted per the 2004 use permit approval; has reduced the number of special events per year from 30 to 20 events per year with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution; has 3,379 SF of fermentation space instead of 3,400 SF; 726 SF of cold storage space instead of 725 SF plus a 67 SF storage room; 3,316 SF of staff & maintenance uses instead of 4 450 SF; and has similar square footage for restrooms and wastewater treatment shed. The Phase II Proposed Winery is 18,901 SF reduced down

from the 37, 000 SF Approved 2002 Winery Project. There is no difference in the number of parking spaces to be provided, 147 parking spaces.

C. CEQA STANDARD

The County of Sonoma has prepared this Addendum #2 pursuant to CEQA and the CEQA Guidelines (California Code of Regulations, title 14, Section 15000 et seq. Specifically, CEQA Guidelines Section 15164, subdivision (a), provides that the County shall "prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (CEQA Guidelines, §15164, subd. (a); see also Pub. Resources Code, §21166, providing that no new EIR is required unless substantial changes are proposed in the project which will require major revisions of the EIR.) Section 15162, subdivision (a), of the CEQA Guidelines provides that:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

An Addendum need not be circulated for public review or comment but must be considered by the agency before making its decision on the project. (CEQA Guidelines, §15164, subdivisions (c) and (d).) The Guidelines state that an agency should include a brief explanation of its decision not to prepare a subsequent EIR in the Addendum, the agency's findings on the project, or elsewhere in the record. (CEQA Guidelines, § 15164, subd.(e).) The agency's explanation must be supported by substantial evidence. (*Ibid*.)

D. ANALYSIS.

This Addendum #2 analyzes the EIR sections that could potentially be affected by the design changes and examines the difference in impacts that would result from the proposed design of the Phase II Proposed Winery, compared to the conceptual design analyzed in the EIR. This Addendum #2 specifically evaluates whether County approval of the design changes would trigger the need for a subsequent EIR under Public Resources Code section 21166 and CEQA Guidelines, section 15162, subdivision (a).

Because the approval at issue is limited to design review, even if there were substantial changes in circumstances or new information of substantial importance that was not known and could not have been known at the time of EIR certification, those factors would have to be relevant to impacts resulting from the requested design changes, not the original project approval.

Both the 2017 Nuns Fire and the 2020 Glass Fire impacted the 2004 Project Site. The 2017 Nuns Fire caused some changes to the environment in which the approved project is located, namely damage to vegetation and soils on small portions of the project site and some adjacent land. The 2020 Glass Fire impacted the Phase II Proposed Winery Site but it was less wildfire damage than the northern part of the 2004 Project Site due to its lower elevation. These changes are not caused by the proposed design, and fire hazard risk is not new information, because the EIR acknowledged the project location to be a “high fire danger area” and concluded that fire impacts could be mitigated to a level of insignificance. See, e.g., FEIR, pp. 9.0-110-112, responding to comments from the Kenwood Fire District.

Immediately adjacent to the east and west of the Phase II Proposed Winery Site, existing vegetation is dense. The area between the Phase II Proposed Winery Site and Highway 12 is open grassland interspersed with mature and newly planted California valley oak trees, with a portion of this area protected as a valley oak preserve. As required by the 2004 conditions of approval and the 2009 Vegetation Management Plan, approximately 120 trees were planted in 2021 between Highway 12 and the Phase II Proposed Winery Site to screen future winery buildings. .

This Addendum #2 relies on the EIR, the prior Addendum (#1), and the Initial Study prepared for this Phase II Proposed Winery, all of which are hereby incorporated by reference. For ease of reference, this Addendum #2 follows the order of issues used in the EIR.

1. Project Description

The Applicant requests approval of certain design modifications to the winery buildings and associated site improvements on a 5.23 acre project site. The proposed design is based on the conceptual design as described in the EIR, with modifications made to comply with certain conditions of approval and other minor changes.

The Phase II Proposed Winery design consists of 2,134 SF for both the public and the reserve tasting rooms (1,097 SF for the public and 1,037 for the reserve); an art gallery in the public tasting room as required by the 2004 Board Resolution; a 2,958 SF of marketplace; 1,678 SF of winery offices in a two-story structure; 20 special events per year with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution; 3,379 SF of fermentation space; 659 SF of cold storage space plus a 67 SF storage room; 3,316 SF of staff & maintenance uses; and 1084 SF for restrooms and a wastewater treatment shed. The Phase II Proposed Winery is a total of 18,901 SF. There are 147 parking spaces.

In addition to the proposed buildings within the building envelope, the Phase II Proposed Winery design includes access driveways, a service road, a pedestrian pathway and pedestrian entry, landscaping and planting, winery leachfields (e.g., sewage disposal area), bioretention facilities, and a wastewater treatment shed. Previously deposited 280 cubic yards of soil and rock in an area of the riparian corridor will be removed with a zoning permit.

The reconfigured parking layout for the winery still contains 147 spaces. Parking is divided into a primary parking lot and a trailhead parking lot, as required by conditions of approval. The primary parking lot will have 133 spaces. The trailhead parking lot (already constructed) contains 12 spaces and two vehicle-plus-trailer spaces. Parking spaces within the primary parking lot will have porous gravel paving using a cellular

system. Drive aisles and driveways serving the winery will be paved with concrete and asphalt.

The *Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023) evaluates the 2020 Glass Fire tree damage within the winery building envelope and the zone between Campagna Lane and the building envelope in April 2021. The total number of trees marked for removal (April 2021) were 223. The total number of trees tagged and surveyed (August 2021) were 213. These trees were re-evaluated in December 2022 and 56 of the original 213 trees initially surviving the fire have died and been removed. A recent assessment found 3 additional trees. There are 160 surviving trees. The current total removal of trees within the grading limits is 74 trees, consistent with the 2003 estimate of 70 to 120 trees.

All structures and improvements are located within the building envelope as originally designated for the conceptual design.

SUMMARY COMPARISON OF WINERY CONCEPTUAL DESIGN AND PROPOSED DESIGN

DESIGN ELEMENT	CONCEPTUAL DESIGN (VESTED RIGHTS & COAS)	PHASE II PROPOSED WINERY DESIGN
Art Gallery	Incorporated into tasting room (BOS §1.1(e)(2).)	The public tasting room incorporates an art gallery
Tasting Room	Approved as part of the project without size specifications (COA No. 84.)	Public tasting room at 1097 sf. Reserve tasting room at 1,037 sf.
Country Store	Approved at 3,000 sf. max, 33% of sf. allowed for storage and support (BOS §1.1 sub (3)(e)(2); COA No. 84.)	Marketplace at 1,960 sf. Marketplace back of house at 998 sf. (combined total at 2,958 sf.).
Events Pavilion	Withdrawn by then-applicant (BOS §2.4, sub. (c).)	Does not appear in current design
Entry Pavilion	Withdrawn by prior applicant (Not addressed in BOS).	Does not appear in current design
Barrel Storage	Approved at 4,300 sf. (COA No. 84.)	Two barrel storage buildings at 780 sf. Each (combined total with barrel storage rooms of 438 sf. Each integrated with the reserve tasting room and an additional barrel storage room in Service Building 1 of 663 sf. is a total of 3,379 sf.).
Winery Offices	Approved at 1,800 sf. (COA No. 84.)	A two-story winery office at 1,678 sf.

Fermentation	Approved at 3,400 sf. (COA No. 84.)	White wine fermentation buildings at 818 sf. and Red wine fermentation building at 2,158 sf with built-in tanks at 403 sf. (combined total at 3,379 sf.).
Storage/Mechanical	Approved at 800 sf. (COA No. 84.)	Cold storage at 659 sf. Storage room at 67 sf. (combined total at 726 sf.).
Staff & Maintenance	Approved at 4,450 sf. (COA No. 84.)	Two service buildings at 354 sf. And 2,000 each plus winery lab space of 233 sf, fermentation staff space of 67 sf, maintenance at 455 sf. And Staff Break Room at 207 sf. (combined total at 3,316 sf.).
Other components	Included within overall sf. at 37,000 sf. (BOS §1.1 sub (3)(e)(1));	Marketplace restrooms total sf. and 362 sf. lab restrooms at 156 sf. Staff restroom at 566 sf. (combined restroom total at 1,084 sf.) Plus Winery Wastewater Shed of 501 sf.
Total square footage	37,000 sf. (BOS §1.1 sub (3)(e)(2))	18,901 sf.

Source of information: *Kenwood Ranch: Design Review Project Description*

The project also includes removing soil that has been stockpiled on the site for many years. Part of the stockpile is in the riparian corridor, and part is in the winery's building envelope. The stockpile is roughly 2,800 cubic yards consisting of dirt and rocks. Roughly 280 cubic yards of soil extend 20 feet into the riparian corridor. Once the soil is removed, the stockpile site will revert to grasslands. The rocks will be removed from the soil, crushed on the ranch, and used as aggregate road base as part of developing the ranch. The soil will be used on the ranch as needed. No material will leave Kenwood Ranch.

2. Site Characteristics

The Phase II Proposed Winery Site is part of the former Sonoma Country Inn subdivision, on the north side of Highway 12, near the intersection of Highway 12 and Lawndale Road. The Phase II Proposed Winery Site is largely undeveloped with the only improvements being the access road, Campagna Lane, on the western border, and the existing trailhead parking lot. The trailhead parking lot was required as part of the 2004 entitlements. To the east of the building envelope, there is an unnamed creek and lands protected by a grassland preserve easement and riparian setback. Elevations on the Phase II Proposed Winery Site range from approximately 482 feet to 536 feet. An Open Space Easement ("OSE") with the Sonoma County Agricultural Preservation and Open Space District ("SCAPOSD") encumbers part of the parcel outside of the building envelope. The Phase II Proposed Winery Site burned during the Glass Fire. The impacts of that fire are summarized on page 8 above.

In 2021, the Project Applicant planted approximately 120 trees between Highway 12 and the Phase II Proposed Winery Site, as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan, to screen future winery buildings. Specifically, these oak trees have been planted in the following locations: (1) 12 coast live oak and interior oak trees, each measuring 18 to 22 feet in height, that were planted between the Phase II Proposed Winery Site and Highway 12 to screen the future winery buildings; (2) another 90 oak trees that were planted in the "oak tree preserve," which is located further to the south of the 12 oak trees, as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan; and (3) 18 oak trees, consisting of 15 valley oaks and 3 coast live oaks that were voluntarily planted by the Applicant along the private driveway to the east of the Phase II Proposed Winery Site.

3. Surrounding Land Use and Zoning

South – South of the Phase II Proposed Winery Site is the lowland portion of the inn parcel. The inn is under construction on the upper part of that parcel. The inn parcel has split zoning, with the lowland portion zoned DA (Diverse Agriculture), Riparian Corridor (RC), and part of the Community Separator. The lowland portion of the inn parcel is vegetated with grasslands and scattered oaks and features Valley oak and riparian corridor preserves. Beyond the lowland area is Highway 12.

East – Immediately east of the Phase II Proposed Winery Site is a narrow strip of land that connects the lowland portion of the inn's parcel to the upper plateau area where the inn is under construction. A mix of residential and agricultural properties with vineyards is beyond that. Zoning to the east is mixed and includes Diverse Agriculture (DA) B7, Land Intensive Agriculture (LIA) B6 60, Agricultural Resource (AR) B6 5, and DA B6 20. There are some parcels with Riparian Corridor (RC) designations, and some Floodplain (F2) combining districts on parcels with blue line streams. All properties have Scenic Resource (SR) designations, with some also part of the community separator and others part of scenic landscape units.

North – To the North of the Phase II Proposed Winery Site are the currently undeveloped residential lots created in this subdivision and the upper plateau of the inn's parcel, where the inn is under construction. The upper plateau has K zoning (Recreational and Visitor Serving – Commercial), while the residential lots are zoned DA B6 for the lots closest to the winery and RRD (Rural Resource and Development) further north. These properties are subject to local guidelines for the Taylor/Sonoma/Mayacamas Mountains. The properties are subject to the Open Space Easement. Beyond this subdivision is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest.

West – To the West of the Phase II Proposed Winery Site are the six parcels created in the Graywood Ranch subdivision.

E. ENVIRONMENTAL ISSUES, IMPACTS AND MITIGATION MEASURES

The following responses detail the design changes in the proposed project and potential new or increased adverse environmental effects of those changes. To the extent that there is a possibility of a change in circumstances under which the proposed project is undertaken and/or new information of substantial importance which was not known and could not have been known at the time of the EIR certification, and those factors relate to impacts created by the proposed design changes, they have been evaluated for possible new or substantially more severe adverse environmental impacts.

The changes to vegetation and soil caused by the 2017 Nuns and 2020 Glass Fires are not caused by the design changes. Even though post-fire circumstances may show short term changes to portions of the project site and some adjacent land, for CEQA purposes the questions are whether the post-fire changes are new information showing new or substantially more severe significant adverse effects than those studied in the EIR, and also whether the new information relates to effects of the project on the environment, rather than effects of the environment on the project. Nevertheless, to the extent there are short term impacts of vegetation loss related to visual impacts of the proposed design, they are evaluated in Section 8 of this Addendum #2. Any increase in potential post-fire debris flow because of construction of the proposed design is also analyzed in Section 7 below.

Responses below are organized in the same order as in the EIR with the same environmental topic names.

1. Land Use

The design changes for the Phase II Proposed Winery do not affect land use or planning. Similarly, there are no changes in circumstances under which the project is undertaken or new information of substantial importance that would affect land use and planning. The land uses in the conceptual design have not changed. The design changes do not require changes to the County's existing General Plan Land Use designations or zoning. The proposed project is consistent with the EIR finding that the development would not physically divide an established community. All of the development in the proposed design remains within the original approved building envelope, and the land required to be placed under a Conservation Easement by conditions of approval remains the same. The Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) Conservation Easement (OSE) is outside of the building envelope for the Phase II Proposed Winery so there are no conflicts created by the proposed design. Per OSE §

4(a).), the OSE only applies outside designated building envelopes and therefore does not apply to any aspect of the winery inside a building envelope. Based upon a review of the improvements outside of the building envelope, e.g. driveways, parking areas, pedestrian pathway, the SCAPOSD has determined that none of these design changes create a conflict with the Conservation Easement (SCAPOSD Letter to Kenwood Ranch, LLC dated June 10, 2022).

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to land use or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the EIR. No new mitigation measures are required.

2. Traffic and Circulation.

The EIR presented a conservative traffic analysis in which all project components were assumed completed and in full operation, for a total of 37,000 square feet. The proposed design includes no increase in the intensity of the uses, and a decrease in the total square footage to 17,598 square feet. Access to the winery complex is via Campagna Lane. There are no changes in how access is gained to the winery compared to approvals granted in the 2004 Resolution.

There are no proposed changes to the winery that would increase the amount of traffic to or from the winery over what was studied as part of the original approvals. Twenty special events per year, with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution, will occur. Therefore, there are no changed circumstances that relate to the current number of winery related special events in the County. The concentration of those events in the Sonoma Valley is not relevant to the design changes, because the design changes will not add to the number of special events,

a. Cumulative traffic volume.

Crane Transportation Group, the EIR traffic consultant, determined traffic impacts along Highway 12 east of Santa Rosa and west of the Lawndale Road intersection near Kenwood for summer Friday morning and evening peak commute hours as well as for summer Sunday afternoon peak traffic conditions. The studies measured impacts for an existing base year of 2002 and as projected for the years 2005 and 2012. The projected counts were based on a 2.4% growth factor from the 2002 counts.

W-Trans prepared an updated traffic study for the proposed project, *Review of Traffic Issues Related to the Sonoma Country Inn Project*, dated May 25, 2017 (W-Trans 2017

Report). This report compared traffic volumes on Highway 12 projected in the EIR to Caltrans website data for 2012. Caltrans showed approximately 1700 vehicles in the Friday peak hour. The EIR (Exhibit 5.2-16) future year 2012 cumulative volumes included 2060 vehicles per hour in the p.m. peak hour, which is more than 21 percent higher than the actual volumes shown by Caltrans. At a similar growth rate of two percent per year added to Caltrans 2012 data, the volumes projected in the EIR would not be achieved until 2022. The current Sonoma County Transportation Agency (SCTA) model projects traffic to the year 2040 and indicates that between 2010 and 2040, a total of 227 trips are expected to be added to Highway 12 near Adobe Canyon Road. The ten year trip increase projected in the EIR of 435 added trips is substantially larger than SCTA's current traffic model increase through 2040.

Center left turn lanes that were identified to mitigate longer waiting times on Highway 12 have been installed with Caltrans' approval.

b. Trip Generation

The EIR traffic consultant developed trip generation numbers, specifically for the approved project, by taking into account employees, visitors and guests. (EIR, Exhibit 5.2-19.) The trip generation numbers in the EIR do not change with the Phase II Proposed Winery design.

The design changes do not modify the character of any use and do not increase the number of special events. They remain at 20 special events per year with a maximum of 200 persons in attendance. Parking is not increased.

Based on the lack of change in the independent variables, the trip generation would likewise not be expected to change.

Since the certification of the 2004 EIR, the State has adopted new CEQA guidelines requiring that Vehicle Miles Traveled be used as the metric in traffic analysis. New regulations or guidelines, including new CEQA Guidelines, are not new information if the underlying issue was or should have been known when the 2004 EIR was certified. (Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301,) The concept of VMT was not only in existence at the time the 2004 FEIR was certified, but also well before that time (i.e., a "fact in existence"). The Federal Highway Administration (FHWA) notes that "The goal of reducing vehicle miles traveled (VMT) is an official goal of the U.S. Government policy as it is stated in sections of the Clean Air Act (CAA), the President's 1993 Climate Change Action Plan (CCAP), and in the Congestion Mitigation Air Quality Improvement Program (CMAQ) included in both the Intermodal Surface Transportation Efficiency Act (ISTEA, 1991) and the Transportation Equity Act for the 21st Century (TEA-21), U.S.C. 23, Section 149." Section 182 of the Clean Air Act indicates that States must regularly report VMT, emissions to FWHA, as

well as identify and adopt strategies that offset growth in VMT for air quality emissions attainment purposes. The Clean Air Act also mandates that States must forecast VMT as part of their reporting requirements under the Clean Air Act. The Climate Change Action Plan of 1993 (Clinton) required that the Environmental Protection Agency (EPA) and Federal Department of Transportation (DOT) develop strategies to reduce VMT, which may have significant benefits to reducing Carbon Dioxide. Further, FWHA has been monitoring VMT since at least the 1970s, indicating that VMT has been a topic of interest even before the Clean Air Act of 1990 (USDOT FHWA 2014, 2019).

c. Parking Lot Layout Impacts and Emergency Evacuation

The parking layout for the proposed design would contain the same 147 space parking lot as required by Condition of Approval No. 84 and responds to the requirement in Condition of Approval 95 to adjust parking to avoid tree resources as much as possible. The winery parking lot is divided into a primary parking lot and a trailhead parking lot, as required by Condition of Approval.74 and 84. The primary parking lot will have 133 spaces. The trailhead parking lot (already constructed) contains 12 spaces and two vehicle-plus-trailer spaces. More detail on tree removal is contained below in Section 6, Biological Resources. The design of parking has no bearing on the project's potential off-site impacts and will not draw visitors to the site. The proposed design does not include any change to the number of parking spaces evaluated and found adequate in the EIR (see Exhibit 5.2-40).

The EIR concluded that the project had adequate emergency access and fire protection measures acceptable to the County's Department of Fire Services, the County Fire Marshal and the Chief of the Kenwood Fire Protection District. FEIR, p. 9.0-111.

As discussed in further detail in the Wildfire section below, the Project Applicant will be providing redundant emergency evacuation access via a second, redundant route of ingress and egress, in addition to the main Project entrance/exit.

d. Conclusion

The Phase II Proposed Winery design was compared with the EIR analysis for cumulative traffic, trip generation and parking lot layout impacts. The EIR used a very conservative approach to model the future volumes of traffic that is consistent with current transportation models and actual increased traffic volumes. The traffic volumes projected in the EIR for 2012 are significantly higher than Caltrans Highway 12 vehicle counts for 2012, and would not be exceeded until 2022, if carried forward at a 2% growth rate from Caltrans' 2012 counts. The ten-year trip increase projection in the EIR is greater than SCTA's current traffic model increase through 2040. Therefore, in the context of current conditions and for the proposed design, the EIR traffic analysis is still valid, and adequately reflects "future" traffic conditions that have not yet been realized.

Current and projected information relating to traffic on Highway 12 does not contradict the EIR's evaluation or create new or more severe environmental impacts. To the extent that the EIR's traffic modeling included traffic volumes for 2012 that are consistent with actual current and projected counts, current traffic volume is not new information or changed circumstances establishing new or more severe impacts.

Center left turn lanes that were identified to mitigate longer waiting times at two intersections with Highway 12 have been installed, with Caltrans' approval.

The Phase II Proposed Winery design will not result in an increased trip generation or associated traffic impacts that require modification of the EIR's conclusions on traffic impacts.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to traffic or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

3. Hydrology and Water Quality

The EIR based its analysis of hydrology and water quality impacts on the preliminary plans and projected the impacts associated with those plans. It evaluated potentially significant effects related to grading, erosion, runoff and changes in drainage patterns that could contribute to water quality impacts in the short-term from construction, and from overall operation of the conceptual design. The EIR determined that all such impacts were sufficiently mitigated. All mitigation measures and conditions of approval relating to grading, erosion, stormwater runoff and drainage patterns will continue to apply to the proposed design and the project.

a. Grading

The design changes do not create new or more severe grading impacts that cannot be mitigated by the existing mitigation measures and conditions of approval. Development of the Phase II Proposed Winery only requires minor cuts. See, e.g., Conditions of Approval 13-21 and DEIR mitigation measures 5.3-1 through 5.3-3(b).

b. Fire Damage and Potential Debris Flow.

The impact of fire-damaged soils and vegetation on potential erosion and/or slope stability at the project site is analyzed in Section 7 below, Geology and Soils.

The conclusion of the geotechnical expert as confirmed by the County's professional geologist is that the approved project conditions of approval are adequate to reduce the post-fire risk of erosion or slope instability at the proposed project site and that there are no significant changed conditions that create an increased risk of erosion or instability affecting the construction of the proposed project.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to hydrology or water quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

4. Wastewater Disposal

The EIR analyzed three separate septic systems for wastewater treatment. The main system includes sewage from the inn, spa, and restaurant. A second system would treat and dispose of sewage and process wastewater from the winery. Another system would treat and dispose of only the graywater from the spa building. The Phase II Proposed Winery design is consistent with these septic systems.

The Phase II Proposed Winery Project Description states that the entire wastewater system for the winery has been designed to comply with all conditions of approval, including those related to the system's design, e.g., setbacks, grading restrictions (Conditions of Approval 24, 29, 30, 34, 35, 52, 55, and 93.) The EIR proposed treatment of wastewater from the proposed winery through the use of separate packaged treatment plants – fixed activated sludge treatment (FAST) system manufactured by Smith and Loveless to treat domestic wastewater (DW), and a winery specific alternative (Techqua Winery Wastewater System – now defunct) package treatment system to treat process wastewater (PW). (Final EIR, at pp. 9.0-56–57.) The current proposal is to also treat wastewater from the proposed winery domestic and process streams through the use of two separate packaged treatment plants – membrane bio-reactors manufactured by Cloacina (MEMPAC-Mini). The requirement of the EIR was to meet certain treatment standards adopted by local and State regulatory agencies through the use of packaged type treatment plants. (Final EIR, at pp. 9.0-56–57.) Both the former treatment proposal and current treatment proposal meet the treatment standards outlined in the EIR, with the current proposal exceeding the standards in a smaller system footprint. Minor technical differences can be identified between the two wastewater treatment proposals, with the effective treatment outcome in the current proposal equal to those discussed in the EIR or better. The new treatment proposal follows the guidelines set forth in the EIR and aims to provide increased treatment efficiency while meeting the aesthetic of the Winery Project.

The winery will recycle process and domestic wastewater and utilize it as irrigation water. Process wastewater produced in the winemaking process and domestic wastewater produced at the tasting room, country store, and event center will be treated in two separate treatment systems, each with dedicated disposal fields as backup to the landscape irrigation use. Low water use components are also incorporated into the design, including high-pressure water and steam and UV light to sanitize tanks and barrels, reducing the overall amount of water demand.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to wastewater disposal or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

5. Water Use and Supply

a. Water Use Calculations

The Phase II Proposed Winery will use the existing lower well ("Winery Well") located just north of the proposed winery. For the winery and events pavilion (pavilion later eliminated), water demand was assumed to be 90 percent of the peak wastewater flow, plus an allowance of 3,000 gpd for landscape irrigation in the DEIR. The Winery Well would supply approximately 2,685 gpd (3.0 AF/year) for use at the winery and events center and associated landscaping needs. Landscape irrigation needs were approximate since the exact landscaping plan had not yet been developed.

The EIR stated from a water balance perspective, the annual recharge on the project site exceeds the projected amount of water withdrawal. All available information indicated that there is more than sufficient groundwater available on the project site to meet the estimated water demand. The total annual average water demand for the proposed project is approximately 29.2 AF/year (26.2 AF/year for Resort Well + 3 AF/year for Winery Well). In contrast, post-development groundwater recharge (the annual amount of water replenished to the aquifer) in the Resort and Winery Well recharge area is estimated to be in the range of approximately 87 to 130 AF/year (see Impact 5.5-3). Therefore, groundwater extraction will amount to about 25 to 40 percent of local (project site) groundwater recharge volume, assuring that sufficient water will continue to replenish the aquifer every year. The EIR concluded the Resort Well and Winery Well would be suitable to supply an adequate quantity and quality of water for the proposed project.

Resolution 04-1037 found the winery impacts on water supply to be less than significant without mitigation. (Resolution 04-1037 § 2.8.) Operations at the winery will not be substantially different than those assessed in the previous approvals. Design measures are

incorporated into the winery design to reduce water consumption, including using steam and high-pressure water with UV light to sanitize tanks and barrels, reducing the overall water demand. Process wastewater recycling will also reduce water demand.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to water supply or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the EIR. No new mitigation measures are required.

b. Groundwater Supply

Based on the 2002 Richard C. Slade hydrogeological report, which provided the basis for the water use and supply data in the EIR, the two wells on the parcel will have enough capacity to support the project and not impact the aquifer or neighboring wells in normal and drought years.

Richard C. Slade & Associates LLC, consulting groundwater geologists ("RCS"), provided a letter report dated September 27, 2017, (the "RCS 2017 Report). RCS analyzed water level data from the two onsite wells since their construction in 2002. The RCS 2017 Report, Figures 2 and 3, show water level data for the "Resort Well" and the "Winery Well," respectively. Their locations are shown on Figure 1 of the RCS 2017 Report. Water level data from the onsite wells was obtained from a manual collection in 2002; for one year of automatically collected data from June 2003 through June 2004; from manual collection in 2008, and from automatically collected data from October 2015 ending in December 2016. The last period is part of an ongoing water level monitoring program administered by RCS at the project site. (RCS, 2017 Report, p. 8.) The data, as shown in Figures 2 and 3 of the RCS 2017 Report, indicate that water levels have been stable in the onsite wells since their construction in 2002 despite the two droughts.

In addition, the onsite pumping tests done in November and December 2008 were conducted during the water year 2006-2007 to water year 2008-2009 drought period recognized by DWR. The data formed the basis for a 2009 report prepared by RCS to meet requirements of the California Department of Public Heath relating to new and existing source capacity.[1] RCS concluded at that time that the wells were adequate to meet the project's needs and pumping by the on-site wells would not create long-term

[1] /"Hydrogeologic Report for Adequacy of Groundwater Supplies for the Proposed Sonoma Country Inn Kenwood Area, Sonoma County, California,"(RCS, April 2009).

adverse impacts on the local aquifer systems or nearby wells owned by others. That conclusion is supported by the RCS 2017 analysis of California Department of Water Resources (DWR) pumping data and additional data from the project's onsite wells.

The Phase II Proposed Winery design does not create any change which would cause a new or substantially more significant environmental effect on groundwater because of increased water use, compared to the conceptual design. The proposed design would not result in a new significant environmental effect relating to water supply or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

6. Biological Resources

a. Plants.

The EIR identified potential significant effects on the two populations of special status plant species known to occur on the site, narrow-anthered California brodiaea (*Brodiaea leptandra*) and Sonoma ceanothus (*Ceanothus sonomensis*). The Phase II Proposed Winery design is consistent with the Mitigation Measure 5.6-1(a),(b) and (c). A special biotic preserve has been created outside of the building envelopes, and the Sonoma ceanothus population would be avoided by the proposed design.

The EIR's extensive evaluation of tree removal for the conceptual design resulted in the imposition of extremely detailed mitigation measures that are carried forward and will apply equally to the Phase II Proposed Winery design. This section of this Addendum #2 evaluates whether the trees removed as the result of design changes including changes to the parking layout are significantly increased in number or otherwise increase the severity of impacts compared to the conceptual design.

The area between Highway 12 and the Phase II Proposed Winery is open grassland interspersed with mature and newly planted California Valley oak trees, with a portion of this area protected as a valley oak preserve. Approximately 120 trees were planted in 2021 between Highway 12 and the Phase II Proposed Winery Site as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan to screen future winery buildings. Specifically, these oak trees have been planted in the following locations: (1) 12 coast live oak and interior oak trees, each measuring 18 to 22 feet in height, that were planted between the Phase II Proposed Winery Site and Highway 12 to screen the future winery buildings; (2) another 90 oak trees that were planted in the oak tree preserve, which is located further to the south of the 12 oak trees, as required by the

2004 conditions of approval and the 2009 Vegetation Management Plan; and (3) 18 oak trees, consisting of 15 valley oaks and 3 coast live oaks that the project applicant voluntarily planted along the private driveway to the east of the Phase II Proposed Winery Site.

Documentation on the original tree removal estimates for construction, impact of the Glass Fire, and current tree construction impacts for the Phase II Proposed Winery is contained in the following documents:

- September 2, 2003, *Sonoma Country Inn- Tree Removal Estimate Summary* (MacNair and Associates).
- April 2021, *Kenwood Winery Listing of Fire Killed or Severely Damaged Trees* (trees requiring removal) (MacNair and Associates).
- August 2021, *Kenwood Winery Parcel Building Envelope Tree Evaluation Matrix* (trees tagged and surveyed) (MacNair and Associates).
- July 6, 2022, *The Kenwood Winery Landscape Plan Set Revised DRC Drawings Issue*, (Ground Studio Landscape Architecture).
- January 12, 2023, *Post-Fire Tree Assessment Update* (MacNair and Associates)

The tree removal estimates prepared in 2003 were based on projected building and parking lot locations, their maximum square footage, and average tree densities. The winery buildings were planned to be located outside the existing tree zones. The current building locations for the Phase II Proposed Winery are consistent with that assumption. Because the plans were conceptual, the tree removal estimates

were expressed as a range and were used in the project EIR discussion on tree removals.

Removal Estimates:
Winery Buildings: 10 to 20 trees.
Winery Parking Lots: 60 to 100 trees.
Total Estimated Maximum: 120 trees

As stated previously above (Project Description, p. 8), the *Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023) evaluates the 2020 Glass Fire tree damage within the winery building envelope and the zone between Campagna Lane and the building envelope in April 2021. The total number of trees marked for removal (April 2021) were 223. The total number of trees tagged and surveyed (August 2021) were 213. These trees were re-evaluated in December 2022 and 56 of the original 213 trees initially surviving the fire have died and been removed. A recent assessment found 3 additional trees. There are 160 surviving trees. The current

total removal of trees within the grading limits is 74 trees, consistent with the 2003 estimate of 70 to 120 trees.

b. *Animals.*

The methodology used to characterize the special-status wildlife baseline and potential Phase II Proposed Winery Site impacts included review of the 2003 DEIR, 2004 FEIR, and 2018 Addendum #1; reanalysis of potential impacts by a separate biological consulting team (Macmillan and Peron-Burdick 2022); and independent third-party review of findings by senior ESA biologist Brian Pittman, CWB. The site review by Macmillan and Peron-Burdick (2022) included a CNDDB database query and reconnaissance-level surveys to identify habitat elements for special-status species on the 2022 Project Site and examine potential impacts to any of these species and/or their habitats.

Macmillan and Peron-Burdick (2022) evaluated the potential to encounter special-status plants and wildlife on the 2022 Project Site and suggested measures to further reduce impacts to such resources (Macmillan and Peron-Burdick 2022). It included a database query of the California Natural Diversity Database (CNDDB) and the California Native Plant Society Electronic Inventory within a 9-quad centered on the property. The assessment summarized the findings of multiple, appropriately timed protocol-level botanical surveys intended to detect the potential presence of special-status plants within the development area.

The former project owner contracted a consultant, WRA Environmental Consultants, to re-survey the project site for the federal and state listed northern spotted owl (*Strix occidentalis caurina*). In its letter report dated March 6, 2017, WRA concluded the project site lacks the structural complexity (consisting of small statured young trees) and arboreal substrates that are characteristic of northern spotted owl habitat in Sonoma County. This finding is consistent with surveys performed in 2004 and 2007. The consultant states that the northern spotted owl is very likely absent at the project site. The prior project owner before the former project owner consulted with the US Fish and Wildlife Service (the Service) informally in 2007. The Service concluded the project was unlikely to adversely affect northern spotted owl.

Since circulation of the 2018 Addendum #1, some Migratory Bird Treaty Act (MBTA) protections for migratory birds were removed under U.S. Department of the Interior (DOI) under Solicitor's Opinion M-37050. In response, the California Department of Fish and Wildlife (CDFW) issued an advisory in 2018 affirming that California law continues to prohibit incidental take of migratory birds. In February 2021, the DOI reinstated prior avian protections under the MBTA, thereby restoring MBTA protections that were in place at the time the 2004 EIR was certified.

In addition to these findings, subsequent site review has determined that the Phase II Proposed Winery site provides suitable nesting habitat for passerine (i.e., songbird) species that are protected by the MBTA, potential roosting habitat for special-status bats, and could intermittently provide habitat for American badger (*Taxidea taxus*), which is a California Species of Special Concern. There is a low possibility that construction period impacts may occur to these species. These potential impacts are detailed below.

Nesting Birds:

Potential impacts to nesting raptors were addressed in the 2004 FEIR with mitigation provided and are not revisited here. In addition, grassland and woodland habitats on and adjacent to the Proposed Phase II Winery provide nesting habitat for a variety of common passerine birds that are protected under the MBTA. If construction occurs during the primary passerine bird nesting season, approximately March 1 to July 31, protection measures are needed to avoid potential impacts to active nests. Passerine birds may nest in annual grasslands and woodlands located throughout the Proposed Phase II Winery project site. In response, the applicant has agreed to the Voluntary Condition of Approval No. 3 below ((*Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc*., March 23, 2023).

This condition of approval will include passerine birds in preconstruction avian surveys to further reduce impacts to any nesting bird species. This additional measure will further reduce impacts to wildlife, as discussed below.

Voluntary Condition of Approval No. 3 (nesting passerine birds)

Any active passerine bird nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a pre-construction survey for passerine bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

a. If grading is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction passerine bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity. This shall also include a daytime visual survey for all passerine birds.

b. If active passerine bird nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Wildlife and implemented to prevent abandonment of the active nest.
At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A passerine bird nest-setback zone of at least 100 to 150 feet shall be established within which all construction-related disturbance shall be prohibited. The

perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.

c. If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to PRMD prior to initiation of grading in the nest-setback zone.

SPECIAL-STATUS BATS

Recent reconnaissance surveys did not identify active bat roosts on the Proposed Phase II Winery Project Site, however, the surveys concluded that several species of protected bats may roost in mature trees, and especially within larger oaks on the site (Macmillan and Peron-Burdick 2022). Regionally occurring special-status bat species include pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), fringed myotis (*Myotis thysanodes*), and long-legged myotis (*Myotis Volans*). The pallid bat and Townsend's big eared bat are California Species of Special Concern, and all four species are classified as "high priority" species by the Western Bat Working Group. These special-status bats roost in a variety of habitats, including caves, crevices in rocky outcrops and cliffs, mines, trees, and various structures (e.g., bridges, barns, and buildings). The removal of active tree roosts, if present, has the potential to impact special-status bat species as well as other common bat species, if present. Likewise, noise, vibration, and dust from activities has the potential to impact maternity roosting bats in nearby habitats, if present.

Although potential construction impacts to special-status bats are estimated to be low based on the absence of observed roosts on the Proposed Phase II Winery Project Site, there is a remaining low risk of disturbance if active roosts were present within oaks trees to be removed. To further reduce less-than-significant effects on special-status bats, the applicant has agreed to the Voluntary Condition of Approval No. 1 below (*Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.*, March 16, 2023).

Voluntary Condition of Approval No. 1 (Special Status Bats):

(a) To the extent practical, tree removal, tree relocation and construction-related activities shall be conducted during periods when bats are active, approximately between the periods of March 1 to April 15 or August 15 to October 15, to the extent feasible. These dates avoid the bat maternity roosting season and the period of winter torpor (inactivity).

b) Depending on temporal guidance as defined below, a qualified biologist shall conduct pre-construction surveys of potential bat roost sites identified during the initial habitat assessment no more than 14 days prior to any tree trimming or removal.

(c) If active bat roosts or evidence of roosting is identified during pre-construction surveys, the qualified biologist shall determine, if possible, the type of roost and species. A no-disturbance buffer shall be established around roost sites until the qualified biologist determines they are no longer active. The size of the no-disturbance buffer would be determined by the qualified biologist and would depend on the species present, roost type, existing screening around the roost site (such as dense vegetation), as well as the type of construction activity that would occur around the roost site.

(d) If special-status bat species or maternity or hibernation roosts are detected during surveys, appropriate species and roost-specific avoidance and protection measures shall be developed by the qualified biologist in coordination with California Department of Fish and Wildlife. Such measures may include postponing tree removal, establishing exclusionary work buffers while the roost is active (e.g., 100-foot no-disturbance buffer), or other compensatory mitigation.

(e) The qualified biologist shall be present during tree work if potential bat roosting habitat or active bat roosts are present. Trees with active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit.

(f) Trimming or removal of existing trees with potential bat roosting habitat or active (non-maternity or hibernation) bat roost sites shall follow a two-step removal process (which shall occur during the time of year when bats are active, according to a) above, and depending on the type of roost and species present, according to (c) above).

i. On the first day and under supervision of the qualified biologist, tree branches and limbs not containing cavities or fissures in which bats could roost shall be cut using chainsaws.

ii. On the following day and under the supervision of the qualified biologist, the remainder of the tree may be trimmed or removed, either using chainsaws or other equipment (e.g., excavator or backhoe).

iii. All felled trees shall remain on the ground for at least 24 hours prior to chipping, offsite removal, or other processing to allow any bats to escape, or be inspected once felled by the qualified biologist to ensure no bats remain within the tree and/or branches.

(g) If an active maternity roost is found, compensatory mitigation shall be provided through consultation with California Department of Fish and Wildlife and may include construction and installation of comparable replacement habitat (e.g., bat boxes) onsite.

AMERICAN BADGER

The American badger is typically found in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Although no badger dens were observed during reconnaissance-level surveys of the Phase II Proposed Winery Site (Macmillan and Peron-Burdick 2022), grasslands on and near the site provide potential habitat for this species. There are no recorded occurrences of badger within 5 miles of the site (CDFW 2022a); however, this species is not well documented in the CNDDB and may be present in the regional project area. While there is a relatively low potential that this species may be encountered, project activities have the potential to harm or bury individuals within their burrows if they are onsite at the time of construction.

Although potential construction impacts to American badgers are estimated to be low based on the absence of burrows on the Phase II Proposed Winery Site and lack of reported sightings within 5 miles, they are regionally common and there is a remaining low risk of injury to this species if they are present at the time of construction. To further reduce less-than-significant effects on American badger, the applicant has agreed to the Voluntary Condition No. 2 below (*Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023*).

Voluntary Condition of Approval No. 2 (American Badger)

Prior to any ground disturbing activity, pre-construction surveys for American badger den sites shall be conducted by a qualified biologist. These surveys will be conducted no less than 14 days and no more than 30 days prior to the start of ground disturbing activities. If active badger dens are found, a 100-foot no-work buffer shall be established around occupied maternity dens throughout the pup-rearing season (February 15 through July 1) and a 50-foot no-work buffer around occupied dens during other times of the year. If non-maternity dens are found within the proposed work area, the dens shall be monitored for badger activity. If the biologist determines that the dens may be occupied, passive den exclusion measures may be implemented for three to five days to discourage the use of these dens. A qualified biologist shall verify that badgers have successfully vacated the site prior to initiation of clearing and grubbing or other construction activities.

c. Effect of parking lot layout changes on habitat.

In addition to the effects of tree removal from the Phase II Proposed Winery design parking lot layout, Lucy Macmillan, the Phase II Proposed Winery biologist, assessed any impacts to adjacent habitat areas from car headlights that would shine into the habitat areas while cars are being parked in the parking lots.

In her letter, dated December 15, 2022, Ms. Macmillan explains that the Phase II Proposed Winery will not encroach into the riparian corridor. A buffer of 50 feet will be maintained as required per the Ordinance 6089 Riparian Corridor Combining Zone of Sonoma County.

The Phase II Proposed Winery will be located to the west/northwest of the Greywood Creek riparian corridor and therefore will parallel just one side of the corridor. Parking associated with the winery facility will be accessed from two locations on Campagna Lane with approximately 50 parking spaces facing Campagna Lane away from Greywood Creek. Twelve other spaces located in this area will be facing the facility buildings and will, therefore, not be visible to Greywood Creek.

Approximately 50 additional parking spaces will be located on the northeastern portion of the site located northwest of the riparian corridor. These parking spaces will also be accessed from Campagna Lane by the same entrances as above. The majority (approximately 88 percent) of these spaces will be facing inward towards landscaping within the grounds of the facility and will not be facing towards the riparian corridor.

Finally, approximately 22 spaces will be located on the south side of the winery facility. These spaces will be accessed from the two access points from Campagna Lane and will be used by service vehicles only. The spaces either face northwest away from the corridor or face east and west into the interior grounds of the winery and not towards Greywood Creek.

Therefore, Ms. Macmillan concludes that direct lighting impacts from headlights of vehicles using the parking areas during nighttime hours will be avoided. Any net increase in illumination of adjacent habitat areas from car headlights using parking spaces would be less than significant and would not result in any new or more severe significant impacts to biological resources.

d. Conclusion.

The Phase II Proposed Winery design would not result in a new significant environmental effect on biological resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the Phase II Proposed Winery, substantial changes with respect to Phase II Proposed Winery circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

7. Geology and Soils

The 2004 EIR did not assess impacts related to post-wildfire conditions, however, the EIR did analyze impacts related to landslides, slope instability, flooding, and drainage in a general sense, and provided mitigation measures and Winery conditions of approval where applicable. The EIR based its analysis of geology, seismicity, and mineral resource impacts on the conceptual design site layout. Mitigation Measures 5.7-7(a), 5.6-7(b), 5.7-7(c), and Winery Conditions of Approval #8, 15, 16, 18 and 19 still apply and will be implemented.

To evaluate the possibility of slope stability impacts resulting from the cottage location changes in the Phase I Resort, Bauer Associates, Inc. Geotechnical Consultants prepared a supplemental geotechnical investigation reviewing the Phase I Proposed Resort design (*Addendum, Geotechnical Consultation, Sonoma Country Inn, Kenwood, California,* January 30, 2017). The study concludes that the level of subsurface exploration originally performed (29 test pits and 13 test borings extending into the bedrock) adequately characterizes the site geologic conditions for the revised design. Bauer also concluded that the slightly modified locations of the various structures do not present any new or different geotechnical impacts for the proposed design, and no additional subsurface exploration is required. This conclusion can also be applied to the Phase II Proposed Winery. The proposed design for the Phase I Resort and the Phase II Proposed Winery would incorporate updated seismic design criteria to address ground shaking. Damage from the Nuns Fire to the project site's vegetation and soils and a possible resulting increase in debris flow potential is not caused by the proposed design changes for the Phase I Resort and the Phase II Proposed Winery and therefore is not a CEQA impact of those changes.

A February 5, 2018 report by Bauer Associates, Inc. Geotechnical Consultants ("Bauer 2018 Report") which has been peer reviewed by the County's professional geologist. Bauer conducted an on-site reconnaissance of the proposed project site and reviewed selected geologic literature including the U.S. Geological Survey, 2017, Landslide Hazards Program, Post-Fire Debris-Flow Hazards: Nuns Fire (Napa and Sonoma Counties) Preliminary Hazard Assessment; the State of California, November 15, 2017, Nuns Fire, Watershed Emergency Response Team, Final Report, CA-LNU-010104 ("WERT 2017"); and other sources. The full list of references consulted is appended to the Bauer 2018 report.

Based on geologic mapping, including mapping by the Natural Resources Conservation Service, and review of detailed site-specific geologic testing and analysis in the FEIR, Bauer concludes that the risk of debris flow damage onto, and generated from, the Phased I Proposed Resort is low to insignificant provided that the site is graded and improved with suitable erosion control measures in accordance with the approved project plans and conditions of approval. The Phase II Proposed Winery is located on relatively flat land on

the valley floor. The site's topography gently slopes northward from Highway 12 to the base of the hill behind the Phase II Proposed Winery Site. Only minor grading would occur for the Phase II Proposed Winery Site and the suitable erosion control measures will be implemented in accordance with the approved project plans and conditions of approval when the site is improved. Therefore, the risk of debris flow damage onto, and generated from, the Phase II Proposed Winery is low to insignificant as well.

The Phase II Proposed Winery conditions of approval contain detailed and enforceable requirements to monitor and control erosion and slope instability including potential risk from storms. Conditions of Approval 14-21 provide extensive requirements for erosion control and require, among other things, compliance with the San Francisco Bay Regional Water Quality Control Board General Permit under NPDES regulations. Conditions of Approval 18(a) and 19 require a comprehensive Stormwater Pollution Prevention Plan with specified objectives and development and implementation of a monitoring program, including inspections every 24 hours during storm events of extended duration. (Use Permit Condition of Approval No. 16(a) and 16(b).) Condition 18(d) requires a County-approved erosion and sediment control plan with specified objectives. Further detailed requirements to prevent any increase in pre-development runoff are contained in Conditions of Approval 18-21. Condition 8 requires detailed measures, including proper construction, inspection and maintenance practices, to protect against the creation of unstable slopes, with periodic inspection and maintenance of slope stability improvements.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to geology and soils or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

8. Visual and Aesthetic Quality

This Addendum #2 evaluates whether the Phase II Proposed Winery design creates visual or aesthetic impacts that are new or more severe than those resulting from the conceptual design, including impacts related to light pollution.

a. View Impacts – Design Changes.

In the EIR, view impacts were evaluated from public viewpoints, specifically, State Route 12 at Lawndale Road looking north. These locations provide views of the project site to passing motorists, bicyclists and pedestrians travelling along State Route 12.

Exhibit 5.8-4 shows the former existing view from this location. From this location, there is a relatively flat and open area adjacent to Highway 12 that extends back for some distance to the base of the hills. Views of Hood Mountain and the Mayacamas Mountains foothills can be seen in the background. Exhibit 5.8-5 presents a photo simulation of resulting conditions with the conceptual design. There are glimpses of some parts of the winery that occur among the trees. The view of the winery from State Route 12 is considered negligible. Screened by the trees, the winery buildings do not attract attention. The EIR concludes that overall, the proposed development seen from this location appears subordinate with respect to other, existing features of the view. Therefore, the development would create a less-than-significant visual impact from this location, so no mitigation is required.

Tree removal associated with design changes and fire damage is discussed in detail under Biological Resources, Section 6 above.

All conditions of approval imposed on the approved project to limit visual and aesthetic impacts will be applied to the Phase II Proposed Winery design.

Two fires have altered the landscape in the vicinity of the Phase II Proposed Winery Site: the 2017 Nuns Fire and the 2020 Glass Fire. There has been a significant loss of on-site habitat, including evergreens and oak trees, as well as grassland and riparian habitat; however, as previously discussed in Section 6.c, approximately 120 trees have been planted to revegetate the project vicinity and screen the Phase II Proposed Winery Site from Highway 12.

The changes resulting from the Phase II Proposed Winery, as compared to existing conditions, would be barely noticeable from Highway 12 because the colors selected for exterior building materials under the Phase II Proposed Winery would match the hue, lightness and saturation of colors of the immediately surrounding trees and landscape. The winery buildings would not attract attention or substantially contrast with the surrounding landscape. Existing oak trees would dominate the mid-range views and these trees would obscure and shield the Phase II Proposed Winery development from Highway 12. Over time, as the trees continue to grow, they would provide more screening between Highway 12 and the Phase II Proposed Winery.

Therefore, the Phase II Proposed Winery would not result in a substantial adverse effect on a scenic vista, damage scenic resources, or degrade the existing visual character or quality of public views of the site and its surroundings from Viewpoint 1 of State Route 12 at Lawndale Road looking north.

A second viewpoint is from a residential driveway adjacent to the Highway 12 southern shoulder, just east of Campagna Lane. This viewpoint is approximately 250 feet west on

Highway 12 from Viewpoint 1 and was selected because it affords views through a stand of Coast valley oak trees, including young trees planted after the 2017 Nuns Fire and the 2020 Glass Fire. Due to the angle one would need to face to see the Phase II Proposed Winery Site, this view is available to eastbound traffic only and is only available for a brief time because viewers would be traveling at highway speeds (40 to 65 miles per hour) and viewing from a vehicle.

A mature Valley oak tree dominates mid-range views, but, similar to Viewpoint 1, views of Hood Mountain and the Mayacamas Mountains foothills can be seen in the background. Flat, open grasslands and roads, including Highway 12, are the short-to mid-range views. The changes to this viewpoint resulting from the Phase II Proposed Winery would be minimal and limited to a portion of the marketplace, largely the roofline, and interrupted views of the public tasting room. Views of the Phase II Proposed Winery Site are screened largely by existing vegetation. Additional screening between Highway 12 and the Phase II Proposed Winery Site would be provided by young vegetation that has been more recently planted and will continue to grow.

Most viewers from this angle would likely not notice the project due to the short duration of the view due to traveling at highway speeds. The colors selected for exterior building materials under the Phase II Proposed Winery would match the hue, lightness, and saturation of colors of the immediately surrounding trees and landscape, thus minimizing contrast with the surrounding landscape. In addition, scenic views of Hood Mountain and the Mayacamas Mountains foothills would not be obstructed by the Phase II Proposed Winery. The oak trees would continue to be the most prominent features in mid-range views to the north. Therefore, the Phase II Proposed Winery would be minimally visible from public view.

A third viewpoint is from Highway 12 just west of its intersection with Campagna Lane, the entrance to the Phase II Proposed Winery Site. This view shows Campagna Lane, as well as Hood Mountain and the Mayacamas Mountains foothills in the background. The changes resulting from the Phase II Proposed Winery would be minimal and limited to a portion of the marketplace, largely the roofline, and interrupted views of the public tasting room. As with viewpoint 2, existing vegetation largely screens views of the Phase II Proposed Winery Site. More recently planted young vegetation will continue to grow and provide additional screening between Highway 12 and the Phase II Proposed Winery Site. The horizontal lines of the roof form would slightly contrast with the vertical orientation of surrounding trees. However, they would mimic the horizontal ridgeline of the Mayacamas Mountains foothill behind and above the Phase II Proposed Winery. The Phase II Proposed Winery roof materials would be non-reflective, and the colors selected for exterior building materials would match the hue, lightness, and saturation of colors of

the immediately surrounding trees and landscape minimizing contrast with the surrounding landscape.

From this viewpoint, the Phase II Proposed Winery would be minimally visible from public view. As with viewpoint 2, this viewpoint would be for a short duration due to traveling at highway speeds and the viewer would likely not notice the project. Also, like viewpoint 2, the Phase II Proposed Winery would not obstruct scenic views of Hood Mountain and the Mayacamas Mountains foothills and the oak trees would continue to be the most prominent features in mid-range views to the north. Therefore, from Viewpoint 3, the Phase II Proposed Winery would not result in a substantial adverse effect on a scenic vista, damage scenic resources, or degrade the existing visual character or quality of public views of the site and its surroundings.

Mitigation Measure 5.8-3 and Condition of Approval 97 address impacts related to scenic vistas, scenic resources, and the visual character or quality of public views of the site and its surroundings and will remain applicable to the Phase II Proposed Winery. No new mitigation measures or revised 2004 mitigation measures are required to ensure a continued less-than-significant impact for the Phase II Proposed Winery. To summarize, for each element of the Phase II Proposed Winery design, the visual impact is equal to or less from the Phase II Proposed Winery than from the conceptual project design as described and analyzed in the EIR.

b. View Impacts – Drought Damage.

Although it is not related to the proposed design changes and includes trees for all portions of the approved project including the Phase II Proposed Winery and residential lots, MacNair and Associates prepared a further supplemental memorandum dated July 10, 2017, to consider tree removal due to drought.

The MacNair and Associates July 10, 2017 report assessed trees providing screening of the project site from Highway 12 and found them to be in moderate to good health with no significant structural defects and not affected by drought, disease or overcrowding. These trees are primarily evergreens, in an area where slope draining is occurring, tree density is less and the age class is young mature. Therefore, the drought has not damaged trees providing screening from public viewpoints.

c. View Impacts – Fire Damage.

Damage to the project site's natural vegetative screening from the 2017 Nuns Fire and 2020 Glass Fire is not caused by the proposed design changes. However, the project applicant requested MacNair and Associates to document wildfire impact to the proposed project site, and MacNair and Associates provided a November 28, 2017 letter report.

The November 28, 2017 MacNair report Exhibits A and B show a Sonoma County Inn Resort map of the 2017 Nuns Fire impacts, and provide pre- and post-fire conditions from viewpoints on Highway 12 and Adobe Canyon Road.

The October 8, 2017 Nuns Fire did not burn across the winery parcel, however it did surround the Phase II Proposed Winery Site and the site was heavily impacted by smoke and suppression activity. This Addendum #2 responds to additional information submitted by the project applicant and evaluates possible additional impacts of the Phase II Proposed Winery after the September 27, 2020 Glass Fire that impacted the entire 2004 Project Site, including the Phase II Proposed Winery Site. While the fires impacted the 2004 Project Site, the Phase II Proposed Winery Site was the least impacted by the Glass Fire because of its lower elevation.

The *Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023) evaluates the 2020 Glass Fire tree damage within the winery building envelope and the zone between Campagna Lane and the building envelope in April 2021. The total number of trees marked for removal (April 2021) were 223 trees consisting of bay laurels, Douglas fir, oak species, and madrone. Coast live oak, Douglas fir, and madrone comprised a majority of the killed or severely damaged trees. A significant number of Douglas fir were in decline before the fire due to insect attack by the Douglas fir flat-headed borer.

The total number of trees tagged and surveyed (August 2021) were 213. The trees consisted primarily of oaks with a limited number of madrones. These trees were re-evaluated in December 2022 and 56 of the original 213 trees initially surviving the fire have died and been removed. A recent assessment found three additional trees have died.

The Landscape Plan shows a total of 74 trees located within the construction grading limits requiring removal. Of these 74 trees, 41 (55%) are rated in poor condition due to fire damage. The current total removal of trees within the grading limits of 74 trees is consistent with the 2004 EIR estimate of 70 to 120 trees.

As stated above under Tree Removal (p. 29), the area between Highway 12 and the Phase II Proposed Winery is open grassland interspersed with mature and newly planted California valley oak trees, with a portion of this area protected as a valley oak preserve. Approximately 120 trees were planted in 2021 between Highway 12 and the Phase II Proposed Winery Site as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan to screen future winery buildings. Specifically, these oak trees have been planted in the following locations: (1) 12 coast live oak and interior oak trees, each measuring 18 to 22 feet in height, that were planted between the Phase II Proposed Winery Site and Highway 12 to screen the future winery buildings; (2) another

90 oak trees that were planted in the oak tree preserve, which is located further to the south of the 12 oak trees, as required by the 2004 conditions of approval and the 2009 Vegetation Management Plan; and (3) 18 oak trees, consisting of 15 valley oaks and 3 coast live oaks that the project applicant voluntarily planted along the private driveway to the east of the Phase II Proposed Winery Site.

The Phase II Proposed Winery design would not result in visual or aesthetic impacts due to fire damage that are new or more severe than those resulting from the conceptual design, or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the Phase II Proposed Winery.

d. Light Pollution.

Placement of the structures in the Phase II Proposed Winery design does not increase their visibility compared to that of the conceptual design. This section evaluates the effects of new sources of artificial light and glare that would be introduced by the Phase II Proposed Winery and the extent to which these light and glare sources, including illuminated signage, would spill off the Phase II Proposed Winery Site onto off-site light-sensitive use, in particular vehicles traveling on Highway 12.

Reflections can cause glare during either daytime or nighttime hours. The amount of glare depends on the intensity and direction of sunlight or sources of artificial light at night. The solar panels provided as part of the Phase II Proposed Winery, will only be located on select parking canopies and building rooftops and they would be blocked by other winery buildings so as not be visible from public viewpoints on Highway 12 and they will set amongst varying rooflines to break up fields of view from other locations. Further, any reflection for hikers on the Hood Mountain Regional Park and Sugarloaf Ridge State Park trails would be eliminated since the solar panels will be projected southward to absorb the most skylight.

The Phase II Proposed Winery would also comply with Condition of Approval 97, including minimizing visual impacts, which would reduce the potential for daytime glare impacts. With the implementation of Condition of Approval 97, the Phase II Proposed Winery would not create a new source of substantial glare that would adversely affect day or nighttime views in the area.

The Phase II Proposed Winery would include nighttime sources of light. New sources of nighttime lighting include 12-foot pole lighting to illuminate the parking lot; tree-suspended downlights; wall-recessed step-down lights, and other wall-mounted lighting such as decorative sconces; pathway lighting; and catenary lights for the patio area. Two fires have altered the landscape in the vicinity of the Phase II Proposed Winery Site: the 2017 Nuns Fire and the 2020 Glass Fire. However, approximately 120 trees have been

planted to revegetate the project vicinity and screen the Phase II Proposed Winery Site from Highway 12. These trees will screen lighting.

In addition, all winery lighting would be constructed in accordance with Winery Condition of Approval 95, 98, and 99, which provide specific measures to avoid light or glare spillover. The Phase II Proposed Winery Project Description also provides further light and glare spillover measures. The proposed design is consistent with Winery Condition of Approval 95(d)(2), 98 and 99.

The Phase II Proposed Winery would not create a new source of substantial light that would adversely affect day or nighttime views in the area with implementation of Conditions of Approval 95, 98, and 99.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to visual and aesthetic quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

9. Cultural Resources

The EIR analyzed potential impacts to cultural resources on the entire 186 acre site after consultation with Native American tribal representatives. The Cultural Resources Manager and Monitor for the Mishewal Wappo Tribe of Alexander Valley participated in cultural resources field surveys April 24 through May 10, 2002. The surveys did not discover any resources of cultural significance. However, because the construction of both the conceptual design and the project with the Phase II Proposed Winery design will include ground disturbing activities, EIR Mitigation Measure 5.9-1 will be placed on all grading and building plans to further protect the integrity of the site. The proposed design does not include any areas that were not already field surveyed and included in the EIR evaluation of cultural resources.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to cultural resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

10. Air Quality

The EIR analyzed the potential for air quality impacts from construction related activities for the conceptual design. The Phase II Proposed Winery design changes do not increase required construction in any way that would significantly change dust generation from short-term construction activities, found in the EIR to be a short-term significant impact that can be mitigated through measures 5.10-1, and 5.10.4 Those mitigation measures are incorporated into conditions of approval, which will be applied to the Phase II Proposed Winery design.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to air quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

11. Noise

The EIR found that the only potential noise impact requiring mitigation was from noise associated with special events at the winery. The EIR also adjusted maximum noise limits downward as required by the General Plan Noise Element to take into account the ambient quiet conditions and the fact that the noise in question would be primarily speech and music from the winery and events center portion of the overall project. The noise limits used were more stringent than usual.

Mitigation Measure 5.11.1 identified the following four separate measures to address noise impacts from special events: 1(a) establishment of noise limit performance standards; 1(b) limitation on the annual number of events and the operational hours of events; 1(c) disclosure statements to residential lots; and 1(d) compliance monitoring of noise levels from events during the first year of operation.

The Phase II Proposed Winery includes ten building structures with courtyards – some of these have covered porches surrounding them – and covered breezeways separating these buildings. These buildings include an art gallery and public tasting building, a Country Store (marketplace) building, commercial kitchen with retail storage and restrooms building, three fermentation buildings, two barrel storage buildings, a members' tasting and barrel building, and a two-story building with restrooms, offices, and crawlspaces on Level 1 and offices on Level 2. The site has some solid walls surrounding occupied areas (e.g., sunken courtyard along the west and north) with openings to allow for access. There will be amplified speakers inside buildings, outdoors at the porches and

breezeways, and around seven outdoor courtyards. The Phase II Proposed Winery will include 20 special events per year with a maximum of 200 persons in attendance.

The revised layout of the Phase II Proposed Winery complex is similar to the layout of the 2004 Project winery, however, the building envelope associated with the Phase II Proposed Winery is smaller than that of the 2004 Project winery. These architectural changes may affect the propagation of noise from special events compared to those that were modeled in the evaluation of noise-related impact in the 2004 FEIR. Given the potential for differences in event noise propagation under the Phase II Proposed Winery noise levels from events have been estimated in an updated acoustic noise study (*Acoustics Conditions of Approval Study*, June 27, 2022 by Salter) to assess compliance with Winery Condition of Approval 47. Condition of Approval 47 establishes outdoor and indoor noise limits for all special events and provides examples of measures which are available to ensure compliance with the noise level limits specified.

The effectiveness of the mitigation and actual noise levels will be confirmed with event noise monitoring, as detailed in the Condition of Approval to refine the required mitigation as necessary. Furthermore, the Condition of Approval 47 has several prescriptive items that need to be implemented. By implementing the noise limits for a permanent speaker system and incorporating the noise reduction strategies outlined in Condition of Approval 47, amplified noise from outdoor and indoor events are expected to meet the L50 70 dBA noise criterion at a 50-foot distance from the loudspeakers or outdoor performing group.

The Phase II Proposed Winery design would not result in a new significant environmental effect relating to noise or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

12. Wildfires

a. *Changes in Circumstances.*

The 2004 EIR was prepared prior to the inclusion of wildfire impacts as a standalone topic of consideration in CEQA Guidelines, and impacts of wildfire were not considered. The Phase II Proposed Winery includes extensive construction-related and operational wildfire protection and evacuation measures which extend beyond the requirements of

Section XX (Wildfire) of CEQA Guidelines Appendix G. An analysis and associated appendices have been prepared to respond to the requirements of CEQA; best practices and recommendations provided by technical experts in the fields of wildfire prevention, management, evacuations, and response; and the recently released State of California Office of the Attorney General Guidance related to Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects under the California Environmental Quality Act (October 10, 2022).

b. Project Impact Analysis.

The Phase II Proposed Winery Site is located within a State Responsibility Area (SRA) and a Very High Severity Zone (VHFHSZ), as determined by CAL FIRE (CAL FIRE 2007, 2022 [as proposed, but not yet approved]). Since the 2004 EIR was prepared and certified, two fires have impacted the 2004 Project Site: the 2017 Nuns Fire and the 2020 Glass Fire. The central question related to CEQA is whether the Phase II Proposed Winery would exacerbate existing wildfire risks and thereby expose Phase II Proposed Winery occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Both “No Notice” and “With Notice” evacuation scenarios were used for the analysis of No Project and Plus Project evacuation travel time. In addition, the Phase II Proposed Winery analysis includes a Construction Fire Protection Plan addressing fire-reducing and/or reactive measures during construction activities to avoid the uncontrolled spread of a wildfire on the Phase II Proposed Winery Site: sheltering in place if, in the occasion of an uncontrolled wildfire, safe evacuation cannot be ensured; the use of a defensible space and vegetation management program to reduce the likelihood of the uncontrolled spread of a wildfire; and a wildfire assessment (modeling) analysis to evaluate burn probabilities (e.g., uncontrolled fires) on the Phase II Proposed Winery Site and surrounding areas as compared to existing conditions.

The analysis concluded that, while properties near the Phase II Proposed Winery have challenging terrain that can promote escalated fire behavior and spread, the Phase II Proposed Winery Site’s moderate terrain reduces projected fire behavior at the Phase II Proposed Winery Site itself. Additionally, given the comprehensive nature of the reforestation and restoration work at the Phase II Proposed Winery Site and surrounding areas (i.e., the entire 2004 Project Site and the neighboring Graywood Subdivision), the fire modeling reflects reduced burn probability and fire intensity with the implementation of the Phase II Proposed Winery when compared with existing conditions. The Wildfire Assessment also concluded that there could be more time for evacuation, as a result, which would give fire authorities more time to respond when compared with existing conditions.

Additionally, as part of this Phase II Proposed Winery will be providing redundant emergency evacuation access via a second, redundant route of ingress and egress, in addition to the main Project entrance/exit. The redundant evacuation route will be built independent of and irrespective of this Phase II Proposed Winery Project. The owner of Graywood Ranch submitted a grading permit application for the redundant evacuation route on August 12, 2022 (GRD22-0174) as both Ranches will use this redundant evacuation route.

The purpose of the EVA is to create redundancy, and either ranch may be developed without the EVA. The existing Campagna Lane is over 20 feet wide, with wide flat shoulders. Thus, it is suitable for ingress and egress for both the Graywood Ranch and the Sonoma Country Inn/Kenwood Ranch during an emergency. The applicant retained retired Sonoma County Fire Chief Vern Losh, retired Sonoma Sheriff Rob Giordano, and retired Assistant Sonoma Sheriff Clint Shubel to advise it on the best approach to wildfire evacuations. The retired Sonoma County Sheriff, Sonoma County Fire Chief, and Assistant Sheriff recommend redundancy for ingress and egress. This redundancy allows first responders to use one road for ingress during an emergency while those on the site use a different road for emergency egress. Redundancy also allows alternative ingress and egress if a road on either ranch is blocked. Thus, the applicant proposed an EVA that will be constructed on Graywood Ranch, irrespective of the outcome of the Kenwood Ranch Winery Design Review application.

The County finds that the proposed mutual irrevocable EVA easement with the adjacent Graywood Ranch has independent utility. Generally, courts apply the doctrine of "independent utility" to allow two projects to undergo separate environmental reviews when the projects have separate proponents, *or* the projects serve different purposes, o*r* the projects can be implemented independently. (*Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1223.)

The Gray Ranch originally comprised approximately 400 acres. The large ranch was split into two ranches in the 1980's or 1990's. Now, there are two adjacent subdivisions. Kenwood Ranch, formerly called the Sonoma Country Inn Project, is to the south-east. Graywood Ranch is to the north-west. Sonoma County undertook two separate entitlement processes - one for Gray and one for Kenwood. The entitlements are legally separate, and either ranch may be developed irrespective of the other. In 2004, Sonoma County approved many entitlements, including a general plan amendment, rezoning, subdivision map, and use permit for the Sonoma Country Inn project, which is now called the Kenwood Ranch. The County also certified an EIR and adopted a Statement of Overriding Considerations for the Sonoma Country Inn project. In 2009, Sonoma County approved a six-lot major subdivision on the 278-acre Gray Ranch. The County adopted an MND for the Gray subdivision. Both approvals, the Sonoma Country Inn/Kenwood

Ranch and the Graywood Ranch, relied exclusively on Campagna Lane for ingress and egress. The two ranches are under separate corporate ownership but there is overlapping ownership in the two separate Limited Liability Companies.

With reference to the *Banning* criteria, the County finds both that the Graywood Ranch and Sonoma Country Inn/Kenwood Ranch serve two separate purposes, and that development of the ranches can be implemented independently. For example, physically, development of the Kenwood Ranch is already well underway with the construction of the resort, which was approved in 2004 as part of the Sonoma Country Inn/Kenwood Ranch project. The resort development moved forward even though no development is occurring on the Gray Ranch.

The owners of the Graywood Ranch and the owner of Kenwood Ranch will give irrevocable, mutual ingress and egress easements to each other for emergency vehicle access and evacuation purposes. The proposed redundant EVA road is not a consequence or result of the Kenwood Ranch Winery Design Review Application because it can be constructed anyway to serve the Graywood Ranch lots.

The Phase II Proposed Winery would not give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects as disclosed in the 2004 EIR with respect to wildfire. As a result, no new or revised mitigation measures are required. In summary, this analysis does not result in any different conclusions than those reached in the 2004 EIR related to wildfire on a project-related basis, and would not prevent or interfere with the County's emergency response and evacuation plan(s), such that an evacuation would be substantially impaired or could not occur.

13. Cumulative Impacts

The Phase II Proposed Winery design would not result in new significant cumulative environmental effects or a substantial increase in the severity of a previously identified significant cumulative effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

a. *Changes in Circumstances.*

CEQA requires re-evaluation of a substantial change in circumstances and/or new information of substantial importance not known at the time of the EIR only if the alleged

new conditions create new or more severe environmental impacts not adequately dealt with by the analysis and mitigation in the EIR. CEQA further requires that any new information also "could not have been known with the exercise of reasonable diligence" when the prior environmental document was certified. And finally, for this design review application, even if qualifying new information or changed circumstances were to be shown, that new information would have to be relevant to impacts created by the design changes.

The Phase II Proposed Winery design would not result in any new significant environmental effects or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR.

b. Greenhouse Gas Impacts.

(i) Greenhouse Gas Impacts are Neither New Information nor Changed Circumstances under CEQA.

The 2004 EIR was a project EIR and included an Air Quality section 5.10. Prior to the 2010 adoption of CEQA Guideline 15064.4 in 2010, CEQA did not mandate study of greenhouse gas (GHG) impacts. Court decisions since then have reiterated two things. First, where a project EIR includes an air quality section and pre-dates Guideline 15064.4, a supplemental EIR is not required in order to analyze GHG emissions. Second, the courts have clearly held that the potential environmental impact of greenhouse gas emissions has been known since the 1970's, and does not constitute new information for the purpose of requiring a supplemental EIR under Section 21166, subdivision (c). C*itizens Against Air Pollution v. City of San Jose* (2014), 227 Cal. App. 4th 788, 807-808*; Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1319.

E. CONCLUSION

The Phase II Proposed Winery design and all proposed changes have been evaluated for any related environmental consequences in this Addendum #2 and in the technical reports referenced herein. All such reports are available for public inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA.

On the basis of the analysis in this Addendum #2 and the technical reports, the Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the

EIR. There are no substantial changes in the circumstances affecting the proposed design which would cause increased environmental impacts; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures, new feasible mitigation measures which the applicant declines to adopt, or alternatives different from those in the EIR which would substantially reduce effects on the environment.

Approval of the Phase II Proposed Winery design would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent EIR or a supplement to an EIR.

Information Used to Prepare Addendum #2

Copies of all documents referred to are available for inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa.

1. Kenwood Ranch: *Design Review Project Description* with Winery Layout Comparison (2004 conceptual layout and 2022 proposed layout)

2. *Revised Addendum to the Final Environmental Impact Report for the Sonoma Country Inn, County of Sonoma PRMD*, March, 2018.

3. *The Winery at Kenwood Ranch* Design Review Plan Set dated December 23, 2021

4. *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, Adobe Associates, Inc.

5. *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc.

6. *Hydrogeologic Report for Adequacy of Groundwater Supplies for the Proposed Sonoma Country Inn Kenwood Area, Sonoma County, California,* April 2009, Richard C. Slade Associates LLC Consulting Groundwater Geologists.

7. *Addendum Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, dated January 30, 2017, Bauer Associates, Inc. Geotechnical Engineers.

8. *Geotechnical Consultant, Addendum 2 – Post Nuns Fire, Lot 13, Sonoma Country Inn*, dated February 5, 2018, Bauer Associates, Inc. Geotechnical Engineers.

9. *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.*, March 16, 2023.

10. *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.*, March 23, 2023.

11. *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, W-Trans.

12. *Response to Comments in Appeal of Approval of the Sonoma Country Inn Project*, September14, 2017, W-Trans.

13. *Memorandum* to Flora Li from James MacNair, MacNair & Associates, regarding Parking Lot Tree Protection, dated March 16, 2017.

14. *The Resort at Sonoma Country Inn Supplemental Visual Impact Analysis*, dated February 3, 2017, prepared by MacNair Landscape Architecture.

15. *Memorandum* from James MacNair, MacNair and Associates, to Flora Li, dated July10, 2017, regarding PRMD Tree Removal Response.

16. Letter from James MacNair, MacNair and Associates, to Flora Li, dated September 19, 2017, regarding Response to VOTMA Appeal Issues.

17. Letter from James MacNair, MacNair and Associates, to Flora Li, dated November 28, 2017 documenting wildfire impacts to existing vegetation.

18. Letter from WRA Environmental Consultants to Flora Li regarding Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California, dated March 6, 2017.

19. Sonoma Country Inn Environmental Impact Report, certified May 2004, SCH No. 2002052011.

20. Sonoma County Board of Supervisors Resolution No. 04-1037, dated November 2, 2004, with exhibits.

21. *2022 Kenwood Ranch Winery Project, Initial Study (Volume 1 of 3,)* dated February 2023, prepared by ESA

22. *2022 Kenwood Ranch Winery Project, Initial Study (Volumes 2 and 3, Appendices A-X),* dated February 2023. prepared by ESA

23. *Acoustics Conditions of Approval Study* dated June 2022, prepared by Salter

24. *The Kenwood Ranch Winery Design Review Visibility Impacts*, prepared by MacNair Landscape Architecture

25. SCAPOSD Letter to Kenwood Ranch, LLC dated June 10, 2022

26. *The Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023)

27. Lucy Macmillan Letter to Ms. Tina Wallis, dated December 15, 2023, regarding potential impacts to habitat

28. R. Giordano Consulting and Investigations letter to Tina Wallis, dated June 27, 2022, regarding Kenwood Winery/the Kenwood Ranch property evacuation recommendations during construction

29. *Kenwood Winery Construction Fire Protection Plan*, June 27 2022, prepared by Losh and Associates

30. R. Giordano Consulting and Investigations letter to Tina Wallis, dated June 22, 2022, regarding recommendations for evacuation planning and shelter-in-place considerations at Kenwood Winery during a disaster

31. *Kenwood Winery Evacuation Plan*, dated June 22, 2022, prepared by Losh and Associates

32. *Kenwood Winery Additional Operational Evacuation Measures,* dated February 6, 2023, prepared by CAS Safety Consulting LLC

33. *Kenwood Winery Construction and Operational Recommendations List,* dated February 5, 2023, prepared by CAS Safety Consulting LLC

34. *Kenwood Winery Wildfire Assessment,* February 2, 2023, prepared by flameMapper

35. Kenwood Ranch Winery - AG Wilfire Guidance Response (Water Supply, Power, Utilities), prepared by Adobe Associates, Inc.

36. *Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act*, prepared by State of California Attorney General's Office

37. *Kenwood Estates winery Evacuation Travel Time Assessment,* June 27, 2022, prepared by Fehr & Peers

REVISED ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SONOMA COUNTRY INN
March 2018

State Clearinghouse No. 2002052011
Adopted May 2004

Lead Agency: County of Sonoma

Prepared by:
County of Sonoma
Permit and Resource Management
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Attachment N

A. OVERVIEW

The County of Sonoma (County) has prepared this Addendum for the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR"). This Addendum analyzes design changes requested for the inn, spa and restaurant portion of the project to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. In this Addendum, the approved project is the project analyzed in the EIR and the "conceptual design" is the design associated with the approved project. The "proposed design" or the "proposed project" is the inn, spa and restaurant portion of the approved project, as modified by the requested design changes. The Applicant has named the proposed project The Resort at the Sonoma Country Inn. All Conditions of Approval applicable to the approved project will continue to apply to the proposed project.

B. BACKGROUND

The County Board of Supervisors ("Board") approved the Sonoma Country Inn project in 2004. The 2004 application included rezoning and General Plan amendments, an 11-lot residential subdivision and lot line adjustments plus separate use permits for an inn, spa and restaurant; and for a winery with an attached tasting room. The present design review application includes only the inn, spa and restaurant, but not the winery or residential subdivision portions of the approved project. Separate conditions of approval for the winery and the subdivision require design review for those portions of the development prior to construction.

The approved project proposed a main building with a lobby, restaurant, meeting rooms, retail shop, administrative offices, pool and 19 individual guest cottages containing 50 guest rooms. Parking was located to the east and west of the main building. The spa was located northwest of the main building and included pools and hot tubs, gym facilities and a small retail shop. The approved project allows for guest and public use of the restaurant from 6 a.m. to midnight, seven days a week. (

As the lead agency, the County prepared a full Environmental Impact Report ("EIR") analyzing the approved project under the California Environmental Quality Act. ("CEQA"). The EIR disclosed and analyzed the environmental impacts that would result from the construction and operation of the approved project and conceptual design, mitigating them to the maximum extent feasible. A lawsuit challenging project approval and certification of the EIR was decided in the County's favor in the Court of Appeal in 2006.

In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, and winery had vested. The final subdivision map recorded in late 2011 after installation of parts of the internal roadway system, Brodiaea Road and Moon Watch Lane, and the Highway 12 intersection improvements, including center turn lanes on Highway 12 required as traffic mitigation measures.

Tohigh Investment purchased the property in December 2014.

On August 3, 2017, the Planning Commission considered the proposed project, the EIR and a staff-prepared CEQA Addendum, found that neither a supplemental or subsequent EIR was required and approved the proposed project as conditioned.

An appeal of the Planning Commission decision to the Board of Supervisors was filed by the Valley of the Moon Alliance ("VOTMA" or "appellant").

This Addendum analyzes the design changes requested for the inn, spa and restaurant portion of the approved project and any differences those design changes cause to environmental impacts of the proposed design compared to the conceptual design. The changes are discussed in detail in the Project Description section of this Addendum, including the Summary Comparison of Conceptual and Proposed Design chart at page 6.

Revisions to the Addendum also have been made to the extent they are needed to respond to additional information submitted by appellant, applicant, technical consultants and Permit Sonoma staff and to evaluate possible additional impacts of the proposed project after the October 2017 Nuns Fire.

The proposed design reduces the main inn in size and reorients it slightly to the view; moves some service functions from the main inn to a new support building at the edge of the eastern parking lot; lowers the first level of the main inn by two feet; replaces the main inn pitched slate roof and skylights with a third floor roof garden; relocates 31 outdoor seats from the second floor terrace to the third floor roof garden; terraces back the main inn façade; replaces French doors on the main inn with glazed sliding doors; makes minor changes to the main inn pool and pool terrace; moves the spa farther away from wooded areas, reducing the number of trees removed; makes minor changes to the spa pools; adds individual hot tub/spas to 16 of the guest cottages; revises parking locations and layout; reduces parking lot paving by a total of 27,000 square feet; moves three of the western guest cottages downslope on the eastern side of a ridge, moves several other units downslope and to the western side of a westerly ridge and reduces severe grading, allowing stepped planters at a maximum height of 10-feet instead of a 20-foot retaining wall; combines 11 eastern guest cottage units into 9 units in the same area of the site; and reduces the overall number of trees removed for construction.

C. CEQA STANDARD

The County of Sonoma has prepared this Addendum pursuant to CEQA and the CEQA Guidelines (California Code of Regulations, title 14, Section 15000 et seq. Specifically, CEQA Guidelines Section 15164, subdivision (a), provides that the County shall "prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (CEQA Guidelines, §15164, subd. (a); see also Pub. Res. Code, §21166, providing that no new EIR is required unless substantial changes are proposed in the project which will require major revisions of the EIR.) Section 15162, subdivision (a), of the CEQA Guidelines provides that:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

An Addendum need not be circulated for public review or comment, but must be considered by the agency before making its decision on the project. (CEQA Guidelines, §15164, subd. (c) and (d).) The Guidelines state that an agency should include a brief explanation of its decision not to prepare a subsequent EIR in the Addendum, the agency's findings on the project, or elsewhere in the record. (CEQA Guidelines, § 15164, subd. (e).) The agency's explanation must be supported by substantial evidence. (*Ibid*.)

D. ANALYSIS.

The Addendum analyzes the EIR sections that could potentially be affected by the design changes and examines the difference in impacts that would result from the proposed design compared to the conceptual design analyzed in the EIR. The Addendum specifically evaluates whether County approval of the design changes would trigger the need for a subsequent EIR under Public Resources Code section 21166 and CEQA Guidelines, section 15162, subdivision (a).

Because the approval at issue is limited to design review, even if there were substantial changes in circumstances or new information of substantial importance that was not known and could not have been known at the time of EIR certification, those factors would have to be relevant to impacts resulting from the requested design changes, not the original project approval.

The Nuns Fire caused some changes to the environment in which the approved project is located, namely damage to vegetation and soils on small portions of the project site and some adjacent land. These changes are not caused by the proposed design, and fire hazard risk is not new information, because the EIR acknowledged the project location to be a “high fire danger area” and concluded that fire impacts could be mitigated to a level of insignificance. See, e.g., FEIR, pp. 9.0-110-112, responding to comments from the Kenwood Fire District.

However, to the extent the post-fire changes to vegetation and soil affect visual impacts of the proposed design, they are evaluated in Section 8 of this Addendum, “Visual and Aesthetic Quality.” The potential for increased post-fire debris flow affecting the project is also analyzed for informational purposes in Section 7, “Geology and Soils.”

This Addendum relies on the EIR, which is hereby incorporated by reference. For ease of reference, the Addendum follows the order of issues used in the EIR.

1. Project Description

The applicant requests approval of certain design modifications to the inn, spa and restaurant buildings and associated site improvements on a 51.9 acre parcel. The proposed design is based on the conceptual design, with modifications made to comply with certain conditions of approval and other minor changes.

The proposed design consists of an inn with 50 guest rooms in 17 separate cottages. The main building of the inn complex will be located as proposed in the approved project and will house the reception area, administrative offices, meeting rooms, retail, restaurant, lounge and kitchen with square footage reduced to 16,922 square feet of space from 26,911 square feet in the conceptual design. The most significant change in architecture is that the roof would be modified from a pitched slate roof to a flat roof with a 334 square foot landscaped garden and outdoor seating. The guest arrival area and an arrival motor court are now placed at the rear of the main inn rather than on the valley-facing side.

The proposed design keeps the restaurant in the main inn building as originally proposed, but would relocate 31 of the 50 allowed outdoor restaurant seats to the roof garden from the second floor outdoor terraces in the conceptual design. There is no increase in total restaurant seating.

The guest cottages would be reduced to 17 in number from 19 in the conceptual design by making two of the cottages duplex-type units. Minor changes in location of the cottages are proposed to reduce the number of trees removed for construction as required by conditions of approval for the conceptual design.

The spa would be located approximately where it was in the conceptual design, but moved slightly farther away from wooded areas. It will consist of a collection of small structures connected by covered outdoor walkways. There are eight treatment cottages, a gym, steam rooms, saunas, men's and women's locker rooms, and several pools and hot tubs.

The reconfigured parking layout still contains 102 spaces, as required by conditions of approval. The western parking lot would reduce the amount of paving by approximately 10,000 square feet and reduce healthy tree removal from 84 to 37 trees, or 47 fewer trees. The eastern parking lot would be consolidated from five smaller lots into one lot in approximately the same location but reduce the overall amount of paving by approximately 17,000 square feet. The proposed design would remove 54 healthy trees instead of 99, or 45 fewer trees.

The proposed project adds a 2280 square foot building at the northern edge of the eastern parking lot for housekeeping, employee break areas and other support functions. The square footage now in this building was previously provided in the main inn, which is now reduced in size by 9989 square feet, including removal of the area previously devoted to the relocated support functions. Thirteen additional trees will be removed to accommodate the new building.

All structures and improvements are located within the building envelope as originally designated for the conceptual design.

SUMMARY COMPARISON OF CONCEPTUAL DESIGN AND PROPOSED DESIGN

DESIGN ELEMENT	CONCEPTUAL DESIGN	PROPOSED DESIGN
Main House	26,911 Square Feet (SF)	16,922 Square Feet (SF) 2,280 SF of service/support function was relocated to new Support Building Minor rotation to orient view First floor is 2 feet lower. Guest arrival area moved to back of main inn building.
	Single uninterrupted vertical building mass	Building mass is terraced back
	Solid pitched slate roof	Flat roof – roof garden with trees and plantings
Main House	50 outdoor dining seats on restaurant terrace	31 of the 50 outdoor seats shifted to roof garden
	South façade – series of French doors	South façade – composed of glazed sliding doors
Main Pool	Total pool area – 2,181 SF	Total pool area – 2,282 SF Reoriented pool.
	Pool terrace area – 6,301 SF	Pool terrace area – 6,711 SF
	Retaining wall as high as 20-feet with guard rail	Stepped planters – maximum wall height is 10 feet
Spa	Total pool area – 1,308 SF	Total pool area – 1,252 SF Moved 50 feet into clearing to reduce removal of trees from 55 to 10 trees.

		Changed the location and size of the spa pools and hot tubs
Western Parking Area		Parking area reduced by nearly 10,000 SF with the same number of parking spaces. 37 trees would be removed compared to 84 in the conceptual design.
Eastern Parking Area	5 lots	Consolidated 5 lots into 1 lot with same number of parking spaces eliminating about 17,000 SF of impervious paving. 54-68 trees would be removed compared to 99 in the conceptual design.
Western Cottage Units	8 units. Extreme grading on a steep slope for emergency vehicle access and removal of 7 large specimen coastal live oaks.	8 units. Units were relocated to minimize grading in steep areas of the site and placed downslope to preserve 7 large specimen coast live oaks. Staff notes that several units would shift from the eastern to the western side of the westerly ridge in this location. Footprint of units is substantially similar and within the same overall area of the site.
Eastern Cottage Units	11 units.	9 units. Units were combined to increase spacing between buildings. Footprint of units is substantially similar and within the same area of the site.

Cottage Units		Added small hot tubs to 16 guest cottage terraces.
Support Building		2280 square feet of inn operations functions was relocated to new building beyond eastern parking area.

Source of information: *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by Backen Gilliam Kroeger Architects (BGK Summary).

2. Site Characteristics

The Sonoma Country Inn project site is currently undeveloped except for installation of the access roadway, some interior roadways and partial leveling in the area where part of the parking area will be located. At the present time no areas of the project site are in active grape cultivation or in other agricultural use such as grazing. The Inn parcel includes an area on the valley floor where the leachfields will be located.

The project site ranges from approximately 425 feet to approximately 720 feet elevation and is relatively flat at the southern end with moderately steep hills in the north. The property has two distinct areas:

The South Area: The southern portion of the project site is on the gently sloping valley bottom, at elevations ranging from approximately 425 feet along State Route 12 at the south boundary, to approximately 520 feet at the base of the steep, upland slopes located further north. This portion of the property is designated Community Separator by the General Plan. The Community Separator runs back on the subject property to approximately 3/4 of a mile from Highway 12 and is part of the Northeast Santa Rosa Community Separator.

The Plateau Area: From the north end of the south area the slopes ascend moderately steeply to a topographic bench at about elevation 720 to 760 feet. The portion located below 600 to 700 foot elevation also lies within the Northeast Santa Rosa Community Separator. The remainder of the plateau area lies within the General Plan designated Scenic Landscape Unit – Local Guidelines - Mountain.

The portion of the parcel that is on the valley floor will remain undeveloped except for the leach fields. The Inn complex will be located entirely on the plateau area. The valley floor has Valley Oak and Riparian Corridor preserves that were defined in the EIR and which are controlled by the Sonoma County Agriculture Preservation and Open Space District. The District also holds an easement over the entire property that was previously

known as the Graywood Ranch (476 +/- acres) controlling uses on all parts of the parcels outside the specified building envelopes.

On-site vegetation consists of grassland with scattered oak trees on the valley floor changing to conifers and assorted woodland on the slopes leading to and on the plateau; a mostly conifer woodland and scattered manzanita/chaparral dominate the plateau with dense manzanita/chaparral on the steeper northerly slopes. Many unhealthy trees are currently located in this area as a result of the prolonged drought, overcrowding and disease. A tree removal plan discussed below has been prepared for dead or damaged tree removal, thinning to encourage better growth for choice trees, and clearing for construction. Nuns Fire damage affected some trees on the site, and the impact of fire-damaged trees is discussed in Section 8 of this Addendum.

3. Surrounding Land Use and Zoning

North: North of the project site is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest. Portions of Hood Mountain Regional Park sustained moderate to severe fire damage.

East: East of the project site are mixed residential and agricultural lands with vineyards on the valley floor and lower slopes of the hills, and forest and chaparral lands on the higher elevations. Zoning to the east is mixed and includes: LIA (Land Intensive Agriculture) B6 60 acres density, AR (Agriculture and Residential) B6 20 acre density, and RRD (Resources and Rural Development) B6 20 acre density, all with the LG/MTN (Local Guidelines/Mountain) and SR (Scenic Resources) combining districts. Some also include the RC (Riparian Corridor – setbacks vary) and F2 (Floodplain) combining districts on parcels with blue line streams.

South: Highway 12 forms the south boundary of the site. South of Highway 12 zoning is RR (Rural Residential) B6 5 acre density and DA (Diverse Agriculture) B6 17 acre density all with the SR combining designation and some with the RC combining designation. There are numerous large lot residential parcels and a cleared agricultural parcel that is being prepared for vineyard planting south of Highway 12.

West: Lands west of the project site are all either parcels created by the Sonoma Country Inn Subdivision or the Graywood Ranch Subdivision. Some parcels in the Graywood Ranch Subdivision sustained fire damage. They are zoned DA B7 with the SR and LG/MTN combining districts and some with the RC combining district where the blue line streams are located. Further west, outside the Graywood subdivision, lands are zoned LIA B6 60 acre density with the SR and LG/MTN combining districts and many with the RC where blue line streams cross them. These lands are vineyards. There is also a cluster of AR B6 20 acre density lands with seven parcels from one to just under

three acres in size and one 96.88 acre parcel in an area known as Shady Acres, a rural residential development. This area also has the SR, LG/MTN and RC combining Districts.

E. ENVIRONMENTAL ISSUES, IMPACTS AND MITIGATION MEASURES

The following responses detail the design changes in the proposed project and potential new or increased adverse environmental effects of those changes. To the extent that there is a possibility of a change in circumstances under which the proposed project is undertaken and/or new information of substantial importance which was not known and could not have been known at the time of the EIR certification, and those factors relate to impacts created by the proposed design changes, they have been evaluated for possible new or substantially more severe adverse environmental impacts.

The changes to vegetation and soil caused by the Nuns Fire are not caused by the design changes. For CEQA purposes the question is whether the post-fire changes are new information showing new or substantially more severe significant adverse effects of the proposed design compared to the effects of the conceptual design studied in the EIR, and also whether the new information relates to effects of the project on the environment. Nevertheless, to the extent there are short term impacts of vegetation loss related to visual impacts of the proposed design, they are evaluated in Section 8 of this Addendum. Any increase in potential post-fire debris flow because of construction of the proposed design is also analyzed in Section 7 below.

Responses below are organized in the same order as in the EIR with the same environmental topic names.

1. Land Use

The design changes for the proposed project do not affect land use or planning. Similarly, there are no changes in circumstances under which the project is undertaken or new information of substantial importance that would affect land use and planning. The land uses in the conceptual design have not changed. The design changes do not require changes to the County's existing General Plan Land Use designations or zoning. The proposed project is consistent with the EIR finding that the development would not physically divide an established community. All of the development in the proposed design remains within the original approved building envelope, and the land required to be placed under a Conservation Easement by conditions of approval remains the same. The Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) has determined that none of the design changes creates a conflict with the Conservation Easement.

The proposed design would not result in a new significant environmental effect relating to land use or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

2. Traffic and Circulation.

The EIR presented a conservative traffic analysis in which all project components were assumed completed and in full operation, with the 50-room inn occupancy at 100 percent on Friday, Saturday and Sunday evenings from 2004 to 2012. The proposed design includes no increase in the intensity of the uses, no increase in seating, hours of operation or number of rooms.

No special events were approved for the inn, spa and restaurant, and none are proposed as part of the design changes. Therefore, any potential new information and/or changed circumstances that relates to the current number of winery related special events in the County or concentration of those events in the Sonoma Valley is not relevant to the design changes, because the design changes will not add to the number of special events.

a. Cumulative traffic volume.

Crane Transportation Group, the EIR traffic consultant, determined traffic impacts along Highway 12 east of Santa Rosa and west of the Lawndale Road intersection near Kenwood for summer Friday morning and evening peak commute hours as well as for summer Sunday afternoon peak traffic conditions. The studies measured impacts for an existing base year of 2002 and as projected for the years 2005 and 2012. The projected counts were based on a 2.4% growth factor from the 2002 counts.

W-Trans prepared an updated traffic study for the proposed project, *Review of Traffic Issues Related to the Sonoma Country Inn Project*, dated May 25, 2017 (W-Trans 2017 Report). This report compared traffic volumes on Highway 12 projected in the EIR to Caltrans website data for 2012. Caltrans showed approximately 1700 vehicles in the Friday peak hour. The EIR (Exhibit 5.2-16) future year 2012 cumulative volumes included 2060 vehicles per hour in the peak hour, which is more than 21 percent higher than the actual volumes shown by Caltrans. At a similar growth rate of two percent per year added to Caltrans 2012 data, the volumes projected in the EIR would not be achieved until 2022. The current Sonoma County Transportation Agency (SCTA) model projects traffic to the year 2040 and indicates that between 2010 and 2040, a total of 227

trips are expected to be added to Highway 12 near Adobe Canyon Road. The ten year trip increase predicted in the EIR of 435 added trips is larger than SCTA's current traffic model increase through 2040.

Center left turn lanes that were identified to mitigate longer waiting times at two intersections with Highway 12 have been installed with Caltrans' approval.

b. Trip Generation

The EIR traffic consultant developed trip generation numbers specifically for the all components of the approved project by taking into account employees, visitors and guests. (EIR, Exhibit 5.2-19.)

The W-Trans 2017 Report also performed a trip generation cross check using the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Ed.) standard trip generation rates for a hotel. Although the ITE standard for a hotel includes ancillary uses such as a restaurant, spa and bar, the proposed project's restaurant use was added separately to be conservative, with an offset for hotel guests already on site who would use the restaurant. The net difference from the project-specific trip generation in the EIR using ITE numbers was seven fewer trips in the morning peak hour and 2 more net trips in the afternoon peak hour, an insubstantial change which would not change levels of service (LOS) reported in the EIR.

The design changes do not change the character of any use and do not increase the number of guest rooms, the seating capacity of the restaurant/bar, the number of employees or the size of the spa. Trip generation is the same for indoor or outdoor dining. Parking is not increased.

Based on the lack of change in the independent variables, the trip generation would likewise not be expected to change (W-Trans 2017).

In a further letter dated September 14, 2017, W-Trans responded to appellant's comments that trip generation counts must be revised because of the rooftop lounge. W-Trans explained that appellant had misstated W-Trans' conclusions in its May 25, 2017 updated traffic review. W-Trans said in that report it noted 2017 appellant's argument that a rooftop bar would attract additional patrons, but explained that even if that were the case, additional patrons would be expected in the evening hours and would not create peak hour pm or peak hour weekend trips. W-Trans specifically concluded in its May 25, 2017 report and in its September 14, 2017 letter response that the trip generation numbers would not change because of the design changes, including the rooftop lounge.

The EIR trip generation analysis used appropriate industry metrics for the various project components and was independently confirmed by W-Trans in its May 25, 2017 report

which cross-checked those results against Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Ed.) standard trip generation rates for a hotel, separately adding restaurant use. Use of these trip generation standards has been confirmed as appropriate by the County's internal traffic analyst. In its September 14, 2017 letter report, W-Trans reiterated its explanation that the traffic impact in the EIR remains sufficient for the proposed design changes because both current-day volumes as measured by Caltrans and current volume projections from the SCTA model would show lower impacts than the impacts identified in the EIR and confirmed by W-Trans in its May 25, 2017 report.

c. Parking Lot Layout Impacts and Emergency Evacuation

The parking layout for the proposed design would contain the same 102 spaces required by Condition of Approval No. 106 and responds to the requirement in Condition of Approval No. 97 to adjust parking to avoid tree resources as much as possible. More detail on tree removal is contained below in Section 6, Biological Resources. Changes in the layout of the parking lots also reduced paving by approximately 10,000 square feet for the western lot and approximately 17,000 square feet for the eastern lot. Although the western parking is moved slightly closer to the main inn and access road, the W-Trans 2017 Report concludes that the location of parking has no bearing on the project's potential off-site impacts and will not draw visitors to the site. The adequacy of parking can be relevant, in the case of inadequate parking discouraging visitors from returning, but that is not the case with the proposed project. (W-Trans 2017 Report.) The proposed design does not include any change to the number of parking spaces evaluated and found adequate in the EIR (see Exhibit 5.2-40).

The EIR acknowledged the project location to be a "high fire danger area" and concluded that fire impacts could be mitigated to a level of insignificance. See, e.g., FEIR, pp. 9.0-110-112, responding to comments from the Kenwood Fire District. The EIR concluded that the project had adequate emergency access and fire protection measures acceptable to the County's Department of Fire Services, the County Fire Marshal and the Chief of the Kenwood Fire Protection District. FEIR, p. 9.0-111.

In its appeal, appellant suggested that the change in parking layout, with valet parking as the primary mode of operation for inn guests, could create difficulties in exiting the property in the event of an emergency, and that a formal emergency evacuation plan was required. This an operational concern, not a physical impact on the environment. There is no physical barrier blocking guests from reaching their cars, and the distances between the main inn and parked cars are close enough to be navigable for guests.

State model codes are administered by the County Fire Marshal and applicable to the proposed project require hotel and motel lodging operations to provide and maintain emergency plans for evacuation. Detailed requirements for fire emergency safety plans are set out in Title 19 of the California Code of Regulations, section 3.09. The hotel operator must meet these state law and County requirements, including submitting a written emergency safety plan acceptable to the County Fire Marshal prior to occupancy of the inn buildings.

d. Conclusion

The proposed design was compared with the EIR analysis for cumulative traffic, trip generation and parking lot layout impacts. The EIR used a conservative approach to model the future volumes of traffic that is consistent with current transportation models and actual increased traffic volumes. The numbers projected in the EIR for 2012 are significantly higher than Caltrans vehicle counts for 2012, and would not be exceeded until 2022, if carried forward at a 2% growth rate from Caltrans' 2012 counts. The ten year trip increase projection in the EIR is greater than SCTA's current traffic model increase through 2040. Therefore, in the context of current conditions and for the proposed design, the EIR traffic analysis is still valid, and adequately reflects "future" traffic conditions that have not yet been realized. Current and projected information relating to traffic on Highway 12 does not contradict the EIR's evaluation or create new or more severe environmental impacts. To the extent that the EIR's traffic modeling included traffic volumes for 2012 that are consistent with actual current and projected counts, current traffic volume is not new information or changed circumstances establishing new or more severe impacts.

Center left turn lanes that were identified to mitigate longer waiting times at two intersections with Highway 12 have been installed, with Caltrans' approval.

The proposed design will not result in an increased trip generation or associated traffic impacts that require modification of the EIR's conclusions on traffic impacts.

The proposed design would not result in a new significant environmental effect relating to traffic or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

3. Hydrology and Water Quality

The EIR based its analysis of hydrology and water quality impacts on the preliminary plans and projected the impacts associated with those plans. It evaluated potentially significant effects related to grading, erosion, runoff and changes in drainage patterns that could contribute to water quality impacts in the short-term from construction, and from overall operation of the conceptual design. The EIR determined that all such impacts were sufficiently mitigated. All mitigation measures and conditions of approval relating to grading, erosion, storm water runoff and drainage patterns will continue to apply to the proposed design and the project.

a. Grading Change.

Related to grading, Units B1 and E1 of the western cottage units in the conceptual design would be moved to Units C1 and E1 of the proposed design, respectively, to limit grading for emergency vehicle access on a steeper slope. This and other changes to the cottage units are outlined at page 9 of the "Summary of Reduced Impacts Due to Revisions to the Conceptual Design," May 25, 2017, Backen, Gilliam and Kroeger Architects (BGK Summary of Impacts) and evaluated in Section 8 of this Addendum, because the primary analysis required by the proposed changes is whether they change visual impacts. The design changes do not create new or more severe grading impacts that cannot be mitigated by the existing mitigation measures and conditions of approval. See, e.g., Conditions of Approval No. 16-20 and DEIR mitigation measures 5.7-7(a) through 5.7-7(c).

b. Fire Damage and Potential Debris Flow.

The impact of fire-damaged soils and vegetation on potential erosion and/or slope stability at the project site is analyzed in Section 7 below, Geology and Soils.

Based on the information and analysis in Section 7, the conclusion of the geotechnical expert as confirmed by the County's professional geologist is that the approved project conditions of approval are adequate to reduce the post-fire risk of erosion or slope instability at the proposed project site and that there are no significant changed conditions that create an increased risk of erosion or instability affecting the construction of the proposed project.

The proposed design would not result in a new significant environmental effect relating to hydrology or water quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of

reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

4. Wastewater Disposal

The EIR analyzed three separate septic systems for wastewater treatment. The main system includes sewage from the inn, spa, and restaurant. A second system would treat and dispose of sewage and process wastewater from the winery. Another system would treat and dispose of only the graywater from the spa building. The proposed design is consistent with these septic systems, although the Applicant has removed the laundry facilities from the site, reducing the load on the septic systems.

The proposed design would not result in a new significant environmental effect relating to wastewater disposal or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

5. Water Use and Supply

a. Water Use Calculations

The EIR estimated that the project would maintain an average occupancy of 80 percent throughout the year for the water use calculations. Based on the water use and supply analysis in the Draft EIR, the final conditions of approval restrict the inn, spa, restaurant and associated landscaping to an annual water use of 19.4 acre-feet. At page 9.0-73, the FEIR revised the water use estimate for the conceptual design to 16.3 acre-feet per year after incorporating water conservation measures for the spa.

The main pool location below the Inn for the proposed project design is similar to the conceptual design, but the total pool area has increased by 101 square feet. The conceptual design showed two pools plus a hot tub totaling 2,181 square feet. The proposed design has one main pool (2,184 square feet) with a main pool spa/hot tub (98 square feet) totaling 2,282 square feet. See BGK Summary of Impacts, Sheet 5. Also see Sheet 6 of the BGK Summary for design drawings comparison.

Two supplemental water use studies were prepared to analyze the impact of the design changes on water use for the proposed project. The first is a letter report regarding Sonoma Country Inn: Water Use Information, dated February 14, 2017, from Adobe Associates, Inc. At page 2, the report compared the proposed design to the conceptual design, including water evaporation from the pool and hot tubs. After accounting for

processing laundry from the inn guest rooms off-site rather than using the on-site laundry, there was no increase in water use as shown in Table IV of that report, below.

Table IV.	**Total Water Demand of Sonoma Country Inn**	
	Acre-Feet Per Year	
	EIR	**Current Design Estimates**
Commercial Use	11.3	11.3
Spa/Laundry*	1.6	0.7
Evaporation Losses**	N/A	0.9
Landscape Irrigation	3.4	3.4
Total	**16.3**	**16.3**

*EIR estimates included on-site laundry. Laundry from the inn rooms is taken off-site in proposed design.

** Additional water use due to evaporative losses (not clear if accounted for in the EIR; the revised estimate above treats evaporative water loss as additional new use.)

A supplemental report regarding water use was also done by Adobe Associates, dated May 1, 2017 and set out below. It includes a more detailed comparison of the square footage of all pools and hot tubs in the conceptual and proposed designs and provides updated detail on evaporative water loss. See the *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc.

	Area – SF per each	Quantity	Total SF
Pools & Hot Tubs per Conceptual Design			
Pool 1	1,144	1	1,144
Pool 2	924	1	924
Spa Pool Irregular Share	1,380	1	1,380
Hot Tub	113	1	113
1st Floor Hot Tub	58	5	290
Landscape Hot Tub	50	1	50
Total Area			3,901
Pools & Hot Tubs per Current Design			
Main Pool	2,184	1	2,184
Spa Lap Pool	900	1	900
Spa Cold Plunge	40	4	160
Unit D Upper Level Spa	36	6	216
Unit D Lower Level Spa	51	6	306
Villa Spa B	41	2	82
Villa Spa A	41	2	82
Spa Hot Tub	96	2	192
Main Pool Spa	98	1	98
Total Area			4,218

The Adobe Associates May 1, 2017 report concludes that the annual water consumption from evaporation for the pools and hot tubs in the conceptual design would have been 220,823 gallons and in the proposed design it would be 299,398 gallons. If evaporation was included in the EIR water use estimates, the increase from the design changes would be 0.24 acre-foot. Assuming evaporation was not considered, the total increase from evaporation compared to the EIR analysis would be 0.92 acre-foot. As shown in Table IV of the February 14, 2017 Adobe report, that increase is off-set by removal of the on-site laundry, and there is no overall increase in project water use. In either scenario, the total proposed project water use of 16.3 acre feet per year is below the limitation on water use imposed by Condition of Approval No. 59 which specifies a maximum of 19.4 acre-feet per year for the resort portion of the overall project. Even at the higher level of 19.4 acre feet per year, water supply analysis in the EIR concluded that there would be adequate water for the project.

Appellants continue to contend that the water use calculations are deficient because, for example, the main inn infinity pool may see water evaporation at a different rate than a standard pool, and there may be some evaporative loss from fountains at the main inn building. That level of perfection is not mandated by CEQA, and as the EIR concludes, a use of 19.4 acre-feet per year, more than the estimated use, would not adversely affect groundwater supply. Appellant's other comments that it is not clear whether the project use calculations include the hot tubs and spa changes are not correct, as shown by the data above. All proposed hot tubs and spa pools are included in the calculation and shown on the chart. Water use for the proposed project has been calculated using standard industry methods, and the proposed design does not alter that methodology.

The conditions of approval set a maximum limit on the annual water use for the resort portion of the project, and the EIR and subsequent studies show that the water supply for the proposed project including all design changes, is more than adequate.

b. Groundwater Supply

Based on the 2002 Richard C. Slade hydrogeological report, which provided the basis for the water use and supply data in the EIR, the two wells on the parcel will have enough capacity to support the project and not impact the aquifer or neighboring wells in normal and drought years.

In additional information submitted as part of the appeal of the Planning Commission approval, appellants contend that drought conditions since adoption of the EIR are changed circumstances that require a supplemental EIR, because data from five wells near the project site show "a long-term decline in water levels." Appellant does not attempt to make a factual connection between the requested design changes, which do not increase project water use, and the alleged new information about the effect of the drought on groundwater supply as measured by nearby well data appellant states was obtained from the California Department of Water Resources ("DWR").

Richard C. Slade & Associates LLC, consulting groundwater geologists ("RCS"), provided a letter report dated September 27, 2017, (the "RCS 2017 Report) in response to appellant's information. The report notes that as defined by DWR, two droughts have occurred since an earlier 2002 RCS study on which the EIR was based. A three year drought occurred from water years 2006-2007 through water years 2008-2009, and a five year drought occurred beginning in water year 2011-2012 and ending in water year 2015-2016.

Figure 1 in the RCS 2017 Report shows locations of the five wells cited by appellant as showing declining water levels, plus as one additional well not mentioned by appellant, and the two existing on-site wells at the project.

Two wells cited by appellant (Appeal, 8/14/17 letter, Ex. 6 and 7) appear to show declining water levels, based on most recent DWR data from October 2015 and March 2016, respectively. However, RCS notes that DWR data from these wells is somewhat unclear, with "years of missing data." (RCS 2017 Report, p. 3.) More importantly, and as analyzed in the 2002 RCS report and the EIR, these two wells which are close to one another exhibit "…very different water level fluctuations and recharge characteristics compared to other wells in the immediate project area." (FEIR, p. 9.0-70.) Figure 1 of the RCS 2017 report shows these two wells located west of the project site closer to Los Guilicos. The FEIR at page 9.0-70 and Ex. 9-17 show that the well in appellant's Exhibit 6 had different geology and states that it "…appears from geologic mapping that Well [384437N1225793W001, appellant's Exhibit 6; Well "A" in the FEIR] draws groundwater from the Glenn [sic] Ellen Formation, rather than from the alluvial fan materials and Sonoma Volcanics which underlie the project site." RCS concludes in the RCS 2017 report, as well as from data in the EIR, that the wells identified in appellant's Exhibits 6 and 7 are not representative of the groundwater level conditions at the project site. (RCS 2017 Report, p. 4.)

RCS further concludes that the three wells with data cited in appellant's Exhibits 8-10 do not show "erratic groundwater levels in response to drought conditions." (Appeal, 8/14/17, page 7.) Instead, DWR data for the wells referenced in appellant's Exhibits 8 and 9 show "increasing water levels during the two recent drought periods, not decreasing levels." (RCS 2017 Report, p. 4.) Data from the well shown in appellant's Exhibit 10 shows stable water level trends since the year 2000, with the most recent measurement in March 2017. (*Ibid*.) Another well not cited by appellant, but included by RCS on its Figure 1 in the RCS 2017 report, also shows stable water level trends over time as indicated by DWR water level data between 2008 and 2017.

RCS also analyzed water level data from the two onsite wells since their construction in 2002. The RCS 2017 Report, Figures 2 and 3, show water level data for the "Resort Well" and the "Winery Well," respectively. Their locations are shown on Figure 1 of the RCS 2017 Report. Water level data from the onsite wells was obtained from a manual collection in 2002; for one year of automatically collected data from June 2003 through June 2004; from manual collection in 2008, and from automatically collected data from October 2015 ending in December 2016. The last period is part of an ongoing water level monitoring program administered by RCS at the project site. (RCS, 2017 Report, p. 8.) The data, as shown in Figures 2 and 3 of the RCS 2017 Report, indicate that water

levels have been stable in the onsite wells since their construction in 2002 despite the two droughts.

In addition, the onsite pumping tests done in November and December 2008 were conducted during the water year 2006-2007 to water year 2008-2009 drought period recognized by DWR. The data formed the basis for a 2009 report prepared by RCS to meet requirements of the California Department of Public Heath relating to new and existing source capacity.[1] RCS concluded at that time that the wells were adequate to meet the project's needs and pumping by the on-site wells would not create long-term adverse impacts on the local aquifer systems or nearby wells owned by others. That conclusion is supported by the RCS 2017 analysis of DWR pumping data and additional data from the project's onsite wells.

As noted in Board of Supervisors Resolution No. 04-1037, section 2.14(f) of the Board's factual findings for project approval, the ongoing monitoring of groundwater elevations and quantities of groundwater extracted for the proposed project was not required as a CEQA mitigation measure to offset a potentially significant CEQA impact. It is required as a use permit operational condition of approval. County policy does not generally require monitoring until a project is active. Monitoring in accordance with County standards and policies is required by Condition of Approval 59 when the project begins activity, and the project will be added to the Permit Sonoma's database of required monitoring sites when active construction or use begins.

The 2004 and 2017 RCS reports, as well as the 2009 RCS report submitted to the California Department of Public Health, support the Board of Supervisors' factual findings in 2004 that there was no CEQA impact which required groundwater monitoring as a mitigation measure. The Adobe water use calculations discussed in Section 5.a above show that the proposed design does not create any change which would cause a new or substantially more significant environmental effect on groundwater because of increased water use, compared to the conceptual design. The proposed design would not result in a new significant environmental effect relating to water supply or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project ircumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

6. Biological Resources

[1] /"Hydrogeologic Report for Adequacy of Groundwater Supplies for the Proposed Sonoma Country Inn Kenwood Area, Sonoma County, California,"(RCS, April 2009).

a. Plants.

The EIR identified potential significant effects on the two populations of special status plant species known to occur on the site, narrow-anthered California brodiaea (*Brodiaea leptandra*) and Sonoma ceanothus (*Ceanothus sonomensis*). The proposed design is consistent with the Mitigation Measure 5.6-1(a) and (b). A special biotic preserve has been created outside of the building envelopes, and the Sonoma ceanothus population would be avoided by the proposed design.

b. Northern Spotted Owl.

The Applicant contracted a consultant, WRA Environmental Consultants, to re-survey the project site for the federal and state listed northern spotted owl (*Strix occidentalis caurina*). In its letter report dated March 6, 2017, WRA concluded the project site lacks the structural complexity (consisting of small statured young trees) and arboreal substrates that are characteristic of northern spotted owl habitat in Sonoma County. This finding is consistent with surveys performed in 2004 and 2007. The consultant states that the northern spotted owl is very likely absent at the project site. The prior project owner consulted with the US Fish and Wildlife Service (the Service) informally in 2007. The Service concluded the project was unlikely to adversely affect northern spotted owl.

c. Tree removal.

The EIR's extensive evaluation of tree removal for the conceptual design resulted in the imposition of extremely detailed mitigation measures that are carried forward and will apply equally to the proposed design. EIR mitigation measure 5.6-4(a)(5) required an adjustment of the conceptual design parking to reduce the number of trees removed. This section of the Addendum evaluates whether the trees removed as the result of design changes including changes to the parking layout are significantly increased in number or otherwise increase the severity of impacts compared to the conceptual design.

The proposed project plans and the BGK Summary of Impacts includes notations and descriptions of trees slated for removal for each structure or facility that proposes a change in location that affects tree removal. Fewer trees are removed overall, and impacts are equal or lessened in all locations.

The project has inventoried all trees within the project areas as well as trees important for screening views from critical viewpoints along Highway 12. All of the trees in the inventory have been identified and tagged with individual tree numbers. The tree inventory is set forth in full in Sheets LO-6 through LO-9 of the proposed project plans. The collected data was presented in the MacNair and Associates Arboricultural Summary

dated October 13, 2016, and in the design exhibits showing specific tree removal and preserved trees.

MacNair and Associates also provided a *Memorandum, Parking Lot Tree Protection*, dated March 16, 2017, which specified tree protection procedures that will be implemented to protect trees designated for preservation and located near the parking lots.

An additional report dated July 10, 2017 by MacNair & Associates discussed drought damaged trees and noted the total number by type and condition. That report estimated that 2/3 of the 'damaged' trees had trunk diameters less 9 inches.

In the conceptual design, the main inn building and pool are in essentially the same location, and no additional tree removal is required. The spa is proposed to be moved into a clearing, and would require the removal of just 10 trees compared to 55 trees identified for removal with the conceptual design. (BGK Summary of Impacts, Sheet 6.)

Changes to the western parking lot layout would require removal of 37 trees compared to 84 trees with the conceptual design. (BGK Summary of Impacts, Sheet 7.) The relocated eastern parking lot for the proposed design would remove 54 trees compared to 99 for the conceptual design. (BGK Summary of Impacts, Sheet 8.) Addition of the support building alongside the eastern parking lot would require removal of 13 trees not removed with the conceptual design. (BGK Summary of Impacts, Sheet 11.)

Visual impacts of tree removal from the design changes to the cottage unit locations are discussed in Section 8 below. The western cottage units in the proposed project have substantially similar tree removal requirements within the building footprints. However, with the proposed design, seven large specimen oaks would not be removed, as required for the conceptual design. ((BGK Summary of Impacts, Sheet 9.)

In summary, approximately 17 percent fewer trees would be removed with the proposed project, including seven large specimen oaks. This is a reduction in the biological impacts of the proposed project compared to the conceptual design, a beneficial change.

MacNair & Associates provided a further letter report dated September 19, 2017 to specifically reiterate that the "Vegetation Management Plan" addressing wildland fire safety was deemed compliant in 2003 and focused on removal of dead or declining trees and reducing ground and ladder fuels. The proposed design changes do not increase the nature or amount of fire safety protection required from that anticipated with the conceptual design.

Removal of trees damaged by drought, disease and overcrowding and effects on vegetation from the Nuns Fire are analyzed for visual impacts under Visual and Aesthetic Impacts, Section 8 below, but are not caused by the design changes.

d. Effect of parking lot layout changes on habitat.

In addition to the effects of tree removal from the proposed design parking lot layout, WRA Environmental Consultants prepared a letter report dated March 23, 2017 to assess any impacts to adjacent wooded areas from car headlights that would shine into the wooded areas while cars are being parked in the parking lots. After reviewing the layout of the two modified parking lots, WRA concluded that the number of parking spots that would result in direct illumination of adjacent wooded areas outside of the development footprint would decrease in the western parking areas by approximately 13 spots and increase in the eastern parking lot by approximately 12 spots. This is a less than significant change. (WRA, "*Assessment of parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California*," March 23, 2017.)

The WRA report notes that automobile headlights would illuminate adjacent wooded areas in any event as a result of cars transiting through the site due to road curves and vehicles turning. This would occur with the conceptual design as well as with the proposed design. The proposed parking alterations would place cars entering and exiting the site along a more central route in the western area compared to a peripheral scheme in the conceptual design, providing a more efficient route through the project and possibly reducing driving time.

The WRA report concludes that even if there were a net increase in illumination of adjacent wooded areas from car headlights using parking spaces, it would be less than significant and would not result in any new or more severe significant impacts to biological resources.

e. Conclusion.

The proposed design would not result in a new significant environmental effect on biological resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

7. Geology and Soils

The EIR based its analysis of geology, seismicity, and mineral resource impacts on the conceptual design site layout. To evaluate the possibility of slope stability impacts

resulting from the cottage location changes, Bauer Associates, Inc. Geotechnical Consultants prepared a supplemental geotechnical investigation reviewing the proposed design. (*Addendum, Geotechnical Consultation, Sonoma Country Inn, Kenwood, California,* January 30, 2017.) The study concludes that the level of subsurface exploration originally performed (29 test pits and 13 test borings extending into the bedrock) adequately characterizes the site geologic conditions for the revised design. Bauer also concluded that the slightly modified locations of the various structures do not present any new or different geotechnical impacts for the proposed design, and no additional subsurface exploration is required. The proposed design would incorporate updated seismic design criteria to address ground shaking. Damage from the Nuns Fire to the project site's vegetation and soils and a possible resulting increase in debris flow potential is not caused by the proposed design changes and therefore not a CEQA impact of those changes.

However, the applicant has submitted a February 5, 2018 report by Bauer Associates, Inc. Geotechnical Consultants ("Bauer 2018 Report") which has been peer reviewed by the County's professional geologist. Bauer conducted an on-site reconnaissance of the proposed project site and reviewed selected geologic literature including the U.S. Geological Survey, 2017, Landslide Hazards Program, Post-Fire Debris-Flow Hazards: Nuns Fire (Napa and Sonoma Counties) Preliminary Hazard Assessment; the State of California, November 15, 2017, Nuns Fire, Watershed Emergency Response Team, Final Report, CA-LNU-010104 ("WERT 2017"); and other sources. The full list of references consulted is appended to the Bauer 2018 report.

Bauer's on-site reconnaissance, confirmed by the County's professional geologist, shows that the majority of the site is not burned, but that a portion of the proposed project site near the eastern project boundary (and the eastern guest cottages), including portions of the on- and off-site drainage channel, were intermittently burned with low to moderate severity. Bauer noted some hydrophobic soil conditions based on localized areas of burned grasses and trees, but also noted beginning intermittent regrowth of grasses in these burned areas. Subdivision Lots S7 through S11 to the east but not a part of the proposed project appeared scorched to moderately burned. Graywood Ranch Lots G1, G2 and part of G3 to the north and west of the proposed project site, appear moderately to deeply burned, with hydrophobic soil conditions. The Graywood Ranch Lots are not part of the proposed project and are west of Campagna Lane.

The WERT 2017 report includes Preliminary Hazard Assessment maps (PHA) prepared to estimate the likelihood of debris flows, potential volumes and combined relative debris flow hazard in response to specified design storms (peak 15-minute rainfall intensity of 24 millimeters per hour, or 0.94 inches) at the fire-affected sites. At the proposed project site (the upper plateau), the PHA maps estimate a 40-60% probability of debris flow

hazard with a hazard rating of moderate. At the drainage channel to the east, the PHA maps estimate a 20-40% probability of debris flow at 20-40% on Subdivision Lots S8 and S9, and 0-20% near the eastern parcel boundary. The PHA maps estimate hazard rating of debris flow to be low in this location. Lots 8 and 9 are not proposed for development as part of this design review application. Bauer notes that the WERT 2017 Report states that its observations are not fully comprehensive or conclusive and serve as a preliminary tool.

The WERT 2017 Report identified specific existing structures and properties which it deemed were "Values at Risk" of future debris flows or flash flooding, but did not include the proposed project site in that category. For homes or properties that were identified as "Values at Risk" the WERT 2017 Report recommended measures such as storm monitoring, stream channel maintenance and sandbags or other diversion methods.

However, based on geologic mapping, including mapping by the Natural Resources Conservation Service, and review of detailed site-specific geologic testing and analysis in the EIR, Bauer concludes that the risk of debris flow damage onto, and generated from, the proposed project is low to insignificant provided that the site is graded and improved with suitable erosion control measures in accordance with the approved project plans and conditions of approval.

The Bauer 2018 Report relies on several factors in arriving at this conclusion including that: previous debris flows are not observed at or uphill of the proposed project site; slopes surrounding the site and steeper uphill slopes are generally relatively uniform without incise channels or concentrated runoff oriented into the site; roadways at the site appear to have performed as a firebreak around the proposed project site; volcanic terrain underlying the site is typically less susceptible to debris flows, and the surface soils are typically thin (0 to24 inches); the proposed project is generally unburned with the absence of hydrophobic soils except in the far eastern portion of the site; and the project conditions of approval address detailed measures to control erosion and soil instability.

The proposed project conditions of approval contain detailed and enforceable requirements to monitor and control erosion and slope instability including potential risk from storms. Conditions of Approval Nos. 16-20 provide extensive requirements for erosion control and require, among other things, compliance with the San Francisco Bay Regional Water Quality Control Board General Permit under NPDES regulations. The requires a comprehensive Stormwater Pollution Prevention Plan with specified objectives and development and implementation of a monitoring program, including inspections every 24 hours during storm events of extended duration. (Use Permit Condition of Approval No. 16(a) and 16(b).) Condition 16(d) requires a County-approved erosion and sediment control plan with specified objectives. Further detailed requirements to prevent

any increase in pre-development runoff are contained in Conditions 18-20. Condition 8 requires detailed measures, including proper construction, inspection and maintenance practices, to protect against the creation of unstable slopes, with periodic inspection and maintenance of slope stability improvements.

Bauer does note a need to monitor steeper uphill areas of the larger project site above Moon Watch Lane and expand the proposed project's monitoring and erosion control measures into this area if warranted. This can be added by Permit Sonoma staff to its review and sign off of the required drainage control plan and other proposed project conditions. The measures recommended by Bauer are similar to those recommended in the 2017 WERT Report for existing structures and properties the report identified as "Values at Risk."

The County staff professional geologist reviewed the Bauer 2018 Report, found it to be sufficiently thorough and concurs that risks of debris flow and other slope instabilities to the proposed project site appear to be relatively low.

The County staff professional geologist reviewed the proposed project site using aerial imagery and LIDAR. He notes that the greatest risk to the site is of a debris flows originating upslope and moving into the building envelope with potentially destructive force. The Bauer 2018 Report discusses this risk and found little evidence of past debris flow deposits. Shallow soils and geomorphology are evidence suggesting a lack of past debris flow in the area. Staff agrees that the building envelope of the proposed project does not have any clear signature of debris flow deposits. Upslope areas appear stable without conspicuous debris flow scarps, though there are some moderately steep slopes considered to have moderate debris flow potential. The eastern drainage that is nearest the building envelope drains a small catchment with relatively shallow slopes and is mapped by the WERT to have a low debris flow channel hazard rating. Given these findings, the County's professional geologist agreed with Bauer that potential risk to the project related to post-fire slope instability is low.

The risk of debris flow damage onto, and generated from, the proposed project is low to insignificant provided that the site is graded and improved with suitable erosion control measures in accordance with the approved project plans and conditions of approval. The proposed design would not result in a new significant environmental effect relating to geology and soils or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

8. Visual and Aesthetic Quality

This Addendum evaluates whether the proposed design creates visual or aesthetic impacts that are new or more severe than those resulting from the conceptual design, including impacts related to light pollution.

a. View Impacts – Design Changes.

In the EIR, view impacts were evaluated from the two main roadways that provide views of the project site to passing motorists, bicyclists and pedestrians travelling along Highway 12 and Adobe Canyon Road. EIR Exhibits 5.8-4 through 5.8-10 show existing conditions and photo simulations of resulting conditions with the conceptual design.

The design changes that could affect visibility include modification of the main inn roofline and the roof garden; slight changes to the location of the spa and some guest cottages; reconfigured parking layouts; and the added support building on the north edge of the eastern parking lot. In all cases except for the support building, fewer trees will be removed because of the building relocations than would have been required for the conceptual design. Tree removal associated with design changes is discussed in detail under Biological Resources, Section 6 above.

All conditions of approval imposed on the approved project to limit visual and aesthetic impacts will be applied to the proposed design.

Overall changes to visual impacts from the proposed design are summarized in the BGK Summary of Impacts. As noted in that report, the main inn is terraced, with each level stepped back, breaking up the vertical mass of the façade. The rooftop garden has plantings in place of the solid mass pitched roof in the conceptual design. Lighting from the roof garden is discussed in subsection 8.b. below. The only change in the proposed spa design preserves more trees. The main inn pool was reoriented along a slope contour, using terraced planters in place of a 20 foot retaining wall required for the conceptual design. After modification, the guest cottages have either equal or reduced visual impacts. The added support structure is at the rear of the project and obscured from view on all sides by surrounding trees and the eastern guest cottages.

A further comparison of the conceptual and proposed designs was performed by MacNair Landscape Architecture, *The Resort at Sonoma Country Inn Supplemental Visual Analysis*, dated February 3, 2017. The report charts the location and elevation changes to the individual buildings, details each change to the site plan and contains exhibits with a site plan unit index and site plan comparison, line of sight visual sections from four locations and photo simulations with and without landscape buffers from Highway 12 and Adobe Canyon Road. It also includes elevation sight lines from each of the visual

assessment points used in the EIR to the various components of the proposed design. The result is equal or less visibility of the proposed design. In addition, a new visual profile was added from a viewing point just east of Pythian Road to determine if changed locations of four western cottage units created new or more severe visual impacts when viewed from areas west of the project.

In assessing visual impacts, the significant tree canopy offsite between the project and public viewpoints is also relevant to screening of the proposed project's components.

The main inn was originally designed in two levels, but has been redesigned to three levels, stepping down the slope with terraces on the valley side. The building mass is proposed to be distributed along the slope, and the terraces screened with landscape elements including trees and vine trellises. In the conceptual design, an overhanging solid mass pitched roof facing the valley has been replaced with a flat roofed garden and lounge area, also screened with landscape elements. The easterly third of the upper portion of the building will be partially visible from Adobe Canyon Road. The upper portion of the building will be visible from Highway 12, but will be partially screened by landscaping. There are no new or more severe visual impacts compared to the conceptual design.

The pool area has been lowered by two feet and aligned with the slope contours. Most of the west side of the pool area will be fully screened by forest to the south. The east end of the pool terrace will be partially visible through the visual slot along the drainage path below.

The eastern cottage layout changes would place the units closest to the pool about 30 feet downslope, reducing their height by about 10 feet. The easternmost unit would be shifted about 50 feet to the north, closer to the tree line. Two units would be combined into one duplex unit, increasing space between buildings and reducing the number of guest buildings overall from 19 to 17.

The Supplemental Visual Impact Analysis (MacNair, February 3, 2017), details the effect of the cottage modifications. Pages 9 and 10 of the Backen Gillam Kroger Summary of Impacts show the conceptual and proposed locations of the western and eastern cottage units, respectively.

For the eastern cottages, the three easterly units will not be visible from Adobe Canyon Road. The two westerly units will be partially visible through a visual slot by the topographical depression (flow line) created where two slopes come together. From Adobe Canyon Road, this view is visible for a short duration while driving north. Views from Highway 12, at about 4000 foot distant, would include the upper portions of the three westerly units. The forest immediately below the units and the forest behind the

units would soften the view of the units. (Fire damage is discussed in section 8.c. below.) Visual impacts after the design change would be less for the two units east of the pool and equal for the remaining units to the east (i.e., not visible). The units located behind the front row would be partially visible, with an equal or lesser impact compared to their EIR location

The western cottage relocation repositioned units V1 and V2 (formerly designated Type G units) at the southerly end of the west ridge. Previously, they were oriented in a north south line on the east side of the west ridge. One unit, V2, is near the prior G unit location. The other unit V1 has been moved to the west side of the ridge. Both units have been moved downslope slightly. They would be partially visible from Highway 12 and Adobe Canyon Road, but the visual impact compared to the EIR location would be less for unit V1 and the same for Unit V2. Three other units are proposed to shift to the westerly side of the west ridge. New visual profiles were added from a viewing point just east of Pythian Road to determine if changed locations of these units created new or more severe visual impacts when viewed from areas west of the project. Because of topography and the height and density of screening provided by forest canopy, these units will not be visible from any viewpoint. Three units on the east side of the west ridge are close to their conceptual design locations, and will be fully screened by existing forest.

The new support building is located behind the back row of eastern cottage units in a forested area. It will not be visible from any of the viewpoints and will have no visual impact.

The spa components are largely unchanged from a visual impact perspective, other than moving the spa slightly into a clearing, allowing removal of fewer trees.

To summarize, for each element of the proposed design, including the main inn, the pool area, the spa, the cottage units and the support building, the visual impact is equal to or less from the proposed project than from the conceptual design.

b. View Impacts – Drought Damage.

Although it is not related to the proposed design changes, and includes trees for all portions of the approved project including the future winery and residential lots, MacNair and Associates prepared a further supplemental memorandum dated July 10, 2017, to consider tree removal due to drought. The report states that 1,778 trees were “tagged” and then surveyed and assessed for probable construction impacts. Another 924 trees were “marked” as dead, in decline, diseased, in poor structural condition or overcrowded – not all due only to drought. Over two-thirds of the marked trees were smaller trees with trunk diameters less than 9 inches. A significant number of these marked trees are within the grading and construction limits for the approved project, and would be removed for

construction in any event, but a substantial number of the marked trees are in addition to trees to be removed for construction.

In the Responses to Comments, page 9.0-23, the FEIR noted that there were approximately 21,000 trees on the site. For the total approved project, the Responses to Comments included a chart showing 842 trees potentially being removed for fire management and another 2348 trees potentially being removed for construction. (*Ibid*.) Compared to this number and assuming every marked and tagged tree will be removed, the current estimate of tree removal overall removes 2702 trees compared to 3190 for the conceptual design. Note that these totals for tree removal include other portions of the approved project.

The MacNair and Associates July 10, 2017 report also assessed trees providing screening of the project site from Highway 12 and found them to be in moderate to good health with no significant structural defects and not affected by drought, disease or overcrowding. These trees are primarily evergreens, in an area where slope draining is occurring, tree density is less and the age class is young mature. Therefore, there are enough healthy trees to provide adequate screening of the proposed design from public viewpoints, as assessed in the MacNair Landscape Associates February 3, 2017 and MacNair & Associates July 10, 2017 reports.

c. View Impacts – Fire Damage.

Damage to the project site's natural vegetative screening from the Nuns Fire is not caused by the proposed design changes. However, the project applicant requested MacNair and Associates to document wildfire impact to the proposed project site, and MacNair and Associates provided a November 28, 2017 letter report. The November 28, 2017 MacNair report Exhibits A and B show a Sonoma County Inn Resort map of fire impacts, and provide pre- and post-fire conditions from viewpoints on Highway 12 and Adobe Canyon Road.

MacNair reported that burned portions of the site affected several of the upper residential subdivision lots and adjacent property to the north, west, east and southeast of the hotel site. A substantial portion of the forested backdrop behind the main inn remains unaffected, as does vegetation between the project site and Highway 12. The fire was contained along the project access road to the west and north. Areas proposed for the main inn, the spa, the villa cottage units and units along the west ridge were not burned. Key forested areas identified as existing vegetation southwest to west of the main inn did not burn. MacNair concluded that there was no change to the visual analysis of the main inn or the westerly cottage units and no new or more severe visual impact of these components of the project post-fire.

Burn damage to the ridge east of the hotel site resulted in low to moderate damage to existing trees. MacNair's opinion is that the majority of the oaks in this location are expected to survive, but that damage to Douglas firs will need to be assessed next growing season. Some areas of the ridge to the east along the upper part of the ridge suffered moderate to high damage. However, the trees affected are not critical to screening of the proposed project because the topographic landform of the ridge provides a visual barrier between the project and areas to the east and south outside the project site.

In the lower west portion of this eastern part of the site, fires burned to a fire break running north and south in the area below units D2-D6. Lower story vegetation was burned in this area, but most of the taller canopy trees that provide screening of the easterly units remain. Only three of the proposed 13 easterly units are affected. These units previously were identified as partially visible in the February 2017 Supplemental Visual Impact Analysis.

While there is a slight increase in the visibility of three of the easterly units from Highway 12 and to a lesser degree from Adobe Canyon Road, this is a short term effect due to low growing vegetation damage below Units D2, D3 and D4. It is not a result of the proposed changes in design. The proposed landscape treatment will restore the visual context to pre-fire conditions, and the partial visibility remains a less than significant impact.

d. Light Pollution.

Placement of the structures in the proposed design does not increase their visibility compared to that of the conceptual design. The other visibility issue relates to the possibility of additional light pollution, either from the rooftop garden or the relocated parking lots. The lack of any new impact on biological resources from the car headlights using the revised parking layout is detailed in Section 6 above.

Eric Johnson Associates Lighting Design prepared a photometric analysis for the redesigned roof terrace and courtyard areas in the main house to evaluate whether the proposed design would create new impacts or increased the severity of the night lighting impacts. (*Resort at Sonoma Country Inn Photometric Analysis*, dated February 14, 2017.) A follow-up email comment considered whether lights from spa/hot tubs at the guest cottages which were not specifically identified in the EIR would create new significant lighting impacts. (*Sonoma Country Inn, Spa Lighting Design Comment*, May 11, 2017, Eric Johnson Associates.)

The proposed design would incorporate low, fully shielded and dark sky compliant lighting throughout, including for the roof garden, which will also be partially screened

by landscaping. The plans for the conceptual design contain a 21-page lighting plan at pages L-S1 through LL6 showing the placement and design of all fixtures and landscape lighting.

The February 14, 2017 Eric Johnson Associates Photometric Analysis measures the light being emitted from the actual lighting fixtures and specific locations proposed for the roof garden. The analysis used vertical and horizontal grids calibrated to measure foot candles of light (FC) to determine the luminance, range and impact of the proposed lighting. The brightest lighting is at the finished floor of the roof terrace, at the minimum levels recommended for safety of exterior areas, emanating from very low step lights in the terrace walls, measured at 5.84 FC. At 15 feet above the finished floor, the brightest areas are around 1.24 FC, equivalent to the light at early to middle twilight. A real world example of 1 FC would be the brightness of 1 square foot of space with a candle's flame 1 foot above its center.

At 30 feet above the roof terrace finished floor, the brightest points are directly above the bar, at approximately 0.4 FC. The light spreads as it travels up from the building and quickly fades to 0.1 FC and then zero. At 65 feet above the finished floor, the brightest points are around 0.1 FC and average 0.01 FC. According to the report, the perceptual equivalent of 0.1 FC is deep twilight, and a full moon on a clear night casts around .01 FC of light onto the earth's surface.

The photometric analysis also measured light bubbles at the edge of the roof terrace. The highest FC at the edge closest to the building is 0.32 FC. At 50 feet from the edge, the highest FC is 0.05 and averages less than 0.01 FC. The expanse of the light bubble does not travel more than 110 feet into the atmosphere.

The photometric analysis also evaluated courtyard walkway lighting. The highest reading us 14.09 FC at the floor of a section of the walkway when the lights are set at 100% of operating level, which is above normal operating level. However, this location is near the edges of the hallway and does not reflect into the night sky. At 30 feet above the roof of the courtyard walkway, the 'hot spots' from the walkway floor reflect only minimally and the highest FC levels are around 0.37 FC. This is the perceptive equivalent of deep twilight on an overcast day. The average is around 0.01 FC or less at both 30 feet and 50 feet above the roof of the courtyard walkway. The study concludes that very little light escapes beyond the courtyard or into the night sky.

The inn is approximately 4350 feet, or about 3/4 of a mile distant from Highway 12 and largely screened by tall trees downslope of the site.

The cottage hot tub lights will be underwater, at 9 watts with a half-dome shield to direct light downward into the interior surfaces of the spa only. The spas' interior plaster finish

will be medium to dark, to prevent refraction of light up and outward. Lights will dimmed to the minimum level required for safety and guests will not have the ability to raise the light level of the spa lights. Each of the hot tubs will be located beneath a vine-covered trellis that will block vertically escaping light from reaching the night sky and absorb light before it can be reflected back down onto the patios. Each hot tub will be far enough from the cottage wall will keep any horizontally leaking light from illuminating or refracting off the building wall.

The new support building is small, 2280 square feet in size, located at the rear of the project and obscured from public view on all sides by surrounding trees and the eastern guest cottages. It is subject to the same stringent lighting standards as the rest of the proposed project and has been designed with lighting at the minimum levels needed for safe use.

The two photometric analyses conclude that the proposed design would not cause a new or more severe light impact to the surrounding areas, the night sky or the view from the valley floor. The proposed design as a whole, including the roof garden, would be in full compliance with Conditions of Approval 101 and 102.

Appellant reiterates its opinion that the rooftop garden and lounge in the proposed design will have a new and significant light pollution impact despite the detailed photometric studies of the proposed design, based in part on the fact that there was less detailed photometric study of the conceptual design, making a direct comparison infeasible. However, in a letter report dated February 9, 2018, Eric Johnson Associates ("EJA") reiterates its analysis and conclusion that the overall effect of the rooftop terrace does not significantly increase the lighting impact of the project because the proposed design's light fixtures are all downward aimed and shielded with no visible light sources such as LEDs or bulbs. In addition, the applicant has proposed that a skylight over the guest arrival area at the back of the inn will use a shading system to seal the skylight opening at sunset every evening, so that the skylight does not contribute to night-time light emissions.

EJA acknowledges that a side-by-side photometric comparison is not possible, but its opinion is that with the downward aimed lighting of the new design and shading to prevent of emission of secondary light from the relocated skylight, the lighting impacts are likely similar enough to the conceptual design that the human eye would not be able to determine a perceptible difference from the valley.

The restrictive lighting standards imposed on the vested project by conditions of approval also remain in effect. Condition 101 requires "all sources" of light to be fully shielded from view, with six standards specified for exterior lighting. Condition 102 sets light

standards for the inn, which must conform to LZ1 Lighting Zone (2005 California energy Efficiency Building Standards then being developed by the California Energy Commission), the same standards imposed on parks, recreational areas and wildlife preserves. Four additional standards were added to the LZ1 requirement, specifying shielding for all lamps over 10 watts, a maximum 50 watts for interior unshielded lamps, maximum mounting height no higher than 20 feet above finished grade for luminare fixtures, and maximum 100 watts for any lamp bulb.

EJA also reviewed appellant's argument that light from the proposed project will interfere with Ferguson Observatory's telescopes and instruments and that the Observatory was not considered or consulted. Board of Supervisors Resolution 04-1037 approving the conceptual project included an Exhibit J, identifying increased light pollution as significant and unavoidable, "notwithstanding evidence in the record that could support a contrary finding." The Resolution's factual findings noted that, "The Ferguson Observatory was satisfied that the use of these lighting standards [the standards applied to the project, the same used for National Parks] would address impacts to the night sky." (Resolution 04-1037, Exhibit B, p. 9, also attached as Exhibit J to the Planning Commission August 3, 2017 staff report.)

The proposed lighting design adheres to the 2011 version of the Dark Sky Model Ordinance and the Mayacamas Mountain Guidelines, both of which are more stringent than standards in effect when the project's conditions of approval were imposed.

The Observatory is separated from the proposed project by 2.6 miles of hilly and mountainous terrain. Ridgelines and hilltops block any direct lines of sight between the two. EJA concludes based on the applicable standards met by the lighting plan and the topographical features that the proposed lighting will not directly affect the Observatory.

The proposed design would not result in a new significant environmental effect relating to visual and aesthetic quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

9. Cultural Resources

The EIR analyzed potential impacts to cultural resources on the entire 186 acre site after consultation with Native American tribal representatives. The Cultural Resources Manager and Monitor for the Mishewal Wappo Tribe of Alexander Valley participated in cultural resources field surveys April 24 through May 10, 2002. The surveys did not

discover any resources of cultural significance. However, because the construction of both the conceptual design and the project with the proposed design will include ground disturbing activities, EIR Mitigation Measure 5.9-1 will be placed on all grading and building plans to further protect the integrity of the site. The proposed design does not include any areas that were not already field surveyed and included in the EIR evaluation of cultural resources.

The proposed design would not result in a new significant environmental effect relating to cultural resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

10. Air Quality

The EIR analyzed the potential for air quality impacts from construction related activities for the conceptual design. The design changes do not increase required construction in any way that would significantly change dust generation from short-term construction activities, found in the EIR to be a short-term significant impact that can be mitigated through measures 5.10-1, 5.10.4, and 5.10-5. Those mitigation measures are incorporated into conditions of approval, which will be applied to the proposed design.

The proposed design would not result in a new significant environmental effect relating to air quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

11. Noise

The EIR found that the only potential noise impact requiring mitigation was from noise associated with special events at the winery. That portion of the approved project is not part of the present design review. The EIR also adjusted maximum noise limits downward as required by the General Plan Noise Element to take into account the ambient quiet conditions and the fact that the noise in question would be primarily speech and music from the winery and events center portion of the overall project. The noise limits used were more stringent than usual.

The conceptual design for the resort included outdoor pools. Potential additional noise impacts resulting from the replacement of the pitched roof of the main house with an

outdoor roof terrace, reconfiguration of the pool at the inn, the addition of a new support building at the east parking lot and the revised east parking lot were reviewed in a *Sonoma Country Inn – Kenwood CA Noise Impact Analysis*, February 2, 2017, by Charles M. Salter Associates, Inc. The proposed design also includes outdoor spas/hot tubs at the guest cottages. A subsequent email update by Charles M. Salter dated May 18, 2017, specifically evaluated noise from the guest cottage spas.

The February report finds no new noise impacts from the revised parking lot or the pool design changes. The support building will have a transformer and an emergency generator, located more than 600 feet from the nearest residential property line to the south. Salter's May 18, 2017 email notes that the guest cottage terraces were part of the conceptual design and outdoor use was anticipated at that time. Mechanical equipment for the spas would be located inside the buildings. Noise mitigation required in conditions of approval will apply equally to the proposed design. No new noise impacts are anticipated from the pool design changes, the support building, the cottage spas or the parking lot changes.

The proposed design moves the hotel reception area, motor court and guest arrival area to the back of the main inn building, more distant from noise receptors to the south and separated by the main inn building.

The conceptual design for the main inn included an outdoor second floor terrace and bar with a total of 50 seats exposed to the down sloping southern property line. The proposed design moves the approved bar to the new third floor roof garden, and shifts 31 of the 50 outdoor seats to the third level. Outdoor seating has not been increased from the maximum of 50 outdoor seats allowed by conditions of approval. The use and capacity of the facilities has not changed. No special events will be permitted in the roof garden. The terrain slopes down toward the nearest adjacent receiver to the south, and the exposure of the second and third levels to the southern property line are similar. rom Charles M. Salter Associates, Inc. submitted an additional letter report dated September 14, 2017, in response to renewed statements by appellant that new noise impacts would result from the design changes. Salter notes that the prior second floor terrace included a structure covering the terrace that could have resulted in noise buildup and reflection outward toward existing properties to the south. The second floor terrace is now proposed with a trellis covering but has 31 fewer seats. (Proposed Project Plans dated March 23, 2017, Sheets A2.1 and A2.2.) Rather than increasing noise impacts to downslope receptors, moving these 31 seats to the open air rooftop garden would actually permit noise to dissipate uphill and in all directions with less impact than if channeled downslope.

Contrary to a statement by Appellant suggesting that much of the terrace seating in the conceptual design was enclosed in a courtyard, Salter's September 14, 2017 letter notes that the outdoor dining for the restaurant and lounge in the conceptual design was all located on a terrace along the valley-facing (south) elevation of the building. The courtyard of the conceptual design contained planting beds for a kitchen garden and seating for exhibition cooking classes and hotel arrivals.

Therefore, no additional noise impacts are expected from the proposed changes to the second floor terrace and the rooftop lounge.

The proposed design would not result in a new significant environmental effect relating to noise or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

12. Cumulative Impacts

a. *Changes in Circumstances.*

Appellant suggests that cumulative development, traffic, drought and overconcentration of events since 2004 constitutes a substantial change in circumstances and/or new information of substantial importance not known at the time of the EIR that require further environmental analysis of the project. CEQA requires this re-evaluation only if the alleged new conditions create new or more severe environmental impacts not adequately dealt with by the analysis and mitigation in the EIR. CEQA further requires that any new information also "could not have been known with the exercise of reasonable diligence" when the prior environmental document was certified. And finally, for this design review application, even if qualifying new information or changed circumstances were to be shown, that new information would have to be relevant to impacts created by the design changes.

As discussed above, the EIR adequately addressed levels of traffic on Highway 12, projecting volume increases which are consistent with 2012 volumes as reported by Caltrans and added vehicle trip rate growth that is higher than SCTA's current model projections through 2040. The proposed design and conceptual design create substantially the same number of new traffic trips. Any alleged concentration of special events is not increased by the proposed project because the proposed project is not allowed to have special events at the inn, spa and restaurant. Drought conditions have not significantly changed the tree screening of the project from Highway 12 in any negative sense as analyzed in Section 8.b above.

b. Greenhouse Gas Impacts.

(i) Greenhouse Gas Impacts are Neither New Information nor Changed Circumstances under CEQA.

On this appeal, greenhouse gas ("GHG") impacts on climate change is also argued to be new information or evidence of changed circumstances so as to require that greenhouse gas impacts of the entire proposed project, not just the design changes, be studied in a supplemental EIR. This issue was not raised in the appeal to the Planning Commission.

The 2004 EIR was a project EIR and included an Air Quality section 5.10. Prior to the 2010 adoption of CEQA Guideline 15064.4 in 2010, CEQA did not mandate study of greenhouse gas impacts. Court decisions since then have reiterated two things. First, where a project EIR includes an air quality section and pre-dates Guideline 15064.4, a supplemental EIR is not required in order to analyze GHG emissions. Second, the courts have clearly held that the potential environmental impact of greenhouse gas emissions has been known since the 1970's, and does not constitute new information for the purpose of requiring a supplemental EIR under Section 21166, subdivision (c). C*itizens Against Air Pollution v. City of San Jose* (2014), 227 Cal. App. 4th 788, 807-808*; Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1319.

(ii) Project-Specific Data Shows GHG Emissions Are Below the Threshold of Significance.

Appellant submitted data from a California Emissions Estimator Model (CalEEMod) suggesting that total GHG emissions from the proposed project are 1,275 metric tons of carbon dioxide equivalents (MT CO_2e) per year, exceeding the Bay Area Air Quality Management District (BAAQMD) recommended threshold of significance, which is 1,100 MT CO_2e per year for projects other than stationary sources.

The CalEEMod is a statewide land use model that depends entirely on defaults, and is used when project-specific data is not available. The applicant has submitted a First Carbon Solutions Memo report dated September 21, 2017, using detailed project-specific data for the proposed project. These calculations result in total GHG emissions for the proposed project of 895 MT CO_2e per year, well below the BAAQMD threshold cited by both appellant and First Carbon Solutions.

Pending completion of a climate action plan, the County concurs with and uses the thresholds that BAAQMD staff have recommended as GHG significance thresholds. The County concurs that these thresholds are supported by substantial evidence for the reasons stated by BAAQMD staff. BAAQMD's staff's analysis is found in the document titled "Revised Draft Options and Justification Report, October, 2009," which is a

publicly available document that can be obtained from the BAAQMD website or from the County.

Therefore, even if GHG emissions are considered, neither the proposed design nor the proposed project creates a new significant cumulative environmental effect.

The proposed design would not result in new significant cumulative environmental effects or a substantial increase in the severity of a previously identified significant cumulative effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

E. CONCLUSION

The proposed design and all proposed changes have been evaluated for any related environmental consequences in this Addendum and in the technical reports referenced herein. All such reports are available for public inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA.

On the basis of the analysis in this Addendum and the technical reports, the proposed design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR. There are no substantial changes in the circumstances affecting the proposed design which would cause increased environmental impacts; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures, new feasible mitigation measures which the applicant declines to adopt, or alternatives different from those in the EIR which would substantially reduce effects on the environment.

Approval of the proposed design would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent EIR or a supplement to an EIR.

Information Used to Prepare the Addendum

Copies of all documents referred to are available for inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa.

1. Proposal Statement and Description of Landscaping.
2. *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, Backen Gillam Kroeger Architects.
3. Proposed Project Plans dated March 23, 2017.
4. *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, Adobe Associates, Inc.
5. *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc.
6. *Sonoma County Inn: Response to Water Usage Comments from Valley of the Moon Alliance*, dated September 15, 2017, Adobe Associates, Inc.
7. *Memorandum, Response to Portions of Appeal Letter [VOTMA],* dated September 27, 2017, Richard C. Slade Associates LLC Consulting Groundwater Geologists.
8. *Hydrogeologic Report for Adequacy of Groundwater Supplies for the Proposed Sonoma Country Inn Kenwood Area, Sonoma County, California,* April 2009, Richard C. Slade Associates LLC Consulting Groundwater Geologists.
9. *Addendum Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, dated January 30, 2017, Bauer Associates, Inc. Geotechnical Engineers.
10. *Geotechnical Consultant, Addendum 2 – Post Nuns Fire, Lot 13, Sonoma Country Inn*, dated February 6, 2018, Bauer Associates, Inc. Geotechnical Engineers.
11. *Resort at Sonoma Country Inn Photometric Analysis*, dated February 14, 2017, Eric Johnson Associates.
12. *Sonoma Country Inn, Spa Lighting Design Comment*, dated May 11, 2017, Eric Johnson Associates.

13. *Sonoma Country Inn, Response to VOTMA Appeal,* dated February 9, 2018, Eric Johnson Associates.

14. *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, W-Trans.

15. *Response to Comments in Appeal of Approval of the Sonoma Country Inn Project*, dated September14, 2017, W-Trans.

16. *Assessment of proposed parking adjustments, Resort at Sonoma Country Inn Project, Kenwood, California*, dated March 23, 2017, prepared by WRA Environmental Consultants with attached email from Tom Spoja with BGK, dated March 22, 2017.

17. *The Resort at Sonoma Country Inn Supplemental Visual Impact Analysis*, dated February 3, 2017, prepared by MacNair Landscape Architecture.

18. *Memorandum* to Flora Li from James MacNair, MacNair & Associates Consulting Arborists and Horticulturists, regarding Parking Lot Tree Protection, dated March 16, 2017.

19. *Memorandum* from James MacNair, MacNair and Associates Consulting Arborists and Horticulturists, to Flora Li, dated July10, 2017, regarding PRMD Tree Removal Response.

20. Letter from James MacNair, MacNair and Associates Consulting Arborists and Horticulturists, to Flora Li, dated September 19, 2017, regarding Response to VOTMA Appeal Issues.

21. Letter from Donald G. MacNair, MacNair Landscape Architecture, to Flora Li, dated November 28, 2017 documenting wildfire impacts to existing vegetation.

22. *Sonoma Country Inn – Kenwood, CA Noise Impact Analysis*, dated February 2, 2017, Charles M. Salter.

23. Email from Alex Salter to Flora Li, dated May 18, 2017, regarding potential noise impacts from the outdoor spas

24. *Sonoma Country Inn, Kenwood, CA Response to VOTMA Appeal*, dated September 14, 2017, Charles M. Salter.

25. Letter from WRA Environmental Consultants to Flora Li regarding Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California, dated March 6, 2017.

26. *Sonoma Country Inn Greenhouse Gas Memorandum*, FirstCarbon Solutions, dated September 21, 2017.

27. Comments Received from Sonoma County Agricultural Preservation and Open Space District, dated August 26, 2016

28. Letter from the Sonoma County Agricultural Preservation and Open Space District to Tohigh, dated April 13, 2017

29. Sonoma Country Inn Environmental Impact Report, certified May 2004, SCH No. 2002052011.

30. Sonoma County Board of Supervisors Resolution No. 04-1037, dated November 2, 2004, with exhibits.

EXHIBIT "A"
SIGNIFICANT IMPACTS THAT CAN BE MITIGATED TO A LESS-THAN-SIGNIFICANT LEVEL

The Final EIR identifies the following significant or potentially significant adverse environmental impacts of the Proposed Project that can be mitigated to a less-than-significant level:

LAND USE

Impact 5.1-1. Conflict with Applicable Land Use Plan.

Impact

Section 5.1-1 of the Final EIR discussed potential conflicts with applicable land use plans, policies or regulations. Most potential conflicts were resolved either through an appropriate amendment of the applicable plan, policy or regulation or ameliorated through mitigations either incorporated into the Proposed Project or required by the County. The Draft EIR noted "in specific instances, however, such as the potential conflict with Objective CT-2.2 these impacts would remain significant and unavoidable. See Section 5.2 Traffic and Circulation for further discussion of these impacts." The Board finds that based upon mitigation measures developed during the environmental review process, specifically, the center turn lanes for Randolph and Lawndale, all impacts have been reduced to a level of less than significant and there is no conflict with General Plan Objective CT-2.2. Additional considerations discussed below also independently support a finding of consistency with Objective CT-2.2.

Finding

Based upon the Final EIR and the entire record, the Board finds that the Proposed Project does not conflict with Sonoma County General Plan Objective CT-2.2 and that physical effects associated with this Objective have been reduced to a less than significant level.

Rationale

The Proposed Project does not conflict with Objective CT-2.2 in that all currently applicable levels of service are maintained after the Proposed Project and there is no reduction in the level of service at any location as a result of traffic from the Proposed

Project. Further, based upon mitigation measures developed during the environmental review process, specifically, the center turn lanes for Randolph Avenue and Lawndale Road, all impacts have been reduced to a level of less than significant and there is no conflict with General Plan Objective CT-2.2. Additionally, further considerations discussed next independently warrant a finding of consistency with Objective CT-2.2.

Objective CT-2.2 provides for the correlation of new development with roadway improvements necessary to maintain those traffic service levels set forth in General Plan Objective CT-2.1. Objective CT-2.1 provides, in pertinent part, as follows:

> Reduce congestion on the County wide highway system by maintaining a "C" level of service or better on designated arterial and collector roadways unless . . .a lower level of service is determined to be acceptable due to environmental or community values existing in some portions of the County, or the Project(s) which would cause the lower level of service has an overriding public benefit which outweighs the increased congestion that would result."

Accordingly, the "C" level of service set forth in Objective CT-2.1 and incorporated into Objective CT-2.2 is not absolute. A lower service level can be determined to be acceptable and consistent with the General Plan due to environmental or community values existing in some portions of the County or where the Proposed Project would have an overriding public benefit outweighing the increased congestion. All three grounds for a reduced level of service are present here.

The Final EIR and record demonstrate that Highway 12 both before and after the Proposed Project would operate at an "E" level of service. While the Proposed Project would result in a small peak hour incremental increase in traffic, the discussion set forth at pages 5.2-47 through 5.2-49 of the Final EIR demonstrate that year 2005 and 2012 base case plus Project traffic volumes would result in maintaining the "E" roadway operation for all analyzed roadway segments of SR 12 during all analyzed time periods. Moreover, the record reflects that the Proposed Project's incremental traffic contribution would not be cumulatively considerable based on the Final EIR's conclusion that the Proposed Project's traffic contribution would not result in a decrease in average vehicle speeds by 1.0 mile per hour or greater on any SR 12 roadway segment.

The Board finds that a lower level of service is acceptable due to both environmental and community values related to the portion of the Valley of the Moon in which the Proposed Project is located and that construction of a four lane highway which

could potentially improve service levels to an LOSC should be avoided as it would destroy important scenic qualities along the roadway. Those environmental and community values are evidenced by Figure CT-6e(1) of the General Plan's Circulation and Transit Element which indicates that construction of four lanes are not appropriate or acceptable in this portion of the Valley of the Moon. Accordingly, maintaining the "E" level of service does not conflict with either Objective CT-2.1 or Objective CT-2.2 because of environmental and community values as reflected in the County's adopted General Plan.

Moreover, as an independent ground of consistency with Objectives CT-2.1 and CT-2.2, the Proposed Project provides overriding benefits which justify a lower level of service. As stated previously, increased congestion resulting from the Proposed Project is not cumulatively considerable on segments of SR 12. Even if it were, the significant levels of public benefit identified in the Statement of Overriding Considerations in Exhibit "C" to this Resolution clearly support the conclusion that public benefits accompanying the Proposed Project outweigh any increased congestion that would result. For all of the foregoing reasons, the Board concludes that Impact 5.1-1 is not a significant impact. There is no inconsistency with the General Plan arising from Objectives CT-2.1 or CT-2.2. Highway improvements, including proposed turn lanes, are an acceptable method of ameliorating traffic impacts associated with the Proposed Project. Those improvements have been required in, or incorporated into, the Proposed Project which further mitigate and lessen traffic impacts to avoid any significant effect on the environment associated with this potential impact 5.1-1.

Impact 5.1- 3. Compatibility with Adjacent Private Airstrip.

Impact

In Section 5.1 (Land Use), the Final EIR found the introduction of new uses (especially the proposed Inn/Spa/Restaurant and Winery uses) on the Project Site could result in conflicts with the minimally used adjacent airstrip.

Finding

Based upon the Final EIR and the entire record, the Board finds that compatibility with the adjacent private airstrip will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.1-3. Mitigation Measure 5.1-3 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have

been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

The private airstrip on the Graywood Ranch is currently used regularly by only one airplane with the result that air traffic is very light. While air traffic is light, the airstrip could potentially cause a safety hazard to future residents, employees and guests of the Proposed Project as airplanes fly low to the ground as they cross the access road. Accordingly, this mitigation measure requires documentation of an agreement between the airstrip owner and the owner of the Proposed Project regarding the operation of the airstrip plus the posting of signs on the access road, in both directions before reaching the airstrip, to warn visitors and others that a low-flying airplane may be taking off or landing from/on the airstrip. Implementation of this mitigation measure will reduce conflicts with the adjacent private airstrip discussed in the Final EIR to a less-than-significant level.

Impact 5.1-3. Compatibility with Adjacent Land Uses.

Impact

In Section 5.1 (Land Use), the Final EIR found that use of the Project Site for visitor-serving uses plus residential uses could introduce uses on the site incompatible with adjacent agricultural use which may result in urban-rural conflicts. Potential conflicts at the interface of agricultural and non-agricultural lands would be a significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that compatibility with adjacent land uses will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.1-4. Mitigation Measure 5.1-4 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires execution of a right-to farm declaration, notification to guests at the Inn at the time of check-in that the Inn is located near agricultural operations on agricultural lands and guests may be subject to inconvenience or discomfort from these operations at times, that employees of the Inn/Spa/Restaurant and/or the Winery be provided with a similar notification and that a 100 foot agricultural setback be established and maintained on the east side of Parcel B and the south side of residential lot 8. Implementation of this mitigation measure will reduce conflicts with the adjacent land uses discussed in the Final EIR to a less-than-significant level.

TRAFFIC AND CIRCULATION

Impact 5.2-1. 2005 Intersection Operation with Project and No Special Events.

Impact

Section 5.2-1 of the Draft EIR concluded that there would be an impact in the year 2005 base case plus project volumes as a result of a five second or more increase in average control delay for critical movements at the SR12 intersections with Adobe Canyon Road and Randolph Avenue where base case conditions are at LOS F.

Findings

Based on the final EIR and entire record, the Board finds that Impact 5.2-1 has been mitigated to a level less than significant by the imposition of the Condition of Approval requiring the construction of the center turn lanes. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

In response to comments on the Draft EIR projections were recalculated and based on the information set forth at pages 9.0-42 through 9.0-44 of the Final EIR and in discussions with Caltrans' staff, the Final EIR concluded that the Draft EIR overstated impacts at the Adobe Canyon Road intersection. Accordingly, the Final EIR was modified to reflect the fact that impacts at this intersection relating to 2005 intersection operation with no special events were no longer significant. The Board concurs with this analysis and finds that this impact was properly removed from the list of potentially significant effects. In addition to information contained in the Draft EIR, substantial additional information was set forth in the record. This extensive analysis resulted in the

identification of a new mitigation measure which was included in the Proposed Project to further avoid and substantially lessen Project impacts to the maximum extent feasible. Specifically, the new mitigation measure is the addition of center turn lanes at Randolph Avenue. Except for the potential noted in Exhibit "B" to this Resolution, traffic improvements have been required in, or incorporated into, the Proposed Project which mitigate or avoid significant traffic impacts associated with the Proposed Project to a less than significant level.

Impact 5.2-2. 2012 Intersection Operation with Project and No Special Events.

Impact

Section 5.2-2 of the Draft EIR concluded that the project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the SR12 intersections with Adobe Canyon Road and Randolph Avenue where base case conditions are at LOS F.

Findings

Based on the final EIR and entire record, the Board finds that Impact 5.2-2 has been mitigated to a level less than significant by the imposition of Project conditions requiring the construction of center turn lanes. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

In response to comments on the Draft EIR projections were recalculated and based on the information set forth at pages 9.0-42 through 9.0-44 of the Final EIR and in discussions with Caltrans' staff, the Final EIR concluded that the Draft EIR overstated impacts at the Adobe Canyon Road intersection. Accordingly, the Final EIR was modified to reflect the fact that impacts at this intersection relating to 2012 intersection operation with no special events were no longer significant. The Board concurs with this analysis and finds that this impact was properly removed from the list of potentially significant effects. In addition to information contained in the Draft EIR, substantial additional information was set forth in the record. This exhaustive analysis resulted in the identification of new mitigation measures which were included in the Project to further avoid and substantially lessen Project impacts to the maximum extent feasible. Specifically, these included the addition of a center turn lanes for Randolph Avenue.

Except for the potential noted in Exhibit "B" to this Resolution, traffic improvements have been required in, or incorporated into, the Proposed Project which mitigate or avoid significant traffic impacts associated with the Proposed Project to a less than significant level.

Impact 5.2-4. 2005 Intersection Operation With Proposed Project and Average Size Special Event

Impact

Section 5.2-4 of the Draft EIR concluded that there would be an impact in the year 2005 base case with average size special event traffic at the intersection of SR12 with Adobe Canyon Road. This was identified as a significant unmitigated impact in the Draft EIR.

Finding

Based upon the Final EIR and the entire record, the Board finds that the Draft EIR's conclusions with respect to this impact were erroneous.

Rationale

In response to comments on the Draft EIR, projections were recalculated. Based on the information set forth at pages 9.0-42 through 9.0-44 of the Final EIR and in discussions with Caltrans' staff, the Final EIR concluded that the Draft EIR overstated impacts at the Adobe Canyon Road intersection. Accordingly, the Final EIR was modified to reflect the fact that impacts at this intersection relating to 2005 intersection operation with average sized special events were no longer significant. The Board concurs with this analysis and finds that this impact was properly removed from the list of potentially significant effects. Except for the potential noted in Exhibit "B" to this Resolution, traffic improvements have been required in, or incorporated into, the Proposed Project which mitigate or avoid significant traffic impacts associated with the Proposed Project to a less than significant level.

Impact 5.2-5. 2012 Intersection Operation with Project and Average Size Special Events.

Impact

Section 5.2-5 of the Draft EIR concluded that the project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the SR12 intersections with Adobe Canyon Road, Lawndale and Randolph Avenue where base case conditions are at LOS F.

Findings

Based on the final EIR and entire record, the Board finds that Impact 5.2-2 has been mitigated to a level less than significant by the imposition of Project conditions requiring the construction of center turn lanes. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

In response to comments on the Draft EIR projections were recalculated and based on the information set forth at pages 9.0-42 through 9.0-44 of the Final EIR and in discussions with Caltrans' staff, the Final EIR concluded that the Draft EIR overstated impacts at the Adobe Canyon Road intersection. Accordingly, the Final EIR was modified to reflect the fact that impacts at this intersection relating to 2012 intersection operation with average size special events were no longer significant. The Board concurs with this analysis and finds that this impact was properly removed from the list of potentially significant effects. In addition to information contained in the Draft EIR, substantial additional information was set forth in the record. This exhaustive analysis resulted in the identification of new mitigation measures which were included in the Project to further avoid and substantially lessen Project impacts to the maximum extent feasible. Specifically, these included the addition of a center turn lanes for Lawndale Avenue and Randolph Avenue. Except for the potential noted in Exhibit "B" to this Resolution, traffic improvements have been required in, or incorporated into, the Proposed Project which mitigate or avoid significant traffic impacts associated with the Proposed Project to a less than significant level.

Impact 5.2-8. SR 12 Operating Conditions with Cumulative Average Size Special Events

Impact

Section 5.2-8 of the Draft EIR concluded that cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road SR 12 intersections operating at LOS F.

Findings

Based on the final EIR and entire record, the Board finds that Impact 5.2-8 has been mitigated to a level less than significant by the imposition of the Conditions of Approval requiring the construction of the center turn Lanes. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

In response to comments on the Draft EIR projections were recalculated and based on the information set forth at pages 9.0-42 through 9.0-44 of the Final EIR and in discussions with Caltrans' staff, the Final EIR concluded that the Draft EIR overstated impacts at the Adobe Canyon Road intersection. Accordingly, the Final EIR was modified to reflect the fact that cumulative impacts at this intersection relating to intersection operation with average size special events were no longer significant. The Board concurs with this analysis and finds that this impact was properly removed from the list of potentially significant effects. In addition to information contained in the Draft EIR, substantial additional information was set forth in the record. This exhaustive analysis resulted in the identification of new mitigation measures which were included in the Proposed Project to further avoid and substantially lessen Project impacts to the maximum extent feasible. Specifically, these were the addition of a center turn lanes for Lawndale Avenue and Randolph Avenue. Except for the potential noted in Exhibit "B" to this Resolution, traffic improvements have been required in, or incorporated into, the Proposed Project which mitigate or avoid significant traffic impacts associated with the Proposed Project to a less than significant level.

Impact 5.2-14. Parking Supply.

Impact

In Section 5.2 (Traffic and Circulation), the Final EIR found the proposed parking supply would be adequate for expected parking demand, a less-than-significant impact. The layout of the Winery does not, however, show trailer parking; this would be a significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that parking supply impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.2-14. Mitigation Measure 5.2-14 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires the Project Applicant to construct a trail head parking lot with room for 12 vehicle spaces including one for disabled parking. In addition, the parking lot will accommodate a minimum of two vehicle-plus trailer parking spaces. Implementation of this mitigation measure will reduce parking supply impacts to a less-than-significant level.

Impact 5.2-15. Road hazards.

Impact

In Section 5.2 (Traffic and Circulation), the Final EIR found project construction could result in off-site parking and spills along construction routes.

Finding

Based upon the Final EIR and the entire record, the Board finds that road hazard impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.2 15. Mitigation Measure 5.2-15 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that the Project Applicant prepare a construction traffic and parking control program to be carried out during Project Applicant implemented development. The program will prohibit parking of construction vehicles anywhere other than on-site and include a plan for clean-up of any spills or debris along

the construction truck delivery route. Implementation of this mitigation measure will reduce potential road hazard impacts to a less-than-significant level.

HYDROLOGY AND WATER QUALITY

Impact 5.3-1. Construction Period Water Quality Impacts.

Impact

In Section 5.3 (Hydrology and Water Quality), the Final EIR found that grading activities would expose soils to the erosional forces of runoff. The eroded sediments would be deposited in the downstream receiving channels, such as Graywood Creek and Sonoma Creek. This would be a short-term significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that construction period water quality impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.3-1. Mitigation Measure 5.3-1 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires the Project Applicant to file with the San Francisco Bay Regional Water Quality Control Board a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP requires that Best Management Practices (BMPs) must be identified, constructed, implemented and maintained in accordance with a time schedule and that post construction maintenance of BMPs occur. BMPs include, but are not limited to, the 15 pollution control procedures identified on pages 5.3-14 and 5.3-15 of the Final EIR. Additionally, a monitoring program is required including inspections of the construction site prior to anticipated storm events and after actual storm events. Any corrective maintenance must be done and all necessary equipment, materials, and workers must be available for rapid response.

Furthermore, the Project Applicant shall obtain a County General Grading Permit for all components of the Proposed Project from PRMD. The grading plan must adhere to performance criteria set forth in the Uniform Building Code and County requirements. The Project Applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the Proposed Project. This plan also requires application of BMPs. Those BMPs include, but are not limited to, the construction practices, setbacks, soil stabilization, access and barrier requirements set forth on page 5.3-16 of the Final EIR. Implementation of all of these mitigation measures will reduce construction period water quality impacts to a less-than-significant level by minimizing storm water discharge during construction.

Impact 5.3-2. Water Quality Impacts from Project-Related Runoff Pollutants.

Impact

In Section 5.3 (Hydrology and Water Quality), the Final EIR found surface water quality could be impacted from project-related runoff pollutants, such as suspended solids and floating debris, litter, nutrients, heavy metals, hydrocarbons, pesticides, and trace organics.

Finding

Based upon the Final EIR and the entire record, the Board finds that water quality impacts from project-related runoff pollutants will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.3-2. Mitigation Measure 5.3-2 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

Non-point source water quality impacts from the Proposed Project will be mitigated with an overall storm water runoff control program. Under the General Construction Permit, the Project Applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes best management practices ("BMPs") for storm water management during and following the construction phase of the Proposed Project. BMPs include such things as vegetated buffer strips, vegetated swales, water quality detention basins, site development restrictions, and other design or

source control management practices, as appropriate, to mitigate adverse potential water quality effects. Post construction BMPs are also required including the minimization of land disturbance, the minimization of impervious surfaces and the treatment of storm water runoff utilizing infiltration, biofilters, efficient irrigation and energy dissipator devices. Implementation of this mitigation measure will reduce water quality impacts from project-related runoff pollutants to a less-than-significant level by protecting surface water quality.

Impact 5.3-3. Impacts to Existing Drainage Patterns Resulting in Increased Erosion and Sedimentation.

Impact

In Section 5.3 (Hydrology and Water Quality), the Final EIR found alterations to existing drainage patterns, including increased peak flows in on- and off-site streams and drainages, and the new construction of roadways, stream crossings, parking areas**, and** structures could result in increased erosion and sedimentation of on- and off-site small drainages and Graywood and Sonoma Creeks.

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts to existing drainage patterns resulting in increased erosion and sedimentation will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.3-3(a) and 5.3-3(b). Mitigation Measures 5.3-3(a) and 5.3-3(b) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

These mitigation measures require that the Project Applicant revise the location of the roadway and alternate water tank to avoid impacts to the natural drainage ways. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Unless an alternative design can achieve a superior environmental result, roadway improvements are prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank.

Furthermore, the Project Applicant will prepare, for the review and approval by PRMD, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. The drainage plan must be prepared by a registered civil engineer in conformance with criteria set forth in the Sonoma County Water Agency's flood control design requirements. All onsite drainage facilities must be constructed pursuant to performance criteria set forth in the Water Agency's flood control design criteria and the County of Sonoma Permit and Resource Management Department's standards and requirements. Implementation of these mitigation measures will reduce impacts to existing drainage patterns resulting from increased erosion and sedimentation from project-related runoff pollutants to a less-than-significant level by, among other things, minimizing post development runoff.

Impact 5.3-5. Increased Flows to the Narrow-anthered California Brodiaea Colony.

Impact

The Project Site contains a colony of narrow-anthered California Brodiaea. The east fork of Graywood Creek flows through this colony. In Section 5.3 (Hydrology and Water Quality), the Final EIR found that development of the east fork's drainage area could lead to changes in flow to the Brodiaea colony, thus affecting the amount of water provided to the wetland and increasing erosion along the channel. Since the narrow-anthered California Brodiaea is a special status plant species, changes in the wetland hydrology would be a significant impact

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts due to increased flows to the narrow-anthered California Brodiaea colony will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.3-5. Mitigation Measure 5.3-5 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

Implementation of the drainage plan and storm water runoff control program as required by Mitigation Measures 5.3-2 and 5.3-5 will prevent changes in peak flow, runoff volumes, and water quality degradation that could adversely affect the Brodiaea population and associated potential seasonal wetland. Additional mitigation measures to protect the Brodeaiea colony are also included in Section 5.6, biological resources, discussed elsewhere herein. Accordingly, implementation of these mitigation measures will reduce impacts to the Brodiaea colony to a less than significant level by maintaining their hydrological environment.

Impact 5.3-8. Cumulative Hydrology and Water Quality Impacts.

Impact

In Section 5.3 (Hydrology and Water Quality), the Final EIR found that cumulative projects within the area could exacerbate existing flooding problems along Sonoma Creek, increase erosion, and degrade water quality in the Sonoma Creek Watershed and its developed subwatersheds. Although the Proposed Project's impact on downstream flooding would be small, its contribution would represent part of the cumulative impact of all of the projects combined; this would be a significant cumulative impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that cumulative hydrology and water quality impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.3-8. Mitigation Measure 5.3-8 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

As noted on page 5.3-27 of the Final EIR, with the implementation of mitigation measures 5.3-3(a) and (b) the Proposed Project's contribution to potential cumulative impacts to hydrology and water quality (stormwater runoff and erosion) would not be cumulatively considerable and therefore would be less than significant. Similarly, through the implementation of mitigation measures 5.3-1 and 5.3-2, the Proposed Project's contribution to cumulative water quality impacts and sedimentation would not be cumulatively considerable and therefore less than significant. Last, to mitigate the Proposed Project's cumulative contribution to flooding of Sonoma Creek, the applicant is

required by mitigation measure 5.3-3(b) to include in the drainage plan provisions for maintaining the pre-development 100 year runoff levels. Design calculations are required to demonstrate that, through the use of BMPs, post development 100 year runoff would not exceed pre-development runoff levels. Implementation of these mitigation measures will reduce the Proposed Project's contribution to the cumulative water quality and erosion impacts to less than cumulatively considerable.

WASTEWATER

Impact 5.4-1. Wastewater Treatment Requirements May Not Be Met.

Impact

In Section 5.4 (Wastewater Disposal), the Final EIR found that if the individual package treatment facilities (FAST) are not properly maintained, operated**,** or monitored, waste discharge requirements may not be met.

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts due to wastewater treatment requirements that may not be met will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.4-1. Mitigation Measure 5.4-1 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that prior to operation a detailed and specific operations, maintenance and procedure manual and accident contingency plan for the wastewater operators of the package plant be prepared and approved by PRMD and the Regional Water Quality Control Board. Furthermore, the FAST system will be operated, maintained, and monitored by a California-licensed Grade 3 Waste Water Treatment Plant Operator and will be under a valid Operational Permit with the County. The Operational Permit will be reviewed annually by PRMD in accordance with County requirements. In addition, the Conditions of Approval require the Project Applicant to submit a financial assurance plan to ensure that adequate capitalization and funds will be available for operation and maintenance of the FAST system. A mandatory closure agreement to enable the County to close the facilities served by the FAST system in the event of a

serious malfunction is also required. Implementation of these measures and safeguards will ensure that the individual package treatment facilities will be properly maintained, operated, and monitored. This, in turn, will reduce potential impacts to a less than significant level by meeting waste discharge requirements.

Impact 5.4-2. Impacts From the Operation of New Wastewater Treatment Facilities.

Impact

In Section 5.4 (Wastewater Disposal), the Final EIR found that constructing the Winery and events pavilion wastewater treatment and disposal system for a smaller projected design flow could result in an undersized-system that would not adequately treat the wastewater during peak conditions; this would be a potentially significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts from the operation of new wastewater treatment facilities will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.4-2. Mitigation Measure 5.4-2 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

The events pavilion is no longer a part of the Proposed Project. Additionally, the number of events has been reduced. Mitigation Measure 5.4-2 requires that the Winery's wastewater treatment and disposal system will be designed to provide adequate treatment and disposal capacity for wastewater flows generated by a peak event at the Winery and tasting room. This design can be achieved either through the use of an appropriately sized flow equalization tank to store and regulate excess peak flow entering the treatment system to match the proposed peak design capacity or by sizing the treatment plant and disposal field for the peak flow conditions. As reflected on pages 9.0-55 through 9.0-57 of the Final EIR, there appears to be sufficient area to provide for primary and reserve disposal by a leach field system for the winery and events area wastewater system. That information concludes that based on an average percolation rate of 5 MPI, the leach field could accommodate a peak flow of approximately 6, 960 gallons per day, which is more than sufficient capacity for primary and reserve disposal area. Additionally, in response

to comments on the Draft EIR, the applicant included a methanol and sodium bicarbonite feed in the FAST system to improve treatment capabilities to allow the system to provide a tertiary level of nitrogen removal. Moreover, the Conditions of Approval require the Project Applicant to submit a financial assurance plan to ensure that adequate capitalization and funds will be available for operation and maintenance of the system. A mandatory closure agreement to enable the County to close the facilities served by the system in the event of a serious malfunction is also required. Implementation of these mitigations will insure that impacts from the operation of new wastewater treatment facilities will be mitigated to a less-than-significant level by providing adequate facilities for wastewater treatment and disposal.

Impact 5.4-3. The Soil Type and Land Area for Some of the Proposed Residential Leachfields Would not be Capable of Supporting the Use of On-Site Wastewater Treatment and Disposal Systems.

Impact

In Section 5.4 (Wastewater Disposal), the Final EIR found that in general, the on-site treatment and disposal systems are located in areas with adequate land areas and soil type. However, two of the proposed residential leachfields are planned in areas that would not meet applicable setback requirements. Locating leachfields in areas that do not meet these requirements could impact water quality and be a significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts due to the fact that the soil type and land area for some of the proposed residential leachfields would not be capable of supporting the use of on-site wastewater treatment and disposal systems will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.4-3. Mitigation Measure 5.4-3 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that the applicant document that residential on-site wastewater treatment and disposal facilities meet all setback requirements. Modification of the property lines of the two affected residential lots may be used to

achieve required setbacks by providing adequate disposal area. Furthermore, the Conditions of Approval state that development of each lot shall not exceed the available capacity of the leachfield as proposed. Development must be consistent with the County requirements. Implementation of these measures will ensure that applicable leachfield setback and area requirements are met and thus reduce this impact to a less-than-significant level.

Impact 5.4-4. Potential Impacts Due to Exceeding Water Quality Standards or Waste Discharge Requirements, or Otherwise Resulting in Water Quality Degradation.

Impact

Water quality impacts from wastewater disposal are primarily due to bacteriological effects and nitrate additions to the groundwater, particularly when the groundwater is used as a drinking water source. Bacteriological effects are generally eliminated by processes within the soil, addressed through proper siting, design, and system operation. Nitrates are not readily absorbed by the soil. The commercial disposal fields are located in a groundwater recharge area, with 14 neighboring wells located directly south and south east of the Project Site. In Section 5.4 (Wastewater Disposal), the Final EIR found that groundwater nitrate levels downgradient of the disposal fields are projected to be near or in excess of drinking water standards unless the wastewater treatment system is designed and operated to provide substantial nitrogen removal.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to exceeding water quality standards or waste discharge requirements, or otherwise resulting in water quality degradation will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.4-4. Mitigation Measure 5.4-4 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that the proposed FAST wastewater pretreatment systems shall be designed and operated for nitrogen removal to ensure that the nitrate

concentration of the commercial wastewater effluent entering the disposal fields would not result in a groundwater quality that exceeds the drinking water standard at any property boundary. This requirement can be achieved safely by providing a final effluent nitrogen concentration of 15 mg-N/L, which is a reasonable treatment standard for a FAST system. The proposed FAST treatment systems will be designed and operated to achieve effluent total nitrogen concentrations below 15 mg/L. The applicant has included methanol and sodium bicarbonate feeds in the FAST system to improve nitrogen removal capabilities which will allow the system to provide tertiary levels of nitrogen removal. Additionally, the wastewater system proposed for the Inn/Spa/Restaurant also requires nitrogen pre-treatment to reduce nitrate levels below the threshold of concern for groundwater contamination. Provisions are also included for the introduction of sodium bicarbonate into the FAST treatment unit for the Inn/Spa/Restaurant for adjustment of the alkalinity of wastewater, if needed, which is important for nitrification. Details of the wastewater system and wastewater treatment operations are set forth in the Final EIR in pages 9.0-50 through 9.0-60. Implementation of this mitigation measure and system design components will reduce the potential impacts due to exceeding water quality standards or waste discharge requirements, or otherwise resulting in water quality degradation to a less-than-significant level.

The Board also concurs with the conclusions of the Final EIR that impacts to groundwater hydrology and cumulative impacts from wastewater treatment and disposal are less than significant impacts. This conclusion is supported by evidence set forth in the Draft and Final EIRs and the discussion set forth above relating to Impacts 5.4-1 through 5.4-4.

BIOLOGICAL RESOURCES

Impact 5.6-1. Special-Status Species.

Impact

In Section 5.6 (Biological Resources), the Final EIR found that the Proposed Project could have a substantial adverse effect on the populations of narrow-anthered California brodiaea and Sonoma ceanothus, and could affect raptor nests which might be established on the site prior to construction.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts to special-status species will be mitigated to a less-than-significant level by the

imposition of Mitigation Measures 5.6-1(a), 5.6-1(b), 5.6-1(c) and 5.6-1(d). Mitigation Measures 5.6-1(a) through 5.6-1(d) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

These mitigation measures restrict improvements to areas outside the known distribution of the narrow-anthered California brodiaea and Sonoma ceanothus populations to the maximum extent feasible. At a minimum, restrictions on the proposed development plan/tentative map include relocation of the water tank, driveway relocations and design and construction requirements relating to fire breaks and residential utilities. Runoff is also being controlled to minimize impacts. Furthermore, a final mitigation plan will be prepared by a qualified botanist to provide for permanent protection of the narrow-anthered California brodiaea and Sonoma ceanothus populations on the site. The mitigation measure is subject to California Department of Fish and Game and PRMD staff approval. The plan is required to define measures which ensure the protection of the population, salvage of any seed or individual plants within the limits of grading, the replanting of salvaged material, long term management requirements, and monitoring of the habitat protection and salvage efforts. Detailed specifics of requirements of these plans are set forth on pages 5.6-16 through 5.6-19 of the Final EIR. The Department of Fish and Game is in accord with these requirements (Final EIR pages 9.0-25 and 9.0-135 through 9.0-139). Any active raptor nests in the vicinity of proposed grading will be avoided until young birds are able to leave the nest (i.e. fledged) and forage on their own. Implementation of these mitigation measures will reduce potential impacts to special-status species to a less-than-significant level.

Impact 5.6-2. Loss of Sensitive Natural Communities.

Impact

In Section 5.6 (Biological Resources), the Final EIR found that the Proposed Project would result in loss of important native habitat and sensitive natural community types.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts to sensitive natural communities will be mitigated to a less-than-significant level

by the imposition of Mitigation Measures 5.6-2(a) and 5.6-2(b). Mitigation Measures 5.6-2(a) and 5.6-2(b) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

The Proposed Project as designed and these mitigation measures require that the proposed development plan/tentative map be revised to avoid disturbance to the sensitive natural communities on the Project Site. Mitigation measure 5.6-2(a) requires revisions to the proposed development plan and tentative map which include, at a minimum, requirements regarding roadway locations, minimization of tree removal, trail design requirements, a prohibition of all improvements within the boundaries of the proposed oak tree preserves, expansion of the oak tree preserves, establishment of a riparian preserve over Graywood Creek and a final vegetation management plan. The final vegetation management plan shall be expanded to address the protection and management of woodland, forest, riparian, chaparral, wetland and grassland habitat on the site and shall include recommendations in mitigation measures 5.6-1(a), 5.6-1(b), 5.6-3(a) and 5.6-2(a). Runoff to sensitive areas is also required to be controlled to minimize impacts. Additional tree planting was also required in response to comments on the Draft EIR by the Department of Fish and Game. Implementation of these mitigation measures will ensure that potential impacts to sensitive natural communities will be mitigated to a less-than-significant level.

Impact 5.6-3. Loss of Wetlands and Drainages.

Impact

In Section 5.6 (Biological Resources), the Final EIR found that the Proposed Project could result in loss and modifications to jurisdictional wetlands and other waters, and could contribute to degradation of downstream areas.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to the loss of wetlands and drainages will be mitigated to a less-than-significant level by the imposition of Mitigation Measures 5.6-3(a), 5.6-3(b), 5.6-3(c), 5.6-3(d) and 5.6-3(e). Mitigation Measures 5.6-3(a) through 5.6-3(e) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have

been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

These mitigation measures require that the proposed development plan and tentative map be revised to restrict improvements to areas outside the seasonal wetlands on the site and to minimize disturbance to the ephemeral drainage on the site. Among other things, this will result in an expansion of the proposed Brodiaea Preserve to include both of the seasonal wetlands and the intervening grassland and woodland habitat. Furthermore, a bridge or arched culvert will be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. Mitigations also include driveway relocation, the adjustment of the alignment of roads A and B, a storm water pollution prevention plan and compliance with any requirements set forth in permits authorized by the Army Corps of Engineers, California Department of Fish and Game and Regional Water Quality Control Board. Evidence of permit authorization shall be submitted to the County PRMD prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and Federal regulations relating to seasonal wetlands and jurisdictional waters. Implementation of these mitigation measures will ensure that potential impacts due to the loss of wetlands and drainages will be mitigated to a less-than-significant level.

Impact 5.6-4. Wildlife Habitat and Connectivity Impacts.

Impact

In Section 5.6 (Biological Resources), the Final EIR found that the Proposed Project would interfere substantially with wildlife movement opportunities.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential wildlife habitat and connectivity impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measures 5.6-4(a), 5.6-4(b), 5.6-4(c), 5.6-4(d) and 5.6-4(e). Mitigation Measures 5.6-4(a) through 5.6-3(e) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

These mitigation measures result in revisions to the development plan that will reduce impacts on natural habitat and wildlife movement opportunities. For example, the development plan will be revised to minimize the loss of woodland and forest habitat on the site. The final Vegetation Management Plan will be expanded to include specific provisions regarding the protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site as noted in response to correspondence dated July 1, 2003, from the Department of Fish and Game. In addition, the Conditions of Approval restrict fencing on the upper portions of the Project Site to protect wildlife corridors, and restrict lighting to prevent unnecessary illumination of natural habitat on the Project Site. Fencing for the residential lots is restricted to the building envelopes to prevent wildlife interference. Additional mitigation measures require the prohibition of livestock on the residential lots and the preserve areas on the Project Site to prevent the trampling and removal of ground cover vegetation, requirements relating to domestic pets and prohibitions on off road vehicle and motorcycle use. Implementation of these mitigation measures will ensure that potential wildlife habitat and connectivity impacts will be mitigated to a less-than-significant level.

GEOLOGY/SOILS

Impact 5.7-2. Earthquake Induced Ground Shaking.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that strong seismic shaking is expected to occur at the site some time during the design life of the proposed development which could damage structures.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to earthquake inducing ground shaking will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-2. Mitigation Measure 5.7-2 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation will be prepared to develop seismic design criteria for proposed structures at the site. These reports will include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The Project Applicant will incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations will be implemented and constructed as part of the development of the site. Ground motions and Uniform Building Code site coefficients will be determined by a separate analysis as part of design-level geotechnical investigations for the specific buildings and other proposed structures. Implementation of this mitigation measure will reduce potential impacts due to earthquake inducing ground shaking to a less-than-significant level.

Impact 5.7-3. Liquefaction.

Impact

Liquefiable soils have not been encountered at the Project Site. In Section 5.7 (Geology/Soils), the Final EIR found, however, that liquefiable deposits may still be present in the alluvial soils underlying the proposed leachfield disposal systems for the Winery and the Inn/Spa/Restaurant.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to liquefaction will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-3. Mitigation Measure 5.7-3 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the Winery area will address the presence or absence of liquefiable soils. Such evaluations

will be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures will be implemented as determined by the geotechnical investigations. Prior to building, grading or septic permit issuance the applicant shall submit the design level geotechnical reports as outlined in the mitigation measure and County staff will be responsible to ensure that the recommendations have been incorporated into the design of project improvements. Implementation of this mitigation measure will reduce potential impacts due to liquefaction to a less-than-significant level.

Impact 5.7-4. Seismic Ground Settlement.

Impact

Ground settlements (densification) can occur when soils with low density or high void ratios compact upon shaking. In Section 5.7 (Geology/Soils), the Final EIR found that ground settlements are considered most likely to occur in the lowland alluvial fan areas during seismic shaking.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to seismic ground settlement will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-4. Mitigation Measure 5.7-4 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that if structures or septic systems are proposed in the lowland alluvial fan area, the following measures would be required to mitigate ground settlement impacts:

(1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics and need for any ground improvement measures.

(2) Rework and compact soils where structures are proposed and such soils are identified in the near surface.

(3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered.

Implementation of this mitigation measure will reduce potential impacts due to seismic ground settlement to a less-than-significant level.

Impact 5.7-5. Lurching and Ground Cracking.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that lurching and ground cracking can occur at the edges of slopes or steep stream banks during strong ground shaking.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to lurching and ground cracking will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-5. Mitigation Measure 5.7-5 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that if structures or septic systems are proposed near steep banks, future building-specific geotechnical investigation for development in the lowland area will determine the presence or absence of fills and/or natural slopes/banks with a potential for seismically-induced ground cracking and failure by lurching. If found to exist, special foundation design or re-working of the soils or other appropriate design, as determined by the area and site-specific investigations, will be employed to mitigate this impact. Prior to building, grading or septic permit issuance, the applicant shall submit the design level geotechnical report as outlined in this mitigation and County staff would be responsible to ensure that the recommendations have been incorporated into the structural design of project improvements. Implementation of this mitigation measure will reduce potential impacts due to lurching and ground cracking to a less-than-significant level.

Impact 5.7-6. Lateral Spreading.

Impact

Lateral spreading refers to lateral deformations of banks or sloping areas as a result of seismic liquefaction. In Section 5.7 (Geology/Soils), the Final EIR found that liquefiable soils have not been encountered at the site. However, liquefiable deposits may still be encountered in alluvial deposits beneath the leachfield disposal systems for the Winery and Inn/Spa/Restaurant.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to lateral spreading will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-6. Mitigation Measure 5.7-6 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the Winery area will address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures will be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement will be considered. Building permit approval shall be conditioned on the preparation of the design level geotechnical report as required by mitigation measure 5.7-6. Implementation of this mitigation measure will reduce potential impacts due to lateral spreading to a less-than-significant level.

Impact 5.7-7. Landsliding and Slope Instability.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that previous geologic work at the site indicates that there is not a significant risk with respect to the presence of landslides within the proposed building envelopes. Remaining slope stability risks to the

development of residential/commercial structures would be associated with instability that may be generated during grading of the building pads and other improvements.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to landsliding and slope instability will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-7. Mitigation Measure 5.7-7 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that:

(a) Design-level site-specific geotechnical engineering investigation and analysis is required for proposed development improvements. Site specific investigations will evaluate the potential for slope instability, especially where unstable contacts within the volcanic rock may be exposed as a result of grading.

(b) Grading and excavation activities will comply at a minimum with the Uniform Building Code, County of Sonoma standards, and site-specific design criteria established in the geotechnical reports. The geotechnical reports will consider the following measures:

1. All fills constructed on slopes steeper than 5:1 (horizontal to vertical), or any fills with a height greater than three feet above original ground level will be keyed and benched into competent material and provided with subdrainage. Unreinforced permanent fill slopes will be no steeper than 2:1 and, where slope heights exceed 15 feet the fills will be provided with benches and surface drainage controls. All fills shall be engineered and compacted to at least 90 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the Project Applicant's Geotechnical Engineer.

2. Slopes on the Project Site will be improved with erosion protection and planted with vegetation. Planted vegetation will include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where

needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources.

(c) Use proper construction, inspection, and maintenance practices to protect against creation of unstable slopes.

A plan for the periodic inspection and maintenance of slope stability improvements, subdrains, and surface drains, including removal and disposal of material deposited in catchment basins, will be prepared and submitted to the County of Sonoma for review and approval by the County Permit and Resource Management Department Drainage Review prior to occupancy. This plan will include inspection and disposal procedures, schedule and reporting requirements, and who the responsible party will be. This plan can be part of the overall long-term project maintenance plan. Implementation of this mitigation measure will reduce potential impacts due to landsliding and slope instability to a less-than-significant level.

Impact 5.7-8. Creekbank Stability.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that bank erosion along Graywood Creek (including upslope off-site sources) could result in localized instability of the stream banks. Bank failures may also occur as a result of seismic shaking. Such instability could impact the roadway, and could result in flooding and/or debris flow activity which could impact the downslope areas.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to creekbank stability will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-8. Mitigation Measure 5.7-8 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that road design adjacent to Graywood Creek will be based on design level geotechnical evaluation. Creek bank stability measures will be incorporated into road design. Designs may include but will not be limited to drainage

improvements, stream bank stabilization or road setbacks. All grading at the site will be subject to the requirements of Mitigation Measure 5.7-7 regarding slope stability. These features will be designed to stabilize upslope areas prone to erosion or earth movement which could block drainages and result in sudden breaches and downslope erosion and flooding. The Project Applicant will incorporate the recommendations developed in the site specific geotechnical reports prepared for each development area. Said recommendations will be implemented and constructed as part of the development of the area.

Stabilization measures within creeks will conform to requirements of the County of Sonoma, California Department of Fish and Game, and other applicable agencies, and will be submitted for approval by these agencies. Implementation of this mitigation measure will reduce potential impacts due to creekbank stability to a less-than-significant level.

Impact 5.7-9. Expansive Soils.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that expansive soils may be identified during site-specific work which could result in damage to foundations, slabs or pavements.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to expansive soils will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-9. Mitigation Measure 5.7-9 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that prior to building, grading, or septic permit issuance the Project Applicant's Geotechnical Engineer will complete site-specific investigations with detailed soils analyses of the actual locations and types of proposed buildings, slabs and pavements. Those investigations will include laboratory testing of on-site soils to assess their expansion potential. These investigations will result in design

recommendations which include specifications for stabilizing areas of expansive soil (if encountered), quality of imported fill material, compaction standards for engineered soil materials, floor slab and pavement design recommendations, surface and subsurface drainage requirements, and grading specifications. Implementation of this mitigation measure will reduce potential impacts due to expansive soils to a less-than-significant level.

Impact 5.7-10. Low Strength Soils.

Impact

In Section 5.7 (Geology/Soils), the Final EIR found that site soils may be encountered during site-specific investigations that are of low strength or of low density such that they could collapse or subside under foundation loading.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential impacts due to low strength soils will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.7-10. Mitigation Measure 5.7-10 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that prior to building, grading, or septic permit issuance the Project Applicant will conduct site-specific geotechnical investigations and analyses of potential differential settlements of buildings and other site improvements, and develop design criteria as necessary to reduce differential settlements to tolerable levels. Potential measures may include but not be limited to over excavation and recompaction of weak soils or utilizing deep foundations to extend foundation support through low strength soils and into underlying competent material. Prior to building, grading or septic permit issuance the applicant shall submit the design level geotechnical report required by the mitigation measure to PRMD. Reports are also required for building permit applications for individual residential lots. County staff is responsible to ensure that the recommendations have been incorporated into the structural design of Project improvements. Implementation of this mitigation measure will reduce potential impacts due to low strength soils to a less-than-significant level.

VISUAL AND AESTHETIC QUALITY

Impact 5.8-3. View from State Route 12 west of Adobe Canyon Road looking North.

Impact

In Section 5.8 (Visual and Aesthetic Quality), the Final EIR found that from State Route 12 west of Adobe Canyon Road looking north portions of the main area of the Proposed Project are seen. The upper part of the Inn's main house and adjacent cottages extend above the tops of intervening trees on the hillside immediately in front of the development. The form and color of the buildings would attract the attention of viewers at this viewpoint.

Finding

Based upon the Final EIR and the entire record, the Board finds that potential visual impacts from State Route 12 west of Adobe Canyon Road looking north will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.8-3. Mitigation Measure 5.8-3 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that specific measures be applied, primarily to the Inn/Spa/Restaurant buildings to reduce the visual contrast of the Inn/Spa/Restaurant with the immediately surrounding setting so that the Proposed Project will not attract attention as seen from State Route 12. Those measures include the use of certain colors on exterior building surfaces (for example colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees) and tree retention on the Project Site (especially in the areas between the Inn/Spa/Restaurant and State Route 12). Elevations of structures are limited and County Design Review is required. During the Board hearing, opponents questioned the efficacy of the mitigation measures imposed on the Proposed Project to reduce visual impacts. The EIR consultant conducted two separate visual analyses of the Proposed Project. The second visual analysis took into consideration tree counts conducted on the Project Site to determine the number and sizes of trees to be removed. The Board is satisfied, based on

the these two visual analyses and the information developed in connection with tree counts on the Project Site, that visual impacts from State Route 12 west of Adobe Canyon Road looking north have been adequately mitigated. Implementation of this mitigation measure will reduce the potential visual impact from State Route 12 west of Adobe Canyon Road looking north to a less-than-significant level. The Board also agrees with the conclusions of the Final EIR and its visual impact studies that both the view from State Highway 12 at Lawndale Road looking north and the view from Adobe Canyon Road looking northwest are less than significant and that no mitigation is required in connection with such potential impacts.

CULTURAL RESOURCES

Impact 5.9-1. Potential Subsurface Resources.

Impact

In Section 5.9 (Cultural Resources), the Final EIR found that while no discernible impacts to archaeological resources or human remains are anticipated, the possibility cannot be precluded that prehistoric cultural deposits and features are present below the ground surface and could be damaged during land alteration activities

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts to unknown subsurface resources will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.9-1. Mitigation Measure 5.9-1 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measures provides specific steps to follow if cultural deposits are encountered at any location during construction in the event of an accidental discovery or recognition of any human remains, including the steps outlined in CEQA Guideline 15064.5(e). The mitigation measure requires, among other things, the training of workers involved in ground disturbing activities and the establishment of procedures and protocols to ensure that construction activities avoid or minimize impacts to potentially significant cultural resources. Additionally, if cultural deposits are encountered at any

location, construction must be halted and consultation with a qualified archaeologist and the Native American community must occur. The archaeologist shall conduct an independent review of any find under the direction of the County and, if additional mitigation is required, it may be imposed. Implementation of these specific steps will ensure that if unknown cultural resources are discovered during construction activities, these resources will be protected and this potential impact will be mitigated to a less-than-significant level.

AIR QUALITY

Impact 5.10-1. Construction Period Air quality Impacts.

Impact

In Section 5.10 (Air Quality), the Final EIR found that dust generation from short-term construction activities would cause potential health and nuisance impacts to adjacent land uses. This would be a short-term significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that construction period air quality impacts will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.10-1. Mitigation Measure 5.10-1 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure will reduce dust emissions from grading and other construction activities to a less-than-significant level by implementing fugitive dust control measures. These dust control measures include watering all active construction areas at least twice daily and more often during windy periods, covering all hauling trucks or maintaining at least two feet of freeboard, and applying water at least twice daily, or applying (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. A list of required dust control measures may be found at pages 5.10-5 through 5.10-6 of the Final EIR. These measures are consistent with Bay Area Air Quality Management District guidelines.

Impact 5.10-4. Wood Burning Emissions.

Impact

In Section 5.10 (Air Quality), the Final EIR found that wood burning fireplaces could contribute to particulate emissions exceedances.

Finding

Based upon the Final EIR and the entire record, the Board finds that impacts from wood burning emissions will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.10-4. Mitigation Measure 5.10-4 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that only natural gas fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves will be allowed in the residences and only natural gas fireplaces will be allowed in guest areas the Inn/Spa/Restaurant and the Winery. With the exception of wood burning facilities for cooking in the Inn/Spa/Restaurant, conventional open-hearth fireplaces will be prohibited. The mitigation measures require notes on the final Subdivision Map and provisions in the Project CC&Rs setting forth fireplace limitations. Prior to building permit issuance, County staff is required to confirm that only appropriate fireplaces have been installed. Implementation of this mitigation measure will reduce impacts from wood burning emissions to a less-than-significant level.

Impact 5.10-5. Odors.

Impact

In Section 5.10 (Air Quality), the Final EIR found that odors potentially resulting from the accidental release of hydrogen sulfide from the proposed wastewater pretreatment facilities would be a significant impact.

Finding

Based upon the Final EIR and the entire record, the Board finds that odors from the accidental release of hydrogen sulfide from the proposed wastewater pretreatment facilities will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.4-2. Mitigation Measure 5.4-2 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

To mitigate possible odor impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, this mitigation measure requires that gases and odors will be contained in an underground collection and dispersal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants will be enclosed or placed underground to further control odors. Implementation of this mitigation measure will reduce the potential for odors from the accidental release of hydrogen sulfide from the proposed wastewater pretreatment facilities to a less-than-significant level.

NOISE

Impact 5.11-1. Noise Associated with Special Events at the Winery.

Impact

In Section 5.11 (Noise), the Final EIR found that outdoor music at the events pavilion could result in noise levels exceeding the Sonoma County General Plan Noise Element's noise level limits.

Finding

Based upon the Final EIR and the entire record, the Board finds that noise impacts associated with special events at the Winery will be mitigated to a less-than-significant level by the imposition of Mitigation Measures 5.11-1(a), 5.11-1(b), 5.11-1(c), and 5.11-1(d). Mitigation Measures 5.11-1(a) through 5.11-1(d) have been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

The events pavilion is no longer a part of the Proposed Project. The Proposed Project does, however, include the holding of up to 20 special events per year with a maximum of 200 persons in attendance. The special events will be held in or around the Winery. These mitigation measures establish outdoor and indoor noise limits for all special events. Measures to insure compliance with the noise level limits specified include restricting loud events, and/or loud noise sources associated with events to the interior of the building, the use of a permanent outdoor loudspeaker system that would include an electronic limiter device to prevent excessive levels and the construction of solid walls around the outdoor activity area to create an enclosed patio. Implementation of these mitigation measures will mitigate noise impacts associated with special events at the Winery to a less-than-significant level.

Impact 5.11-2. Noise from Operation of Wastewater Facilities.

Impact

In Section 5.11 (Noise), the Final EIR found that operation of the wastewater pretreatment facilities could exceed the Sonoma County General Plan Noise Element exterior noise level standards.

Finding

Based upon the Final EIR and the entire record, the Board finds that noise impacts from the operation of the wastewater facilities will be mitigated to a less-than-significant level by the imposition of Mitigation Measure 5.11-2. Mitigation Measure 5.11-2 has been incorporated into the Conditions of Approval. Accordingly, changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effect on the environment.

Rationale

This mitigation measure requires that backup generators and the blower units for the wastewater systems be enclosed or otherwise baffled for soundproofing. Furthermore, the wastewater system must be designed to be in compliance with the County's exterior noise level standards as set forth in Table NE-2 of the General Plan. Implementation of these mitigation measures will mitigate noise impacts associated with the operation of the wastewater facilities to a less-than-significant level.

EXHIBIT "B"
SIGNIFICANT IMPACTS THAT CANNOT BE FULLY MITIGATED

The Final EIR identifies the following significant or potentially significant adverse environmental impacts of the Proposed Project that cannot be mitigated to an insignificant level and are, therefore, significant unavoidable impacts:

Introduction

The mitigation measures relating to the addition of center turn lanes ("center turn lanes") for Randolph Lane and Lawndale Road are within the jurisdiction of Caltrans. Should Caltrans fail to approve these center turn lanes, then the Board makes the following findings.

TRAFFIC AND CIRCULATION

Impact 5.2-1. 2005 Intersection Operation with Project and No Special Events.

Facts

In Section 5.2 (Traffic and Circulation), the Final EIR found year 2005 base case-plus-project volumes would result in five seconds or more increase in average control delay for critical movements at the State Route 12 intersection with Randolph Avenue where base case conditions are at Level of Service F.

Finding

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 / Randolph Avenue intersection in 2005 with the Proposed Project and no special events will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38, and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed which will reduce Impact 5.2-1 to a less than significant level; however, these improvements will require permits and/or approval by the State of California Department of Transportation ("Caltrans"). While there is nothing in the record that suggests that Caltrans will modify its prior oral statements that these improvements are desirable, no final Caltrans approval has yet been obtained. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level, the

approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements, the Board finds that the mitigation measure may not be feasible. In the event that the mitigation measure proves infeasible, the Board concludes that this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

Rationale

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and that it would consider these improvements to mitigate project level of service impacts at these intersections to a less than significant level.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods

analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 / Randolph intersection in 2005 with the Proposed Project and no special events to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

Impact 5.2-2. 2012 Intersection Operation with Project and No Special Events.

Facts

In Section 5.2 (Traffic and Circulation), the Final EIR found the project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the State Route 12 intersection with Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact unless specified mitigations are employed. The project traffic contribution to year 2012 cumulative volumes at the State Route 12/Randolph Avenue intersection would add to Friday AM peak hour approach volumes meeting rural signal warrant levels. This would be a significant cumulative safety impact and the Proposed Project's incremental contribution of traffic would be cumulatively considerable unless specified mitigations are employed.

Finding

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 / Randolph intersection in 2012 with the Proposed Project and no special events will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements, the Board finds that the mitigation measure may not be feasible. In the event that the mitigation measure proves infeasible, the Board concludes that this impact would not be reduced to a level of

less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

Rationale

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections, including Impact 5.2-2.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and a center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour). This would result in the Proposed Project's cumulative contribution being less than cumulatively considerable.

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 / Randolph intersection in 2012 with the Proposed Project and no special events to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

Impact 5.2-5. 2012 Intersection Operation with Proposed Project and Average Size Special Event.

Facts

In Section 5.2 (Traffic and Circulation), the Final EIR found the project increment (project average size special event traffic) of cumulative condition (year 2012-plus-project with average size special event traffic) would increase average control delay for critical movements by more than five seconds at the State Route 12 intersections with Lawndale Road and Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact unless specified mitigations are employed.

Finding

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 intersections with Lawndale Road and Randolph Avenue in 2012 with the Proposed Project and an average size special event will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level, the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements the Board finds that the mitigation measure may not be feasible. In the event that the mitigation measure proves infeasible, the Board finds that this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

Rationale

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD Staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections, including Impact 5.2-5.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

Impact 5.2-8. State Route 12 Operating Conditions at Specified Intersections with Cumulative Average Size Special Events.

Facts

In Section 5.2 (Traffic and Circulation), the Final EIR found cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road / State Route 12 intersections operating at LOS E or F unless specified mitigations were employed. Subsequently, in response to comments on the Draft EIR, the projections were re-analyzed and the Final EIR concluded that impacts at Adobe Canyon Road were not cumulatively considerable nor cumulatively significant. The remaining impact at Randolph resulting from the Proposed Project's contribution of traffic would be cumulatively considerable unless specific mitigations are employed.

Finding

Based upon the Final EIR and the entire record, the Board finds that Proposed Project's cumulatively considerable contribution to cumulative impacts at the State Route 12 / Randolph Avenue intersection will be a significant and unavoidable impact. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impact to a less-than-significant level the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements the Board finds that the mitigation measure may not be feasible. Accordingly, in the event that the mitigation measure proves infeasible, the Board concludes this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

Rationale

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from

Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic engineer, County staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections to a less than significant level.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level at Randolph Avenue. The potential impact at Lawndale Road would not be significant, with or without the turn lane because there are fewer than 30 vehicles on either turn movement during the applicable peak period.

VISUAL AND AESTHETIC QUALITY

Impact 5.8-4. Light Pollution.

Facts

In Section 5.8 (Visual and Aesthetic Quality), the Final EIR found that implementation of the Proposed Project would result in new lighting sources on the Project Site, which together with other proposed development, could lead to increased light pollution.

Finding

The Board finds the light pollution impact to be significant and unavoidable notwithstanding evidence in the record which arguably could support a contrary finding. The applicant has proposed the use of lighting standards applicable to National Parks. The Ferguson Observatory was satisfied that the use of these lighting standards would address potential impacts to the night sky. Mitigation measure 5.8-4 has been incorporated into the Conditions of Approval. In addition, Conditions of Approval 101 and 102 of the Inn/Spa/Restaurant Conditions of Approval and Conditions of Approval 98 and 99 of the Winery Conditions of Approval require preparation of an exterior lighting plan to minimize lighting impacts. Nevertheless, while these measures will reduce light pollution impacts substantially, it is not certain that they would be effective enough to reduce this impact to a less-than-significant level. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

Rationale

Light pollution impacts will be reduced with the mitigation measures incorporated into the Inn/Spa/Restaurant and Winery Conditions of Approval. An exterior lighting plan will be prepared for the Inn/Spa/Restaurant and the Winery. Measures included in the exterior lighting plan include the full shielding of light sources from off-site view, the use of on-demand lighting systems where possible, and the prohibition of the use of mercury, sodium vapor, and similar intense and bright lights except where their need is specifically approved and their source of light is restricted. In addition, lighting standards are to be employed for the Inn/Spa/Restaurant, the Winery, and residential uses. These standards will be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These restrictive standards are for parks, recreation areas, and wildlife preserves.

As discussed in the Final EIR, because there is no existing development there are no nighttime light sources on the Project Site (such as from vehicle headlamps, streetlights, outdoor landscape or safety lighting or interior lighting) visible from State Route 12 or Adobe Canyon Road. It is evident that there would be a number of new light sources with the Proposed Project and that nighttime lighting may be visible from State Route 12 and Adobe Canyon Road.

Therefore, even with the implementation of the stringent mitigation measures to reduce on-site light pollution, given the lack of existing sources of nighttime lighting on the Project Site, the number of new lighting sources associated with the Proposed Project, and the visual sensitivity of the Project Site, the Board finds that the increase in light pollution is a significant unavoidable impact.

CONCLUSION

With respect to all of the unmitigated impacts referenced above and those impacts discussed in Exhibit "A", the Board finds that all feasible mitigation measures and alternatives have been adopted to avoid or substantially lessen the environmental impacts of the Proposed Project. For example, if, for any reason, Caltrans will not approve the mitigation measures described herein which will reduce all traffic impacts to an insignificant level, the County has provided for contingent and additional mitigation to substantially lessen impacts of the Proposed Project, albeit not to a level less than significant. Condition Number 36 requires the payment of traffic mitigation fees prior to the issuance of any building permit. Alternative mitigation is set forth in conditions 38 and 39 to the major subdivision approval. Conditions 40 and 41 to the major subdivision approval also address traffic related impacts and will be employed regardless of whether Caltrans ultimately approves the most desirable mitigation measures identified by the County herein. Accordingly, even in the absence of Caltrans approval, changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR to the extent feasible. Those changes or alterations are as discussed in this Exhibit B, in the main body of the Resolution and in other Exhibits appended hereto.

EXHIBIT "C"
STATEMENT OF
OVERRIDING CONSIDERATIONS

I. Introduction

1.01 In approving the Proposed Project, which is evaluated in the Final EIR, the Board makes the following Statement of Overriding Considerations pursuant to Public Resources Code section 21081 and State CEQA Guidelines section 15093 in support of its findings on the Final EIR. The Board has considered the information contained in the Final EIR and has fully reviewed and considered all of the public testimony, documentation, exhibits, reports, and presentations included in the record of these proceedings. The Board specifically finds and determines that this Statement of Overriding Considerations is based upon and supported by substantial evidence in the record.

1.02 The Board has carefully weighed the benefits of the Proposed Project against any adverse impacts identified in the Final EIR that could not be feasibly mitigated to a level of insignificance. As more fully set forth in the Final EIR, the significant impacts of the Proposed Project that arguably cannot be mitigated to levels of insignificance include certain traffic impacts if Caltrans fails to approve the left hand turn lanes for Randolph Lane and Lawndale Road ("center turn lanes") and night lighting impacts. These impacts are specifically identified in Exhibit "B" to this resolution. While the Board believes that evidence in the record can support a conclusion that these potential impacts have, in fact, been mitigated to less than significant levels, the Board could not make such determination with certainty and will thus presume that such impacts remain significant for purposes of adopting this Statement of Overriding Considerations.

1.03 Notwithstanding the identification and analysis of the impacts that are identified in the Final EIR as being significant and potentially significant which arguably may not be avoided, lessened, or mitigated to a level of insignificance, the Board, acting pursuant to Public Resources Code Section 21081 and Section 15093 of the State CEQA Guidelines, hereby determines that specific economic, fiscal, social, environmental, land use and other benefits of the Proposed Project outweigh any unavoidable, adverse impacts of the Proposed Project and that the Proposed Project should be approved.

1.04 This statement of overriding considerations applies specifically to those impacts found to be significant and unavoidable as set forth in the Final EIR and the record of these proceedings. In addition, this Statement of Overriding Considerations

applies to those impacts which have been substantially lessened but not necessarily lessened to a level of insignificance.

1.05 Based upon the objectives identified in the Proposed Project and the Final EIR and the detailed conditions of approval imposed upon the Proposed Project and following extensive public participation and testimony, the Board has determined that the Proposed Project, as recommended for approval by the Planning Commission, should be approved as conditioned and that any remaining unmitigated environmental impacts attributable to the Proposed Project are outweighed by the following specific economic, fiscal, social, environmental, land use and other overriding considerations, any one of which is sufficient, in the Board's view, to approve the Proposed Project.

II. Fiscal and Economic Benefits of the Proposed Project

2.01 The Proposed Project supports Sonoma County tourism, particularly tourism related to agriculture. At the Planning Commission, this point was emphasized by Commissioner Fogg when he made his motion recommending to the Board approval of the Proposed Project and is endorsed by the Board. Agricultural tourism is an important aspect of the tourist economy in Sonoma County. The high quality accommodations provided by the Proposed Project will fill a niche in the tourist economy that is currently underserved. Additionally, the Project Site already is designated for recreation and visitor serving uses and General Plan Policy LU-14r acknowledged that this use should accommodate an inn facility. Locating the Inn/Spa/Restaurant in the Sonoma Valley in proximity to producing vineyards and adjacent to the Winery helps to establish strong consumer affiliation with Sonoma County agricultural products, thus promoting agriculture and tourism. Moreover, the Proposed Project's inclusion of a winery and country store selling predominantly Sonoma County agricultural products further strengthens the consumer link to Sonoma County agricultural products. Lastly, the national and international reputation of the Auberge Resorts (the Project Applicant) and its association with the California Wine Country also contributes to the value of the Proposed Project in promoting Sonoma County agricultural tourism.

2.02 The Proposed Project provides a public trail easement into Hood Mountain Regional Park from the Project Site. The public will receive the benefit of additional access to a popular park for only the cost of trail development. In recent years, there has been a strong public demand for outdoor recreation and hiking trails. The trail connection included within the Proposed Project has long been identified in the General Plan as an important public trail connection. General Plan Objective OS-7d(11) specifically identifies the Hood Mountain-Annadel Trail as part of the Countywide park

and trail system needed to meet future recreational needs of County residents while protecting agricultural uses. Obtaining the offered trail connection will further this important General Plan goal. This trail alignment is also a shorter route to the high areas for views of the Sonoma Valley. Costs of installing the trail will be minimized by coordinating the construction of the trail with the installation of roadway infrastructure necessary for the development of the parcel. In addition to the critical trail connection, the Proposed Project also includes the development and construction of a trail head parking lot, at the Project Applicant's expense, which will facilitate public use of the trail connection.

2.03 An open space easement will be granted to the Sonoma County Agricultural Preservation and Open Space District over the entire Project Site restricting further development. This will provide assurance that the majority of the Project Site will remain undisturbed open space to help maintain the scenic views from Highway 12. The Project Site is located within both a community separator and scenic landscape unit as set forth in the General Plan Open Space Element. Protection of the majority of the Project Site from further development will further General Plan goals and policies relating to scenic landscape units and community separators. Additionally, the Proposed Project eliminates three residential building sites which would have otherwise been allowed pursuant to Policy LU-14r. While the Proposed Project added 14 rooms to the Inn/Spa/Restaurant, the elimination of three residential building sites and associated driveways, outbuildings and grading and biotic impacts was also of benefit to the open space goals sought to be furthered by General Plan policies.

2.04 The Proposed Project provides protection of sensitive biotic areas in designated biotic preserves in strategic locations on the Project Site. The Project Applicant has established areas of the Project Site to protect sensitive plant species including narrow-anthered California brodiaea , the Sonoma ceanothus , valley oaks, and native grasses in addition to establishing a riparian area preservation zone along Graywood Creek. These preserves have been offered by the Project Applicant and will provide publicly visible areas of the Project Site with protection and habitat enhancement that will be beneficial to the biotic communities and educational for the visitors of the Proposed Project. The Proposed Project also includes funding mechanisms, not at public expense, to further ensure the protection of these sensitive biotic areas in perpetuity. The Board further notes that the protection of the significant Valley Oaks on the valley floor will help protect the scenic and biotic diversity of the Sonoma Valley by ensuring that these areas are not converted to vineyards.

2.05 The Project Applicant has offered the majority of "Lot 11" in fee title to the Sonoma County Agricultural Preservation and Open Space district as an addition to Hood

Mountain Regional Park. This addition will provide a large piece of the land needed for an eventual connection of Hood Mountain Regional Park and Sugar Loaf State Park at no cost to the public.

2.06 The Proposed Project will generate transient occupancy taxes, property taxes, sales tax, and income taxes that will all be a benefit to Sonoma County. In this time of dwindling State and local government revenues, it is especially important that the County establish independent revenue sources to fund needed County services. Transient occupancy taxes ("TOT") provide a unique mechanism whereby funds can be directly channeled into the County's general fund without diversion to the State. In recent years, TOT funds have been used for a variety of County service needs, including the funding of outdoor park and recreation projects. General Plan Policy HE-4c (Housing Element) states that TOT revenues should be considered as a mechanism to help provide a funding stream for affordable housing within the County. Given the room rates anticipated by the Proposed Project, the Proposed Project will provide a significant revenue stream with relatively minimal impacts given the 50 unit size of the Inn/Spa/Restaurant. In 2002, the County collected a total of $5,440,596.00 in TOT revenue from approximately 2,230 rooms. That is $2,439 per room. The Inn/Spa/Restaurant is expected to generate $731,000 in TOT from 50 rooms. That is $14,620 per room. By using this already designated visitor serving location more efficiently, the revenues to the County increase dramatically, with minimal environmental impact. Additionally, a March 2004 report prepared by RHHG demonstrates, in Tables A and B, that the project will have significant economic benefits to local government and to the local economy over the years. For example, TOT fund projections over a five year period equal $4,478,000, over a ten year period, equal $15,561,000 and a over a 20 year period equal $30,268,000. Total local government benefits over a 20 year projected time frame including sales tax, property tax and TOT tax amount to $37,185,000. Total local economy benefits over that same time period equal $339,768,000. Additionally, the Proposed Project will provide jobs for county residents. It is also expected that the Proposed Project will generate sales at other businesses in the community as guests of the Inn/Spa/Restaurant visit the Sonoma Valley and other areas of the county.

2.07 As a result of the Proposed Project, center turn lanes are planned to be installed on Highway 12 at the Randolph Avenue and Lawndale Road intersections. These improvements will result in an improvement in the overall functioning of Highway 12 in this area. Information contained in correspondence of Whitlock and Weinberger, Traffic Engineers, dated March 16, 2004, and June 7, 2004, demonstrate that proposed traffic improvements will enhance traffic flow at these intersections. Since 60% of the collisions that occurred along the segment between Lawndale Avenue and Adobe Canyon

Road were rear end collisions involving vehicles slowing or stopping to make a turn, the Proposed Project will provide facilities to reduce the likelihood of this type of collision. Further, the addition of left turn pockets and two way center turn lanes at Randolph Avenue and Lawndale Avenue will further enhance traffic flow by moving turning vehicles out of the path of through traffic. Based on discussions with Caltrans staff, County staff and the EIR traffic consultant believe that Caltrans will ultimately approve all of the traffic improvements required of the Proposed Project. However, even if Caltrans, as the responsible agency, does not approve these mitigation measures, then the Board has determined that the remaining public benefits associated with the Proposed Project outweigh unmitigated impacts of the Proposed Project.

2.08 The Project Applicant has offered to condition the residential units so that the owner of each unit shall make a contribution to the Sonoma County Affordable Housing Trust Fund in the amount of $7.50 per square foot of residential floor area (not including garage area) or otherwise pay the affordable housing in-lieu fee in effect at the time of building permit issuance. The voluntary contribution of funds to the affordable housing trust fund is not required by County ordinances and has, to date, not been offered by any other applicant for a residential development project in the unincorporated area. The Proposed Project's contribution provides much needed additional funding for affordable housing.

2.09 The Proposed Project also includes thinning of overgrown forested areas on the Project Site. Information submitted by the California Department of Fish and Game indicates that the Project Site is currently overgrown and could be subjected to a severe fire event. The thinning of the forest, in coordination with fire agencies and the California Department of Fish and Game, will improve the health of the forest on the Project Site and reduce the risk of a calamitous fire event which could spread to other properties and public parks in proximity to the Project Site. Specifically, on page 5 of the July 1, 2003, correspondence from the California Department of Fish and Game, it is stated as follows:

> "The original proposal for the fire thinning or suppression plan for understory chaparal and select trees was developed in consultation with DFG. We would expect significantly reduced fire hazard with minimal effect on plant communities. The action could be described as the maintenance of existing plant communities with management of the understory in an early successional stage to reduce fire impacts . . . We see the issue as only a question of management for fire suppression. We do not agree with the DEIR that shrub maintenance would damage the habitat."

III. Conclusion

3.01 The Board finds that the Proposed Project has been carefully reviewed and that the Conditions of Approval have been imposed to implement the mitigation measures identified in the Final EIR, and to address numerous other issues. Nonetheless, the Proposed Project may have certain environmental effects which cannot be avoided or substantially lessened. The Board has carefully considered all of the environmental impacts which arguably have not been mitigated to an insignificant level. The Board has carefully considered the fiscal, economic, social, environmental, and land use benefits of the Proposed Project. The Board has balanced the fiscal, economic, social, environmental, and land use benefits of the Proposed Project against its unavoidable and unmitigated adverse environmental impacts and, based upon substantial evidence in the record, has determined that the benefits of the Proposed Project outweigh the adverse environmental effects.

3.02 Based on the foregoing and pursuant to Public Resources Code section 21081 and State CEQA Guidelines section 15093, the Board finds that the remaining significant unavoidable impacts of the Proposed Project are acceptable in light of the economic, fiscal, social, environmental and land use benefits of the Proposed Project. Such benefits outweigh such significant and unavoidable impacts of the Proposed Project and provide the substantive and legal basis for this Statement of Overriding Considerations.

3.03 Last, the Board finds that, to the extent that any impacts identified in Exhibit "B" remain unmitigated, such impacts are limited. Traffic impacts consist of literally seconds of delay at two intersections at specific times of the day. With respect to lighting, the plan is environmentally proactive and is based on a standard normally applied to extremely sensitive areas including National Parks. The fact that the Ferguson Observatory felt that lighting impacts were acceptable, indicates that, to the extent that any remaining impacts occur, such impacts are also limited.

Accordingly, when deciding to approve this Project, the Board is faced with presumed unmitigated impacts which are limited in nature. When considering the significant benefits outlined in this Statement of Overriding Consideration against limited impacts, the balance of weight clearly falls in favor of the merits of the Project and its benefits.

The following document is the Sonoma Country Inn Final Environmental Impact Report – *Response to Comments on the Draft Environmental Impact Report* (State Clearinghouse Number: 2002052011) certified May 2004.

The full copy of the Sonoma Country Inn Draft Environmental Impact Report (State Clearinghouse Number: 2002052011) is currently available on the Permit Sonoma website at: https://permitsonoma.org/divisions/planning/projectreview/significanteirs

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S O N O M A C O U N T R Y I N N

General Plan Amendment
North Sonoma Valley Specific Plan Amendment
Zoning Change
Major Subdivision
Lot Line Adjustment
Use Permit

Response to Comments on the Draft Environmental Impact Report

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

State Clearinghouse No. 2002052011

FEBRUARY 2004

SONOMA COUNTRY INN
FINAL ENVIRONMENTAL IMPACT REPORT -- RESPONSE TO COMMENTS

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9.0 COMMENTS AND RESPONSES

9.1 INTRODUCTION TO THE COMMENTS AND RESPONSES

This Final Environmental Impact Report (FEIR) contains the public and agency comments received during the public review period on the *Sonoma Country Inn Draft EIR* (Draft EIR). This document has been prepared by the Sonoma County Permit and Resources Management Department, in accordance with the California Environmental Quality Act (CEQA).

This Environmental Impact Report (EIR) is an informational document intended to disclose to the Sonoma County Planning Commission and Board of Supervisors, other decision makers, and the public the environmental consequences of approving and implementing the *Sonoma Country Inn* project.

Sonoma County prepared and on May 1, 2003 circulated the Draft EIR on the proposed *Sonoma Country Inn* project. During the public review period from May 1, 2003 to June 23, 2003 and at the public hearing held by the Sonoma County Planning Commission on June 5, 2003, comments on the Draft EIR were solicited from governmental agencies and the public. All written comments received during the 45-day public review period and comments received at the public hearing are addressed in this FEIR.

This Final EIR consists of two volumes: the *Response to Comments on the Draft EIR* (this volume), and the Draft EIR of May 2003.

The governmental agencies, organizations, and individuals who commented on the Draft EIR are contained herein (Section 9.2, Persons Commenting).

Section 9.3 provides master responses that have been prepared for selected comment topics to provide a comprehensive analysis of major issues raised in multiple comments.

Section 9.4 (Response to Comments) presents and responds to all comments on the Draft EIR and the project's environmental effects. The original letters are reproduced, and comments are numbered for referencing with responses. Responses to individual comments raising significant environmental points are presented immediately after each comment letter.

Comments received on the Draft EIR can generally be classified into one of three categories. These categories are as follows:

1. ***Project Merits / Process Comments*** -- These comments do not pertain to physical environmental issues but to the merits of the project or pertain to comments on the County's review process. These comments are included in this document although responses to these comments are not necessary. Inclusion of these comments will make the commentor's views available to public officials who will make decisions about the project itself.

2. ***Commentor Opinion*** -- These are comments from commentors which either support or disagree with the conclusions of specific information included in the Draft EIR. Although a commentor may hold a different opinion than the information provided in the Draft EIR these comments do not, however, focus on the adequacy of Draft EIR. Section 15151 of the *State CEQA Guidelines*

states that an EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Furthermore, disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts.

In light of section 15151 commentor's opinions are included in this document although responses to these comments are not necessary. Inclusion of these comments will make the commentor's views available to public officials who will make decisions about the project itself. Where appropriate, some additional explanatory information to help clarify information provided in the Draft EIR is provided.

3. ***Questions Regarding Adequacy of Draft EIR*** -- These are comments from commentors who question the adequacy of specific information in the Draft EIR. Responses to individual comments requiring clarification of environmental issues regarding the Draft EIR are provided in this document.

In some instances, text changes resulting from the comments and responses are recommended. In these instances information that is to be deleted is ~~crossed out~~, and information that is added is <u>underlined</u>. The text changes resulting from comments and responses have been incorporated in the original Draft EIR text, as indicated in the responses.

Section 9.5 provides an errata sheet for the Draft EIR and a revised ***Chapter 2.0 Summary of Findings***.

9.2 PERSONS COMMENTING

Written Comments

Comments on the Draft EIR were received from the following agencies, organizations, and individuals. Letters refer to the order of written comments and their accompanying responses.

LOCAL AGENCIES

1. Bob Uboldi, Kenwood Fire Protection District
2. James B. Downey, President, Altos Sonoma Corporation, Kenwood Village Water Company
3. Philip Sales, Sonoma County Park Planning & Design Administrator

STATE AGENCIES

4. Terry Roberts, Director, State Clearinghouse
5. Timothy C. Sable, District Branch Chief, California Department of Transportation
6. Robert W. Floerke, Regional Manager Central Coast Region, California Department of Fish and Game (two letters dated June 17, 2003 and July 1, 2003)
7. William C. Norton, Executive Officer / APCO Bay Area Air Quality Management District

ORGANIZATIONS AND INDIVIDUALS

Sonoma Country Inn Project Applicant

8. Stephen K. Bulter, Clement, Fitzpatrick & Kenworthy
9. Dalene Whitlock, W-Trans
10. James MacNair, MacNair & Associates
11. Philip Greer, Wetlands Research Associates, Inc.
12 James A. Reyff, Illingworth & Rodkin, Inc.
13. Miscellaneous Comments to the Sonoma Country Inn EIR

Valley of the Moon Alliance

14. Del Rydman, President, Valley of the Moon Alliance
15. Ernest L. Carpenter
16. Vicki A. Hill, Environmental Planning Associates
17. N. Ruth Davis, P.E., TPG Consulting Incorporated
18. George Ellman (two letters)
19. Rick McCartney, Senior Geologist, Mitchell Katzel, Senior Geomorphologist, ENTRIX, Inc.
20. Rochelle Campana, P.E.
21. Allison Carolund Hargrave, Counsel for Valley of the Moon Alliance

Additional Organizations and Individuals

22. Douglas S. Dempster
23. Sam Guerrera
24. Richard Koretz
25. Ian Morrison
26. Thelma Jorgensen
27. Laurence G. Herman
28. Karen Boness
29. Mark Feichtmeir
30. Darrell Carter O.D., Ph.D.
31. Ellen Friedman
32. Jean and Marc Helfman
33. Tony Ghisla
34. Ewing and Bonney Philbin
35. Carol and Craig Smith
36. Terry D. Harrison
37. Steve and Andrea Perry
38. Mary Dodson
39. William M. Hoyt
40 John Foster
41. Kathy Pons
42. Joanna Nuccio-Stockslager and L. Bryce Stockslager
43. Jisho Warner and Joan Goldsmith
44. Claire Sapiro
45. Joan Finkle
46. Jordan Greenberg
47. Leanna L. Breese
48. Monica Anne Menco
49. Patricia Hansen (two letters)
50. Velma Sims
51. Cathey Palyo
52. Kyle M. Fisher
53. Carol Zeidman
54. Karl A. Keener (two letters)
55. Virginia Harper Harrison
56. Glenn Dombeck
57. Celeste Felciano
58. Carol Vellutini - Sonoma County Committee Bay Area Ridge Trail Council (two letters)
59. Jim Finn -- Sonoma Group Sierra Club
60 John C. Meserve -- Horticultural Associates
61. Rita J. Nicholas
62. Patricia Duane
63. Nigel Hall
64. Frank Murphy

Public Hearing Comments

On June 5, 2003 the Sonoma County Planning Commission held a public hearing on the Draft EIR. At the June 19, 2003 Sonoma County Planning Commission meeting individual commissioners provided comments regarding the adequacy of the Draft EIR.

A. Comments on Draft Environmental Impact Report for the Sonoma Country Inn taken at the hearing of June 5, 2003.

B. Comments on Draft Environmental Impact Report for the Sonoma County Inn taken at the meeting of June 19, 2003.

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9.3 MASTER RESPONSES

This section provides master responses that have been prepared for selected comment topics to provide a comprehensive analysis of major issues raised in multiple comments. These master responses are referred to in the response to individual comments in Section 9.4. These master responses cover the following topics.

- Master Response A -- Visual Simulation Methodology
- Master Response B -- Additional Site Sections
- Master Response C -- Review of Exhibits Submitted by John Delaplaine
- Master Response D -- Tree Removal Estimates and Reassessment
- Master Response E -- List of cumulative projects
- Master Response F -- Cumulative Traffic Volumes
- Master Response G -- State Route 12 Accident Data
- Master Response H -- Description of Wastewater Treatment Plans
- Master Response I -- Wastewater Treatment Operations
- Master Response J -- Groundwater Level Information
- Master Response K -- Cumulative Groundwater Resources Assessment

Master Response A – Visual Simulation Methodology

A number of commentors raised questions regarding the visual simulation methodology and the accuracy of the photosimulations.

INTRODUCTION

As part of the visual impact analysis of the proposed Sonoma Country Inn project, the appearance of the project, as proposed by the applicant, was photographically depicted through the preparation of visual simulations. The visual simulations represent views toward the proposed project site from points on State Route 12 and Adobe Canyon Road. These images were presented in the Draft EIR as Exhibits 5.8-5, 5.8-8 and 5.8-10. The primary information used to prepare the visual simulations was contained in the project application package. This information was made available to the EIR consultant team by the Sonoma County Permit and Resource Management Department May, 2002 and was explained and elaborated on by the applicant during a field meeting held June, 2002. An architectural materials sample board was received directly from the applicant in June, 2002. Updated information submitted by the project applicant, including revised cross-sections and finished floor

elevations was made available in May, 2003 and was incorporated in the visual simulations. The following is a detailed description of the methodology used to prepare the visual simulations for the project.

Vallier Design Associates was contracted as the EIR visual simulation specialist as part of the EIR consultant team. The Vallier Design Associates visual simulation specialist has over 15 years of experience in preparing visual simulations as part of the environmental review process. They have performed these services on more than 100 projects. In addition to their technical expertise, Vallier Design Associates follows the most current industry standards and utilizes the most current computer hardware and software in preparing visual simulations.

METHODOLOGY FOR CREATING VISUAL SIMULATIONS

Determine Simulation Viewpoints and Shoot Baseline Photography

As a starting point in preparing the visual simulations, Vallier Design Associates performed field reconnaissance and photo documentation of the project site and surrounding areas in May, 2002 to identify candidate viewpoints from which to simulate the proposed project. Photographs documenting existing visual conditions were taken at that time. State Route 12 and Adobe Canyon Road are the two main public roads in the area that provide views of the project site. These roads are traveled by a large number of people including motorists, bicyclists, and pedestrians. In consultation with the Sonoma County PRMD staff, two locations on State Route 12 and one location on Adobe Canyon Road were selected as the viewpoints from which the visual simulation would be prepared. Of the two points on State Route 12, one is immediately adjacent to the project site at the intersection of State Route 12 and Lawndale Road, and the other is west of Adobe Canyon Road (see Exhibit 5.8-1). Although there are additional points from which the project site can be seen, the three viewpoints that were selected and used represent the range of views toward the project site that are available to the public. This is consistent with the requirements of the California Environmental Quality Act (CEQA). From each of these three points, images showing the existing view (pre-project) and simulated appearance of the proposed project were prepared (see Exhibits 5.8-5, 5.8-8 and 5.8-10).

The view looking toward the proposed project site from each of the three selected viewpoints was then photographed. These baseline photographs were taken with a 35mm camera fitted with a 50mm lens. Color film was used. The location of the camera and height (eye height) was accurately determined with the use of GPS equipment and recorded for each photograph. This information was later used in developing matching views of a three-dimensional computer model of the proposed project. Exhibit 9-1 summarizes the data associated with each simulation viewpoint.

EXHIBIT 9-1
VIEWPOINT DATA

Viewpoint Location	***Time of Day***	***Camera Lens***	***Camera Viewpoint GPS Coordinates***	***Eye Height Elevation***
SR 12 and Lawndale Road (Exhibit 5.8-4)	11:00 a.m.	50MM	N38.42945° W122.56417°	458 feet
Adobe Canyon Road (Exhibit 5.8-7)	10:00 a.m.	50MM	N38.42883° W122.55452°	466 feet
SR 12, West of Adobe Canyon Road (Exhibit 5.8-9)	10:30 a.m.	50MM	N38.42569° W122.55775°	461 feet

Note: All simulation baseline photographs were taken on May 9, 2002.

Gather Information Describing the Project

Chapter 3.0 Description of the Proposed Project identifies and explains the various aspects of the proposed project contained in the project application submitted to the Sonoma County PRMD by the applicant. The information contained in the project application was used to develop the visual simulations of the project. Exhibit 3.0-7 shows the development plan for the proposed project and shows the location, arrangement, and footprint of all proposed buildings. The development plan also shows the location of vehicular access (roads), parking areas, and pedestrian paths. Exhibit 3.0-12 contains an elevation drawing that shows architectural concepts for the inn's main house. Exhibit 3.0-13 shows architectural concepts for the guest cottages. Information on exterior building materials and features included the following. The specific materials, colors and textures were further defined in a materials sample board provided to Vallier Design Associates in June of 2002.

- Roofs would be constructed of metal or slate tile
- Typical walls would be plaster or stucco with a stone base
- Timber trellises would be added above the windows of all buildings as part of the exterior architectural style

The peak of the roof of the inn's main house would be 35 feet above existing grade. The peak of the roof of the guest cottages would be 30 feet or less above the existing grade. Chimneys would extend higher than roof peak. The inn's main house would consist of a combination of one and two story buildings. There would also be a separate, single story pool/cabana/fitness building and a single story spa building.

Exhibit 3.0-16 shows architectural concept for the winery. Exterior building materials proposed by the project applicant include:

- Roofs would be constructed of metal
- Walls would be constructed of wood siding and stone

The highest peak of the roof of the winery would be 35 feet above existing grade. However, a cupola would extend beyond the peak of the roof.

Residential Lots

No specific architectural plans or drawings for proposed private residential structures were provided. The development plan identified the individual residential parcels and building envelopes within the parcels, but did not show actual building footprints.

Tree Removal – Initial Information

During initial studies for the EIR, two field meetings at the project site were held in May and June, 2002 to discuss the subject of tree removal and other aspects of the project. The meeting was attended by the project applicant, the arborist and other consultants retained by the applicant, a representative of the County Department of Emergency Services (fire department), and the EIR visual simulation specialist. During this meeting, the areas where tree removal was proposed as part of the project were identified and inspected. These included places where paved surfaces (parking lots, access roads) and buildings were to be located. In addition, the County Department of Emergency Services representative described fire safety needs with respect to tree and brush removal. The removal applies to zones of varying size depending on slope surrounding proposed buildings and referred to as fire management areas. In the fire management areas, thinning of trees (not complete removal) is required to reduce the risk of fire spreading rapidly. The size of each fire management area varies from 50 to 150 feet from the building, depending on the slope of the terrain. An additional site visit was conducted in June 2002 to inspect areas on the site where representative tree thinning that meets the fire safety requirements had been completed. The project applicant conducted this representative thinning on a couple of the residential lots as a demonstration.

Tree Removal – Additional Information

Subsequently, the applicant performed additional tree surveys of the project site in order to collect more specific information regarding tree removals. This work occurred during the summer of 2003. No new areas of proposed tree removal were identified beyond those previously noted and described. This subsequent tree survey work was done to confirm and refine earlier estimates of the numbers of trees to be removed for construction of the proposed project, and to estimate the numbers of trees to be removed for fire safety purposes. Please see Master Response D for a complete discussion of this issue.

PREPARE VISUAL SIMULATIONS

Construct 3D Computer Model

To assure the proposed project was represented accurately in the visual simulations, a three-dimensional Computer Aided Design (3D CAD) model was developed using AutoCAD® and related software. The 3D model included terrain and proposed buildings. Using the building footprints as shown on the development plan for size and location, and the building height information contained in the application package, 3D models of the proposed buildings were developed. The buildings were located in the model precisely as shown in the development plan and were set at the finished floor elevation given in the application package and the stated height as measured from peak of roof to existing ground elevation. At a meeting in May 2003, the project applicant presented a refinement of the proposed inn buildings. This information was in the form of a section drawing. The information was incorporated into the 3D model to ensure the model was as current as possible.

Conceptual elevations or other drawings of the proposed residential structures (private homes on 11 lots) were not available, nor were their footprints shown on the site plan. Therefore, for the purposes of completing the model one generic, solid model structure was developed and used on all 11 residential lots. This generic residential structure was sized at approximately 8,500 square feet of floor area. When placed in the overall site model on each of the 11 residential lots, the residential structure occupied most of the building envelopes shown on the development plan. Since many of the lots are sloped, the generic model was tiered for placement on a sloping lot, with a 4/12 roof slope. Building materials were assumed to be the same as for the inn and guest cottages; brown stucco walls and slate roof.

Using AccuRender® software, textures representing the proposed building materials (wood, stucco, stone, etc.) and paint colors as stated in the application package were applied to the buildings in the model. The software accurately renders the buildings with the specified textures and colors, duplicating the view angle, distance, lighting conditions, and time of year in the existing conditions photograph.

Computer-generated views of the rendered model were then produced. The views are produced by specifying the location in space of the viewpoint, viewing angle, and camera lens. This information precisely matches that of the baseline photographs taken in the field. The computer then generates a view of the model according to the specifications given. Existing elements visible in the baseline photographs (not part of the proposed project) were included in the 3D model. These elements were used as control points to fine tune registration of the model to the baseline photographs and assure accuracy.

By viewing the model, it was clear that some parts of the proposed project would be visible from State Route 12 and Adobe Canyon Road while others would not. In particular, the residential lots with private homes are not visible due to view blockage by topography and the forest cover. On the other hand, portions of the inn and guest cottages would be visible from State Route 12 and Adobe Canyon Road. The winery would be visible from State Route 12. In these cases, views of proposed buildings are partially screened by intervening trees that stand in front of the buildings relative to State Route 12. Without these trees, the project would be more exposed to view.

Produce Simulated Images

Digital versions of the baseline photographs taken in the field from each of the three study viewpoints were used in producing photo-realistic images of the project. The computer-generated views of the rendered model were merged with these baseline photographs and accurately registered. Digital image editing software (Adobe Photoshop®) was used to finalize the images and prepare them as exhibits for the Draft EIR. With the actual photographs of the site to provide the true visual context, the visual simulations accurately represent the mass, scale, density, and visibility of the project in a photo-realistic manner according to information provided by the project applicant. They depict the materials, finished floor elevations, and maximum building heights for the inn/spa/restaurant and the winery as they will appear from the three study viewpoints after construction is 100 percent complete. The visual simulations also represent the removal of trees, as stated by the project applicant, as accurately as possible.

Story Poles

In May 2003, the applicant installed two poles that marked the location of the proposed inn's main house on the project site. The poles, which consisted of plastic irrigation pipe, were placed at points coinciding with mid-line of the inn's main house, thus indicating the east and west ends of the

building. This provided a means of visualizing the position and size of the proposed building from the three visual simulation viewpoints. It also confirmed the presence of intervening trees that would partially screen the building from view.

In July 2003, the applicant undertook a more rigorous installation of wooden story poles on the project site that mark the location, size, and maximum roof height of several proposed buildings including the winery, the inn's main house, and eight of the proposed guest cottages that would be closest to State Route 12. Using survey data, the story poles were erected precisely at the points representing the ends of each building and coincident with the peak (ridge line) of each roof. The height of the poles was set at the proposed maximum height at the peak of the roof. The top end of each pole was marked with a fluorescent orange panel so as to be easily recognizable. The story poles provided a positive means of identifying the location, size, and height of the buildings from the three photo-simulation viewpoints. The applicant performed additional tree surveys of the project site during the summer 2003 in order to confirm and refine earlier estimates of tree removals needed for construction and to develop estimates of tree removals necessary for fire safety purposes (see Master Response D for a discussion of tree removal estimates). The survey included some of the trees that stand on the slope immediately in front of the inn's main house and the row of guest cottages closest to State Route 12 which partially screen the project when viewed from State Route 12 and Adobe Canyon Road.

Verify Accuracy of Photo Simulations

After the story poles were erected in May and July 2003, copies of the visual simulations were taken to the field and examined while viewing the poles from the three simulation viewpoints. During this field effort, the simulated images of the proposed buildings were directly compared to the position of the story poles that mark the actual proposed location, size, and height of the buildings, as seen from each of the three simulation viewpoints. This exercise confirmed the accuracy of the visual simulations and demonstrated that the size, height, and positions of the buildings were correctly represented. Further, data from the July 2003 tree survey was used to model the trees in the area in front of the inn's main house and guest cottages in order to check the extent of screening that the trees would actually provide. By comparing this model to the visual simulations, it was confirmed that the proposed buildings would be no more exposed than shown in the Draft EIR Exhibits 5.8-5, 5.8-8 and 5.8-10.

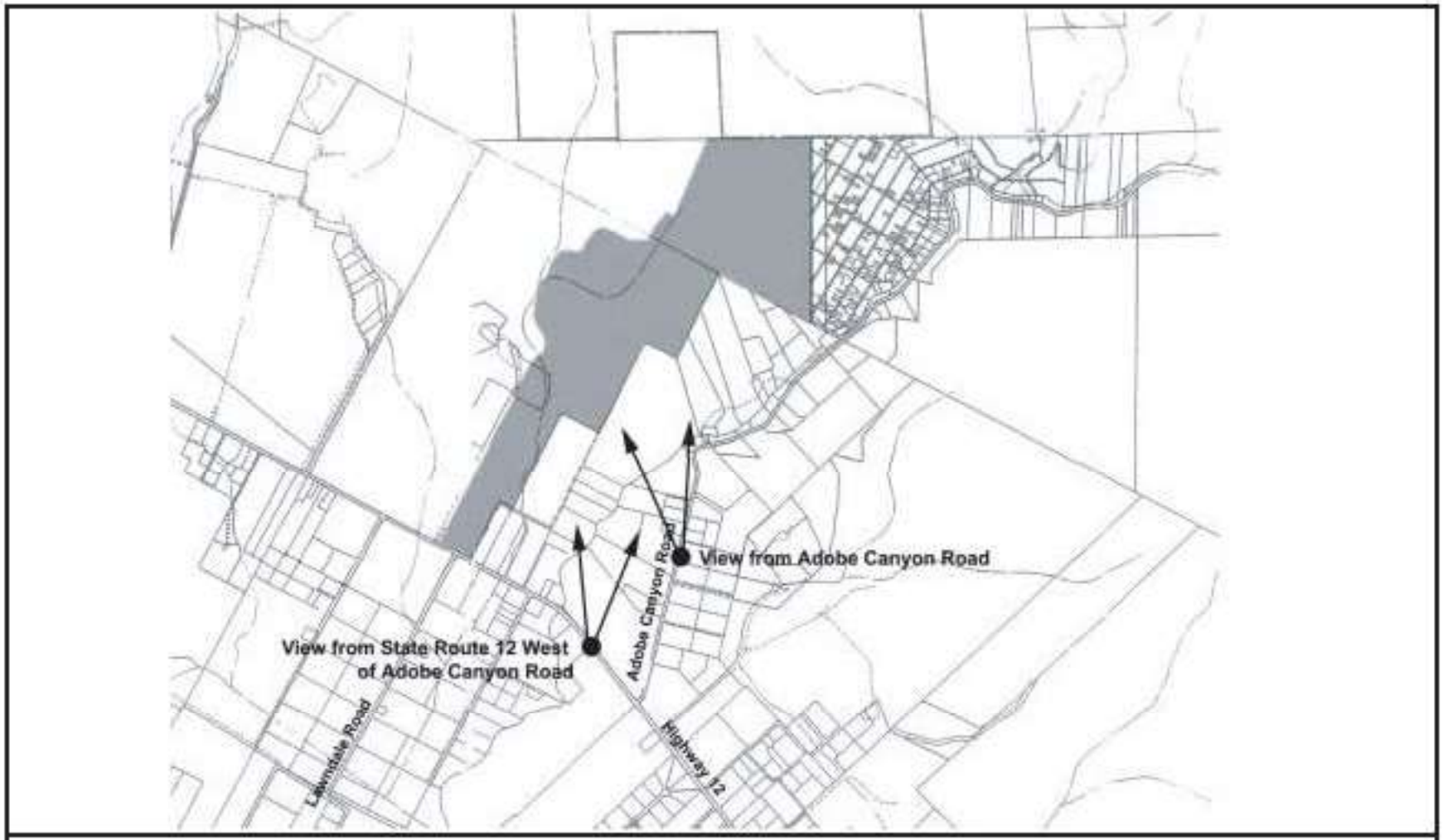
Master Response B -- Additional Site Sections

In the Draft EIR a section of the site from the view from State Route 12 and Lawndale Road was presented (Exhibit 5.8-6).

To assist in understanding the visual impact of the proposed project an exhibit showing a section of the project site from the view from Adobe Canyon Road and an exhibit showing a section of the site from State Route 12 west of Adobe Canyon Road were prepared. Exhibit 9-2 shows the location of the two viewpoints and view direction selected for the site sections.

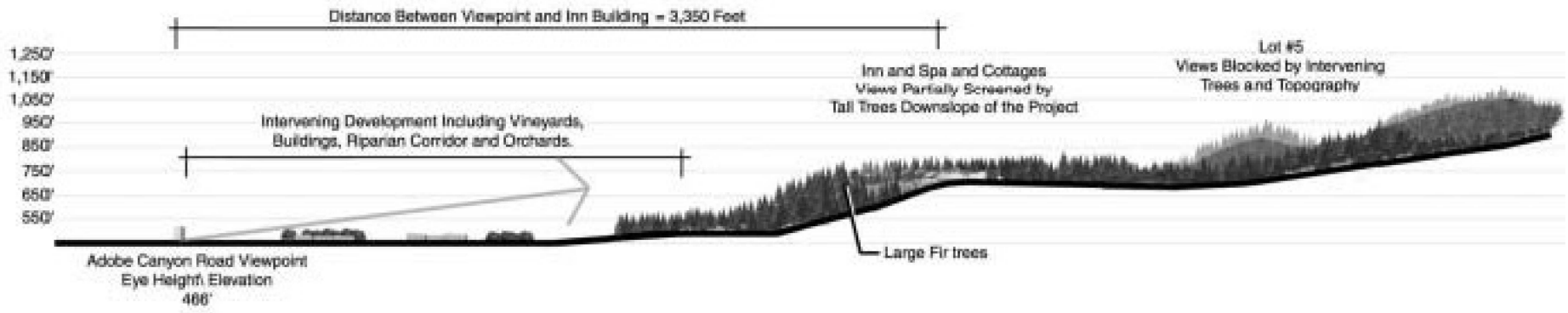
Exhibit 9-3 shows the site's relationship to Adobe Canyon Road and Exhibit 9-4 shows the site's relationship to State Route 12 west of Adobe Canyon Road with regard to distance, topography, and tree covers. This helps explain why only a few portions of the project would be visible from these two viewpoints.

EXHIBIT 9-2
LOCATION OF VIEWPOINTS



Source: Vallier Design Associates

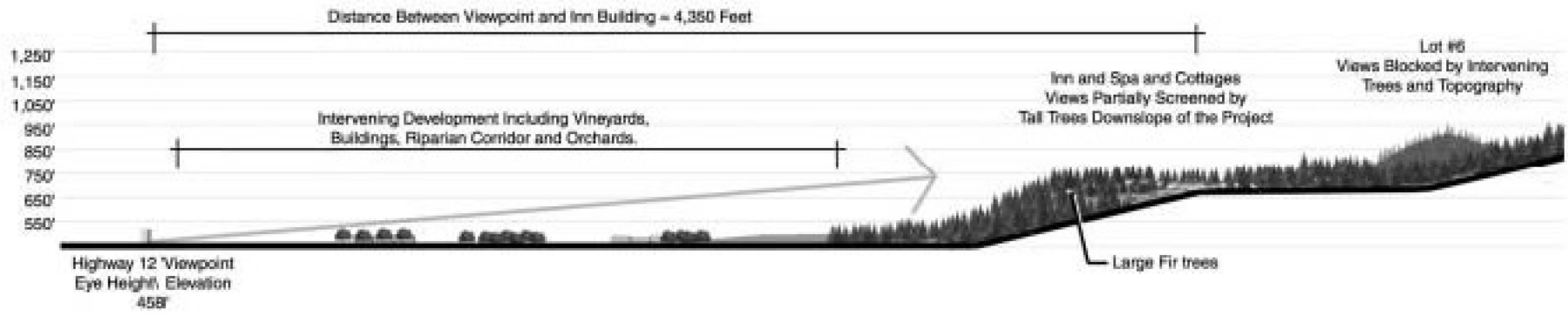
EXHIBIT 9-3
ELEVATION -- ADOBE CANYON ROAD VISUAL SIMULATION VIEWPOINT



Note: The arrow identifies both the simulation viewpoint locations and the view direction. As illustrated in the exhibit, intervening development, such as trees and existing buildings, block views to the lower portion of the slope. Proposed development on the project site would be paritally screened by existing trees from the selected viewpoints.

Source: Vallier Design Associates

EXHIBIT 9-4
ELEVATION -- STATE ROUTE 12 WEST OF ADOBE CANYON ROAD VISUAL SIMULATION VIEWPOINT



Note: The arrow identifies both the simulation viewpoint locations and the view direction. As illustrated in the exhibit, intervening development, such as trees and existing buildings, block views to the lower portion of the slope. Proposed development on the project site would be paritally screened by existing trees from the selected viewpoints.

Source: Vallier Design Associates

The arrow identifies both the simulation viewpoint locations and view direction. As illustrated in the exhibit, intervening development, such as trees and existing buildings block views to the lower portion of the slope. Proposed development on the project site would be partially screened by existing trees from the selected viewpoints. Views to the site from the specific individual viewpoints, as well as generally from SR 12, are above and between these existing off-site foreground and middle ground visual elements.

Master Response C -- Review of Exhibits Submitted by John Delaplaine

INTRODUCTION

At the June 5, 2003 Sonoma County Planning Commission public hearing regarding the *Sonoma Country Inn Draft EIR* Mr. John Delapaine (Delaplaine Creative) on behalf of the Valley of the Moon Alliance made a presentation analyzing the visual impact of the proposed project. The presentation consisted of graphics including still images and a video animation of what the proposed project entails. A copy of the information submitted by Delaplaine Creative is available for review at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California 95403.

This master response provides an analysis of material prepared by Delaplaine Creative. This peer review evaluates the methodology employed by Delaplaine Creative in developing the visual exhibits and examines the work in terms of its accuracy and realism as measured against current industry standards for visual simulations prepared in conjunction with formal environmental review. Accuracy is examined in terms of building scale, color, location, tree removal, realism (depicting the project as it will actually appear when constructed) and the usefulness of the images in determining the project's potential visual impact.

CURRENT INDUSTRY STANDARDS FOR VISUAL SIMULATIONS

For use in environmental review, acceptable industry standards dictate that visual simulations of proposed projects compare existing visual conditions (current visual conditions of the project site with some visual context) with the proposed project. To avoid bias, visual simulations should be produced by an impartial, neutral party that possesses the necessary technical expertise. Visual simulations must represent the proposed project as defined by information provided by the applicant. To insure an accurate representation of the proposed project, visual simulations typically employ the use of three-dimensional (3D) computer models developed using computer aided design (CAD) software (AutoCAD for example). Information used to develop the 3D model typically includes topography, proposed grading, the proposed site plan, architecture plans (plan views, elevations of buildings), information about building materials, and proposed landscaping. In order to be a useful analytical tool, visual simulations need to reflect, as closely as possible, what the eye actually sees in focus. When preparing simulations, camera lenses, print sizes, and viewing distances (distance from the printed image to the viewer's eye), are coordinated to produce an image which will give realistic impressions of the proposed project's potential visual impact.

PEER REVIEW METHODOLOGY

The following steps were taken in performing the peer review of the Delaplaine Creative visual simulations.

- The project data, assumptions, and methodology used to develop the exhibits (see Appendix A) were reviewed.

- The accuracy and realism of the exhibits were compared to those presented in the Draft EIR. Using the 3D computer model prepared by Vallier Design Associates (the EIR visual analyst) in developing the Draft EIR visual simulations, computer plots representing perspective views were produced from points coinciding with each of the simulation viewpoints identified by Delaplaine Creative. These plots were overlaid and registered with the Draft EIR visual simulations and examined for accuracy of building scale, placement, etc. The exhibits were also reviewed for realism in depicting the proposed building materials and tree removal as indicated by the information submitted by the project applicant, and screening from existing trees located inside the project limits and in areas along or near the boundary of the project site.

PEER REVIEW RESULTS

Conformance with Current Industry Standards for Visual Simulations

The visual exhibits prepared by Delaplaine Creative cannot be considered typical visual simulations as defined by current industry standards (see definition above) and do not conform to these standards. Rather, they represent illustrations created using computer three dimensional modeling and animation techniques. To that end, the exhibits are useful in graphically explaining certain aspects of the project, such as the general layout and arrangement of proposed development. However, they do not measure the post project or simulated conditions against an accurate representation of the existing or baseline conditions and do not provide a photo realistic representation of the project or the surrounding area. Such exhibits are not considered adequate for assessing the full impact of a proposed project on visual resources.

Delaplaine Creative, Methodology and Assumptions

The simulation methodology and assumptions used by Delaplaine Creative to prepare the exhibits are in Appendix A. The stated assumptions refer generally to project data made available by the applicant and contain no details with respect to building finished floor elevations, etc. It is not possible to determine if correct data was used or to verify if available information was interpreted correctly.

No geographic (survey) coordinates of simulation viewpoint are given, only a viewpoint map. It is very difficult to evaluate the accuracy of the simulations without coordinate data for the viewpoints and actual baseline photography that perspective views of the computer model can be registered to. It appears that the methodology used by Delaplaine does not insure accurate registration of the model to existing conditions. A copy of the 3D model developed by Delaplaine was not made available for this review (this was requested as an optional item and would have been helpful, but not critical).

While not stated specifically in the assumptions, the simulations appear to assume clear cutting of all trees within the entire development area and beyond. This is incorrect and is inconsistent with information supplied by the project applicant and with the project description in the Draft EIR.

The Delaplaine simulations assume the inn building is constructed entirely above ground, and not tiered into the slope as described in Chapter 3.0 of the Draft EIR. Therefore, the buildings appear higher (at least one story) and more visible than described in the project description.

Simulations depict a bright white exterior finish. This is incorrect. Proposed building exteriors, as described in the Draft EIR, are a buff, light tan, or beige stucco material. [1]

Simulation Accuracy and Realism

Existing visual conditions images -- No existing conditions baseline photography was used. The images offered as 'before' conditions are instead simulated views of a 3D computer model. As part of this peer review, these images were field checked for accuracy. These 'before' images are incorrect in their depiction of existing visual conditions. While the topography appears correct, trees located within the limits of the proposed project and trees on Hood Mountain and the surrounding hillsides are incorrectly illustrated. As further discussed below, therefore, the basic visual context of the project is incorrect. Further, the 'before' images do not accurately represent foreground and middle ground visual elements of the scene including trees, buildings, roads fences, utility poles, etc. The images therefore imply and illustrate a clear, unobstructed view from the viewpoint to the project site which is not the case. This is especially true of the animations.

Existing tree screening -- Intervening trees which screen portions of the proposed project from view are not accurately portrayed in either the 'before' images or those representing the proposed project exhibits. As a consequence, the buildings illustrated in the exhibits appear more exposed than they would be when constructed.

Use of zoom lens -- Most often, a 50mm lens (39 degree view angle) is used when it is expected the simulation will be reviewed as an eight-inch by ten-inch print and viewed from a distance of approximately 13 inches from the viewer's eye – the most common size for environmental documents. [2] Wider view angles and camera lenses, require larger prints and greater viewing distances. It appears that the Delaplaine images represent views through a lens of relatively telephoto length, certainly longer than 50mm. This overstates visual impacts by showing the project closer than it would actually appear with the unaided eye from the given viewpoint.

3D Model - In general, the project elements in terms of their mass, scale, and location appear to be accurately shown. However, the finished floor elevation used for the inn building appears too high.

Building Materials and Colors -- The exterior color of buildings appears white. This overstates the visual impact by inaccurately increasing the visibility of the buildings and their contrast with the surrounding landscape. Instead, the buildings should be tan or beige stucco and rock with slate roofs, as described in the Draft EIR.

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1 Proposed building exterior materials, colors and textures were defined in a materials sample board provided to Vallier Design Associates (the EIR visual analyst) in June of 2002 by the applicant's architect. The date on the sample board is April 2002.

2 Sheppard, S. R. J. PHD., *Visual Simulation, A User's Guide for Architects, Engineers, and Planners*. (New York: Van Nostrand Reinhold, 1989)

SUMMARY AND CONCLUSION

The graphic exhibits presented by Delaplaine Creative are not visual simulations as defined by current industry standards and are not considered adequate for use in a formal visual impact assessment. The exhibits do not accurately illustrate the project or its potential visual impact because:

- They make no comparison of the appearance of the proposed project with an accurate depiction of existing (pre-project) conditions,
- They assume clear cutting of all on-site trees giving a vastly incorrect impression of the project's visual exposure and visual impact,
- They fail to include an accurate representation on the intervening (foreground and middle ground) visual conditions including tree screening,
- They represent the view through a telephoto lens which overstates the size and mass of the project compared to what the unaided eye would actually see,
- The elevation used to represent the inn building is not correct (it is too high), and
- The color of the building materials used – white, is incorrect which overstates the visual dominance of the project and its contrast with the surrounding landscape.

Master Response D – Tree Removal Estimates and Reassessment Information

Considerable concern has been expressed over the anticipated tree removal associated with project implementation. ***Section 5.6 Biological Resources*** provides a description of the habitat values and condition of the forest and woodland habitat on the site, together with the proposed approach to reduce the existing high to very high fire hazard rating and an assessment of the potential impacts of the project on vegetation and anticipated tree removal. ***Section 5.8 Visual and Aesthetic Quality*** considered anticipated tree removal in determining the visibility of proposed structures and the potential visual impacts of the project on the surrounding viewshed.

In response to the concerns over the total number of trees to be removed, it was determined that additional information on the size of individual trees and species composition of the forest cover was necessary to more accurately describe the existing forest habitat, confirm the anticipated impacts of the project on tree resources, and verify the potential visibility of proposed residences and structures.

According to the original data supplied by the applicant's arborist, at the present time there are approximately 21,000 total trees with trunk diameters of nine inches or greater on 183.27 acres of land within the woodland and forest habitat on the site. [3] This estimated total does not include saplings with stems (trunks) less than nine inches in diameter. The estimate was developed by determining the density of trees per acre for different areas of the project site and applying these densities to the total acreage of the site. The Sonoma County Tree Protection Ordinance (Code Section 26-88-101 (m))

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[3] *Sonoma Country Inn (Graywood Ranch) – Arboricultural Evaluation Preliminary Recommendations*, letter to Mr. Michael Morrison, Common Ground from James MacNair, MacNair and Associated, December 13, 2000.

regulates the removal of certain designated trees, including oaks, madrone, redwood, and California bay having a minimum trunk diameter of nine inches measures at 4.5 feet above grade. Under the ordinance, these are referred to as "protected trees". Protected trees are to be replaced at a 1:1 ratio or proposed removal is not to exceed 50 percent of the protected trees on a site. Douglas fir is not considered a protected tree species under this ordinance. The estimated total number of trees on the site (21,000 trees) includes both the "protected" species and Douglas fir.

As a means of refining information on proposed tree removal during preparation of the Draft EIR, a field meeting was held on the proposed project site in May 2002. The meeting was attended by the certified arborist retained by the project applicant, a representative of the County Department of Emergency Services (fire department), and the EIR visual simulation specialist among others. During the meeting, various areas of the project site were visited and locations were identified where tree removal was proposed. These included places where paved surfaces (parking lots and access roads), buildings, and leach fields were to be located. In addition, a County Department of Emergency Services representative described fire safety needs with respect to tree and brush removal in the vicinity of proposed buildings. In these fire management areas, thinning of trees would be required to reduce the risk of a fire spreading rapidly. The size of the fire management area is dependent on the slope of the terrain. In flatter locations, the fire management area would extend 50 feet from buildings. On steeper slopes, they would extend up to 150 feet from buildings. [4]

After the initial meeting, the project applicant performed representative thinning under supervision of their arborist and in accordance with the fire safety requirements in the vicinity of the proposed building envelopes on a few of the proposed residential lots to serve as a demonstration. In June 2002 another site visit was conducted, this time including an Emergency Services representative, to inspect these areas. From a visual perspective, it was apparent that the thinning process had cleared out the brush and much of the small, lower growing trees, but left nearly all of the larger trees. This preserved the ability of the trees to screen future development and maintain some of the habitat values the larger trees provide wildlife while still reducing the fire hazard associated with existing conditions.

Subsequent to circulation of the Draft EIR, the applicant's arborist performed additional tree surveys of the project site during the summer 2003 in order to confirm and refine earlier estimates of tree removals needed for construction, develop estimates of tree removal necessary for fire safety purposes, estimate anticipated removal for trees with trunk diameters under nine inches, and collect additional data on tree size and species distribution. The EIR biologist (Environmental Collaborative) assisted to refine the arborist's scope of work and completed a peer review of his methodology and conclusions. Initially, estimates of tree removal were made for all locations where tree removal would be required to accommodate proposed development, distinguishing between trees nine inches and greater and smaller trees down to a size of one to two inches in diameter. These tree removal estimates were summarized in table form identifying the proposed development area, tree removal estimates for construction and fire management, source for the estimates, and detailed comments on procedures and findings. [5] A follow up survey was conducted by the applicant's arborist to further refine data on tree size and species distribution, which was collected over a range of proposed building areas. A letter

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[4] See *Vegetation Management Planning Requirements* prepared by the County of Sonoma Department of Emergency Services for a more complete discussion of vegetation removal and management requirements for fire safety purposes.

[5] *Sonoma Country Inn – Tree Removal Estimate Summary*, MacNair and Associates, September 5, 2003, and *Sonoma Country Inn – Tree Removal Estimate Summary (Trees <9")*, MacNair and Associates, September 5, 2003.

report by the applicant's arborist provides a summary of the updated tree removal estimates and its significance on tree resources, forest health, and fire hazard. [6]

Exhibit 9-5 shows where tree removal is proposed to occur on the project site. Some adjustments were made in the location of building footprints on residential lots 5, 6, 7, 9, 10, and 11 in response to a combination of factors, including an attempt to avoid the ephemeral drainages that pass through the vicinity of residential lot 7. [7] However, tree density is relatively uniform across this portion of the site, and the adjusted building footprint locations are not expected to affect total tree removal estimates. Tree removal estimates were tabulated into a condensed form and presented in Exhibit 9-6. Additional information regarding the tree removal estimates is provided in Appendix B. The affected areas where tree removal would occur are identified as:

- Buildings and building envelopes, roads, and parking lots where 100 percent of the area would be cleared, and

- Fire Management Areas where thinning would be accomplished by removing brush and some trees (mostly smaller trees) but leaving most of the larger trees, especially oaks and large evergreens.

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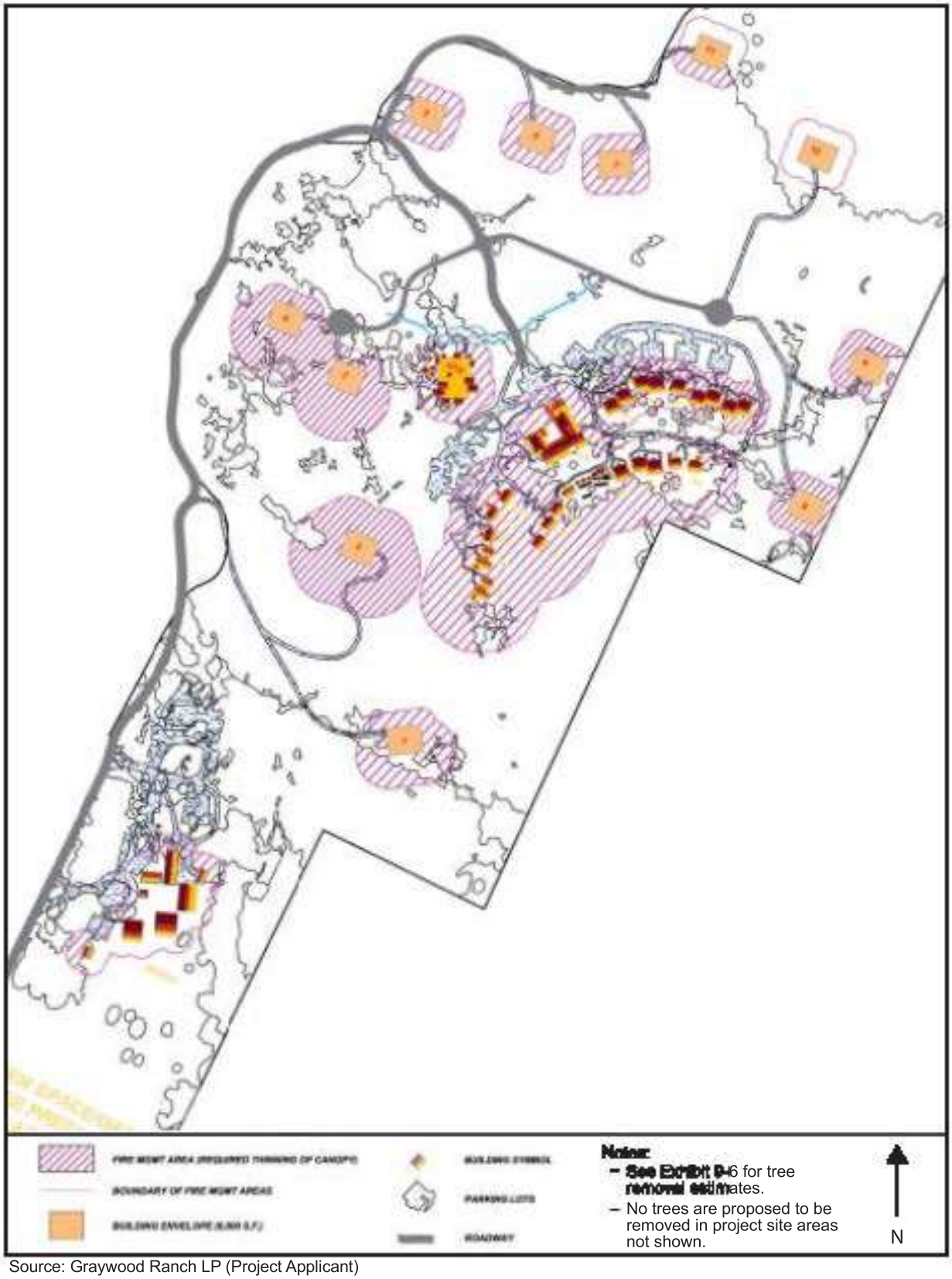
6 *Sonoma Country Inn: Response to Horticultural Associates Letter Regarding DEIR Comments on Potential Tree Impacts*, letter to Ms. Melinda Grosch, Sonoma County Permit and Resource Management Department from James MacNair, MacNair and Associates, September 29, 2003.

7 Building envelope locations, driveways and limits of fire management areas shown in Exhibit 9-5 are intended for conceptual purposes only and would be refined during further review of the project application to ensure consistency with specific mitigation measures and any conditions of approval for the project. This would include avoidance of ephemeral drainages, maintenance of opportunities for wildlife movement across the mid to upper elevations of the site, and protection of larger trees to the extent feasible.

EXHIBIT 9-5
TREE REMOVAL AREAS



Source: Graywood Ranch LP (Project Applicant)

EXHIBIT 9-6
TREE REMOVAL ESTIMATES

	Fire Management Tree Removal Estimate		***Construction Tree Removal Estimate***	
	Greater than or equal to nine inches in diameter	***Less than nine inches in diameter***	***Greater than or equal to nine inches in diameter***	***Less than nine inches in diameter***
Building Envelopes	136	335	183	118
Inn/Spa Building	15	60	83	70
Guest Units	103	193	84	60
Winery Building	0	0	15	15
Parking Lots	0	0	318	268
Leach Fields	0	0	83	120
Roadways/Lot Access Roads	0	0	364	567
Subtotal	***254***	***588***	***1,130***	***1,218***
Total	***842***		***2,348***	

Source: Graywood Ranch LP (Project Applicant)

The refined tree data updates the original estimates, summarized above, made by the applicant's arborist in 2000,[8] and provides additional information on anticipated removal of trees with trunk diameters under nine inches as well as size class and species distribution estimates for portions of the site. The refined tree removal data indicates that an estimated 1,130 trees with trunk diameters of nine inches or greater would be removed for the purposes of constructing all components of the proposed project, including residences on private lots, the inn and spa buildings, guest cottages, winery buildings, leach fields, parking lots, roadways, and lot access roads. In addition, it is estimated that 254 trees with trunks nine inches or greater in diameter would be removed within fire safety zones surrounding buildings. This equals a total of 1,384 trees with trunks nine inches or greater in diameter, or approximately six and one-half percent of the approximately 21,000 trees that now exist on the site.

As indicated in Exhibit 9-6, an estimated 1,218 trees with trunks less than nine inches in diameter would be removed for the purposes of constructing all components of the proposed project, including residences on private lots, the inn and spa buildings, guest cottages, winery buildings, leach fields, parking lots, roadways, and lot access roads. In addition, it is estimated that 588 trees with trunks less than nine inches in diameter would be removed within fire safety zones surrounding buildings. This

[8] Sonoma Country Inn (Graywood Ranch) – Arboricultural Evaluation Preliminary Recommendation, letter to Mr. Michael Morrison, Common Ground from James MacNair, MacNair and Associated, December 13, 2000.

equals a total of 1,806 trees under nine inches in diameter to be removed by proposed development and fire safety clearing.

Information on tree size and species to be removed was collected by the applicant's arborist during the summer 2003 for selected locations, and serves as an indication of anticipated removal for all trees on the site. Trees growing within the proposed building footprint of the inn, winery/trailhead parking lot area (10,000 square feet), and building envelopes on residential lots 4, 5, 6 and 8 were evaluated and tree species and trunk sizes recorded. Exhibit 9-7 provides a summary of the data collected on the 412 trees growing in these areas of the site.

EXHIBIT 9-7
TREE REMOVAL SIZE CLASS AND SPECIES DISTRIBUTION ESTIMATES

Trunk Size Classification Date of Sampled Area	
Trunk Size Classification	***Percent of Trees Removed***
<9"	59% (245 trees)
9"-12"	23% (96 trees)
13"-18"	11% (45 trees)
19"-24"	4% (16 trees)
25"-36"	2% (7 trees)
>36"	1% (3 trees)

Species Data of Sample Area	
Tree Species	***Percent of Trees Removed***
Douglas fir	35% (144 trees)
Madrone	38% (156 trees)
California bay	1% (4 trees)
Live oak	22% (90 trees)
Valley oak	3% (11 trees)
Black oak	1% (6 trees)
Oregon white oak	<1% (1 tree)

Source: Graywood Ranch LP (Project Applicant) and Environmental Collaborative

The results of the size class and species distribution estimates support the assertion by the applicant's arborist that the majority of the trees to be removed are of post-fire age and relatively young. The site was severely burned in the mid 1900s and a large portion of the vegetation is post-fire, early successional trees and understory shrubs. An estimated 59 percent of the trees are less than nine inches in diameter, and over 97 percent are less than 25 inches in diameter. Only one percent comprise trees with trunk diameters over 36 inches. The results of the species distribution estimates indicate that approximately 96 percent comprise evergreen species, and less than five percent are deciduous oak species; over 95 percent of the trees are evergreen species with no loss of visual screening function during the winter months. The survey locations provide a valid cross-sectional

perspective of the property within the proposed construction zone. The upper areas dominated by chaparral were not included in the survey as these areas are generally outside the proposed limits of construction.

In total, 3,190 trees (including those greater than nine inches in diameter and less than nine inches in diameter) would be removed from areas where development is proposed or where fire management treatment would be required. In his assessment of September 2003, the applicant's arborist incorrectly estimated that the anticipated tree removal constitutes approximately 15 percent of the total trees on the site, when in fact the tree removal is most likely closer to the less than seven percent estimate determined earlier for trees with trunk greater than nine inches. While no estimate of the total number of trees with trunk diameters less than nine inches was made, it is likely that the ratio of trees within and outside the limits of proposed improvements can be extrapolated over the entire forest cover given the varied condition in the proposed development areas.

It should be noted that the above estimates for tree removal includes Douglas fir, which is not recognized as a "protected tree" species under the Sonoma County Tree Protection Ordinance. Given that Douglas fir comprises a large percentage of the trees to be removed form the areas sampled on the site (35 percent in Exhibit 9-7), the actual percentage of trees to be removed which meet the criteria as a "protected tree" under the County's Ordinance is even less than the estimated six and one half percent of all trees greater than nine inches diameter.

Based on the size class and species distribution estimates, roughly 97 percent of trees to be removed are less than 25 inches in diameter and less than five percent are deciduous oak species. The size class and species information indicates that most of the trees to be removed are part of a relatively early successional response by the forest to a severe burn in the mid 1900s. Fire suppression has prevented a natural process of periodic thinning of smaller trees and the site has received little subsequent vegetation management since the severe burn, leading to the high number of saplings, trees of smaller size classes, and dense understory cover of shrubs. When fuel loads accumulate and conditions are right, wildfires can move into the tree canopy and reach temperatures which kill the existing vegetation, having a significant effect on the forest and woodland habitat of an area. As noted on page 5.6-14 of the Draft EIR, the California Department of Fish and Game (CDFG) has expressed concern over the fire hazard posed by existing vegetation and concurs that the proposed fire thinning plan for understory chaparral and select trees would reduce this hazard with probably minimal effect on wildlife. These concerns and the acceptability of the proposed vegetation management plan were reiterated by the CDFG in their letter of July 1, 2003 to the Sonoma County Permit and Resource Management Department commenting on the Draft EIR (see Comment Letter 6).

A discussion of the vegetation management issues related to the project is provided on page 5.6-14 of the Draft EIR, and the impacts of tree removal are addressed under Impacts 5.6-1, 5.6-2, and 5.6-4 of the Biological Resources section of the Draft EIR. The most detailed assessment of tree removal is provided under Impact 5.6-4, Wildlife Habitat and Connectivity Impacts, on pages 5.6-24 through 28 of the Draft EIR. The discussion and analysis acknowledges the magnitude of the proposed tree removal estimates, the erroneous conclusion by the applicant's arborist that it represents approximately 15 percent of the total number of trees on the site, and the current threats to the forest due to the high to very high fire hazard rating and potential for another severe burn. The Draft EIR acknowledges that most of the affected forest habitat is not considered a sensitive natural community by the California Natural Diversity Data Base, that most of the site would remain undeveloped, and that the proposed Vegetation Management Plan for the site would adequately address most of the issues related to tree protection and removal mitigation, fire hazard management, weed control, and erosion control.

Based on the revised tree assessment information, the discussion on page 5.6-25 of the Draft EIR regarding estimated tree loss should be revised. The total number of trees to be removed is overestimated based on the original criteria of trees nine inches or greater in diameter and the estimate of approximately 15 percent is more than twice the revised tree removal estimate of six and one half percent. In response to this updated tree removal information, the discussion in the second paragraph on page 5.6-25 of the Draft EIR is revised as follows:

> A precise ~~estimate~~ count of the total number of ~~protected~~trees having a trunk diameter of nine inches or more to be removed by the project is not possible, but ~~may be close to~~ the number would be substantially less than the average range originally identified by MA or about 1,384 rather than 3,000 trees. This would represent approximately ~~15~~ six and one half percent of the total number of larger trees estimated on the site~~,~~. Revised tree removal estimates indicate that an estimated 1,806 trees with trunk diameters fewer than nine inches would also be removed, for a total tree removal estimate of 3,190 trees. The total number of trees anticipated for removal is well below the threshold identified in the Sonoma County Tree Ordinance, but it would still represent a significant loss of tree resources and the woodland and forest habitat…"

The approach to mitigating the impacts of tree removal on forest habitat defined in the Draft EIR involves 1) expanding and refining the basic avoidance and protection measures outlined in the proposed Vegetation Management Plan; 2) specifying areas where tree removal is to be minimized and replacement plantings encouraged; 3) ensuring permanent protection of the majority of the woodland and forest cover on the site; and 4) providing feasible replacement plantings which would actually enhance important habitat values while at the same time not contributing to already high fire hazard and overly dense tree cover. Mitigation Measures 5.6-4(a), (b), and (c) provide details on the overall approach to minimizing the loss of woodland and forest habitat on the site.

The removal of over 3,000 trees, regardless of size, may appear excessive, but must be considered in the context of the total number of trees on the site and habitat values, existing fire hazard and threat to the long-term health of the forest, the County standard used to evaluate impacts on tree resources, and opportunities to further mitigate impacts while allowing reasonable use of the site. The total tree removal estimate of six and one half percent of the trees on the site is well below the 50 percent threshold specified in the County's Tree Protection Ordinance. The percentage of trees to be removed which meet the criteria as a "protected tree" under the County Ordinance is even less than six and one half percent as this estimate includes the removal of Douglas fir, which is not a protected tree species but is one of the more abundant species on the site. Most of the trees appear to be present on the site as a combined response to a severe fire in the mid 1900s, the subsequent suppression of wildfires, and lack of thinning and management through natural and man-made activities.

As the majority of trees to be removed are smaller trees in an excessively dense forested habitat, there is no environmentally sound reason for replacing all trees on a one to one basis or some other replacement ratio for all affected trees. Tree regeneration is clearly not a problem throughout the forest habitat on the site, and will continue after project implementation, even with some active management intervention. Considering that there is no sound reason for requiring a specific ratio of replacement plantings, a reasonable approach to mitigating the effect of tree removal would be to plant trees in available areas where the plantings would be most effective in enhancing wildlife habitat. This can best be done by planting native trees in the oak tree preserves, the riparian preserve, along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions, as required by Mitigation Measure 5.6-4(c). It is estimated that approximately 500 trees could be planted in these areas. Mitigation Measure 5.6-4(c) has been revised as indicated below to specify a minimum planting standard. The collective measures

addressing tree removal and loss of forest habitat, including preservation of most of the existing forest habitat (over 19,500 trees with trunk diameters nine inches or greater) would serve to adequately mitigate potential impacts of the project on tree resources and forest habitat.

> ***Mitigation Measure 5.6-4(c)*** Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for ~~replacement~~ plantings in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on ~~grading~~ graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. A minimum of 500 liner-size native trees shall be planted as part of the replacement planting program. The program shall include provisions for ensuring that they are established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including areas to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires.

Master Response E -- List of Cumulative Projects

Several commentors (for example see comments 14-7 and 23-5) stated that the list of cumulative projects in the Draft EIR was substantially understated. The *State CEQA Guidelines* authorizes a lead agency to limit its analysis of probable future projects to those which are planned or which have had an application made at the time the Notice of Preparation (NOP) is released for review. This is a reasonable point in time at which to begin the cumulative impact analysis.

As described in ***Section 3.3 Cumulative Development Assumptions*** the list of cumulative projects included 12 projects in the vicinity of the project site at the time Sonoma County issued the NOP to prepare the Draft EIR for the proposed project (May 2, 2002).

In discussing cumulative impacts the *State CEQA Guidelines* state that the discussion of cumulative impacts must reflect their severity and likelihood of occurring, but the discussion need not be as detailed as the discussion of a project's direct effects. The discussion should focus on the cumulative impacts to which the identified other projects contribute rather than the attribute of the other projects which do not contribute to the cumulative impact. For example, if another project contributes only to the cumulative water supply problem, its impacts on air quality need not be discussed. During the preparation of the cumulative lists for the Draft EIR County staff determined for traffic and circulation impacts the area of impact to be studied extended from the south end of Kenwood (Warm Springs Road vicinity) to the east side of Santa Rosa (Oakmont area).

In response to these comments County staff reviewed the lists of other projects in the vicinity of the project site provided by several commentors to determine the accuracy of the list of cumulative projects in the Draft EIR. In addition, County staff reviewed County files to insure that all potential cumulative projects in the vicinity of the project site were reviewed. In total, an additional 16 projects were reviewed:

- ***Stone Gate Subdivision*** -- This project is within the Santa Rosa city limits at 6050 Sonoma Highway near Melita Road. The project is currently on hold following Planning Commission review pending resolution of issues related to affordable housing. Twenty-nine single family

dwellings, two duplexes and a mobile home would be rezoned and subdivided to separate existing houses into separate lots and to create eight new parcels. The issue concerns removal of the mobile home and one house, and conversion of rentals to ownership units. Traffic is not perceived as significant in the environmental document. This project was not included on the list of cumulative projects in the Draft EIR because County staff was not aware of it at the time the NOP was released, and because it is located beyond Pythian Road, the boundary of the "impact area" identified by County staff for cumulative projects. The majority of trips generated are expected to travel towards Santa Rosa and have a minimal impact on State Route 12 near the project location.

- ***Ledson Winery and Event Center*** -- At the time the NOP was released this was an existing project, therefore it is already included in the baseline.

- ***Juvenile Justice Center / Valley of the Moon Children's Home*** -- At the time the NOP was released these projects were determined to be replacements which would not have cumulative impacts with the proposed project. However, these projects do generate new traffic, and they have been added to the list of cumulative projects.

- ***Community School*** -- This project is a replacement of an existing school at the same site as the Juvenile Justice Center / Valley of the Moon Children's Home. The Initial Study for the Community School states that there would be no traffic impacts. At the time the NOP was released it was determined that this project would not contribute to cumulative impacts with the proposed project.

- ***Orchards at Oakmont Subdivision*** -- The list of cumulative projects in the EIR includes analysis of a proposed 140 single family units at State Route 12 and Pythian Road, on the west side near Oakmont. Since the NOP was released the project was revised to increase the proposed number of homes to 165. This project's additional 25 units were not included as they were added after release of the NOP.

- ***Hood Mountain Park Plan*** -- Sonoma County anticipates studying the impacts of a new trailhead off of Pythian Road during the next year and one-half separately from the general plan process for Sugarloaf Ridge State Park. At this time, no estimations of visitor use and traffic impact from the Park expansion are available. The existing master plan is from 1974. At the time the NOP was released there was no proposed project, therefore, this project was not added to the list of cumulative projects.

- ***Hood Mansion Restoration*** -- Sonoma County Architect Division is the owner of the Hood Mansion. Funds have recently become available to do restoration work on this historic site which at present does not have any regular hours of operation. It is possible that in the future there could be tourist use of this site. At the time the NOP was released there was no proposed project, therefore, this project was not added to the list of cumulative projects.

- ***Sugarloaf Ridge State Park General Plan*** -- California State Parks is in the process of updating the Master Plan for the Sugarloaf Ridge State Park. The plan includes three alternatives, which were revealed in April, 2003 after the release of the NOP. The alternatives include centralized and decentralized expansion options, with varied levels of development intensity. The most intense alternative could more than double the annual number of visitors in the long term. The plan includes acquisition of 1,300 acres from the Beltane Ranch. This project was not included because a specific proposal has not been developed yet.

- ***Kenwood Wedding Center*** -- At the time the NOP was released this was an existing project. The wedding center is located at 9250 State Route 12 in Kenwood. A use permit (UP95-405) was issued for a one-room bed and breakfast with incidental weddings on October 31, 1995 and it is already included in the baseline.

- ***Darius Anderson Subdivision*** -- This is a proposed subdivision to divide 75.26 acres into three parcels located east of the Kenwood Inn on State Route 12. No traffic studies have been required for this project. The application was received on September 9, 2003 after the issuance of the NOP. A pre-application conference for a winery proposal on this site was held in 2002 but at the time the NOP was released no application had been received. Therefore, this project was not added to the list of cumulative projects

- ***Deerfield Ranch Winery*** -- A proposed use permit for a 45,000 case annual production capacity winery with bottling, storage, retail sales and 20 special events per year with approximately 250 guests per event, located between Kenwood Restaurant and Wildwood Nursery on State Route 12. The application was received on June 3, 2002 after the issuance of the NOP. Therefore, this project was not added to the list of cumulative projects.

- ***Mayo Winery*** -- This project is located at 13180 State Route 12 (APN 053-120-015). This project was not included in the list of cumulative projects because it was outside the section of State Route 12 between Oakmont Drive and Kenwood Inn that was identified as the primary impact area. The application was received June 21, 2001. The project opened this summer. This project was not added to the list of cumulative projects.

- ***Two Hotel Proposals / Bed and Breakfast Expansions***

  Wolf House Hotel in downtown Glen Ellen -- Application received in late 2002. An EIR will be prepared for the project.

  Chauvet Hotel has been in the permit process for over five years, first as a condo development where the map lapsed before recording, then as a hotel application which was pending receipt of a traffic study. Now the applicant is revising the project description to request a condo development again.

  An expansion of the Glen Ellen Inn was recently approved to add four units to an existing two unit bed and breakfast inn. The application was received in 2000.

  An expansion of Gaige house Inn from 15 to 23 units was recently approved with a concurrent General Plan amendment/zone change to Recreation.

  Each of these four projects is on sewer and water. Also, they were not included in the list of cumulative projects because they are outside the section of State Route 12 between Oakmont Drive and Kenwood Inn that was identified as the primary impact area.

Based on the above information it was determined that the two projects on the County site at Pythian Road (Los Guilicos) (the Valley of the Moon Children's' Home and Juvenile Justice Center) should have been on the list of cumulative projects. Therefore, the list of cumulative projects in chapter 3.0 of the Draft EIR is revised to read as follows:

3.3 CUMULATIVE DEVELOPMENT ASSUMPTIONS

This EIR assesses the effects of implementing the proposed project under existing environmental conditions and under anticipated future "cumulative" conditions. Cumulative impacts are defined by CEQA to include impacts of little or no consequence when taken alone but which when combined with expected environmental conditions would have a significant effect. The list of cumulative projects includes 12 projects that are approved, under review, or under construction, or are reasonably expected to be proposed in the vicinity of the site at the time Sonoma County issued the Notice of Preparation to prepare a Draft EIR for the proposed project. The list of projects is presented below and the approximate locations of cumulative projects are shown in Exhibit 3.0-19**.**

- ***Annadel Vineyards Partners*** – Use permit for a 50,000 cases per year winery with tasting, tours and retail sales by appointment only. Winery would be developed in two phases and includes the construction of a 20,000 square foot winery and up to 16,000 square feet of caves. The property is located at 6545 State Route 12, Santa Rosa.

- ***Mobius Painter Winery*** – Use permit for a 150,000 cases per year winery with public tours, tasting and retail sales. Tasting room hours are 10:00 AM to 4:30 PM on weekends and holidays and 10:00AM to 4:00 PM on weekdays. The property is located at 6705 State Route 12, at the intersection of State Route 12 and Oakmont Drive.

- ***Landmark Winery*** – Use permit to increase the annual production capacity to 35,000 cases per year at an existing winery with no new construction, and to allow for 13 special events per year (including weddings) with 50 guests maximum per event with no outdoor amplified music. The property is located at 8211 State Route 12, and 101 and 205 Adobe Canyon Road.

- ***Blackstone Winery*** (***St. Francis Winery*** former site) – Use permit to expand production capacity at an existing winery from 14,000 cases/year to 125,000 cases/year and to permit up to ten special events/year for up to 200 persons per event. The project site is located at 8450 State Route 12.

- ***St. Francis Winery & Vineyards*** – Use permit for 35 special events per year at an existing winery on 82.0 acres. Maximum attendance at each event would be 200 persons. The property is located at 500, 550 and 100 Pythian Road.

- ***Chateau St. Jean Winery*** – Use permit to authorize an increase in annual production capacity from 250,000 cases to 750,000 cases annually and associated remodeling of the existing winery facility. The property is located at 8555 State Route 12 and 843 St. Jean Court

- ***Chateau St. Jean Winery*** – Use permit to allow 24 events per year with 50 to 450 guests and six events per year with 451 to 2,000 ~~people per year~~guests per event. The property is located at 8555 State Route 12 and 843 St. Jean Court.

- ***Korbel (Kenwood Winery)*** – Use permit to increase the maximum annual production at an existing winery from 125,000 cases to 500,000 cases. The only construction would be the addition of ten tanks directly adjacent to the existing tanks behind the winery. The majority of the barrel and case good storage would be moved off site. The property is located at 9592 State Route 12.

- ***Kenwood Inn*** --- Use permit to allow for the expansion of the Kenwood Inn from 12 to 36 guest units (24 additional guest units) and a registration/reception/meal area to be contained in six buildings totaling 13,630 square feet. The property is located at 10400 and 10401 State Route 12.

- ***Las Ventanas Sonoma*** –The proposed project is a 98-room resort and spa (for guest use only) with a 180-seat restaurant. The project site is immediately west of the existing Chateau St. Jean Winery on State Route 12. The project would be located on a 27-acre portion of the site. The project would include 25 guest cottages, a restaurant/reception building, a spa building and a housekeeping/maintenance building. Guest parking would be located in a single parking area.

- ***Oakmont Planned Community*** -- 140 single family units at State Route 12 and Pythian Road, on the west side near Oakmont (in the City of San Rosa). These are proposed as a part of the Oakmont Planned Community, a senior citizen community.

- ***Graywood Ranch Subdivision*** – This project proposes six parcels on the westerly 290 acres of the 476-acre Graywood Ranch. Four residences and one second unit currently exist on the 290 acres, and the subdivision would permit three additional residential units to be constructed on newly proposed vacant parcels. One parcel ~~(Lot 4)~~ would contain two homes and the second units, for a total of seven residential units on the western portion of the Graywood Ranch property (not counting second units). Access to the seven residential units (on six lots) from State Route 12 would be via the main access road proposed to serve the Sonoma Country Inn.

- ***Los Guilucos Juvenile Hall Replacement Project / Valley of the Moon Children's Home Replacement Project*** -- The Sonoma County Department of General Services proposes to replace the existing 120-bed Los Guilucos Juvenile Hall facility and support buildings with a new 140-bed facility and associated support buildings. The replacement facility would be constructed in a different location on the same parcel.

  The Sonoma County Department of General Services proposes to build a new Valley of the Moon Children's Home and Redwood Children's Center in a vacant area just west of the existing facility. The new facility would be approximately 46,000 square feet, divided into two buildings; one building will provide living, dining, and food services, the second building will provide space for administrative and medical and mental health services as well as the Redwood Children's Center.

Sonoma County prepared a Mitigated Negative Declaration for the Los Guilucos Juvenile Hall Replacement Project [9] and the Valley of the Moon Children's Home Replacement Project. [10] Based on the Negative Declarations prepared for these two projects both projects have been examined to determine if either would contribute to cumulative conditions described in the Draft EIR.

Both projects were determined to have either no impact or less than significant impacts on agricultural resources. Neither project was determined to have conflicts with adjacent or nearby agricultural

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9 *Revised Mitigated Negative Declaration / Initial Study and Mitigation Monitoring Program with Project Modification Los Guilucos Juvenile Hall Replacement Project*, Sonoma County Permit and Resource Management Department, PCAS #4158, November 2002.

10 *Mitigated Negative Declaration / Initial Study and Mitigation Monitoring Program Valley of the Moon Children's Home Replacement Project*, Sonoma County Permit and Resource Management Department, PCAS #4244, November 2002.

operations. Therefore, neither project would contribute to cumulative compatibility with adjacent land use impacts.

Cumulative traffic impacts due to the inclusion of the Los Guilucos Juvenile Hall Replacement Project and the Valley of the Moon Children's Home Replacement Project are discussed in Master Response F.

The Los Guilucos Juvenile Hall Replacement Project was determined to have no impact on the existing drainage pattern of the site or area. The Valley of the Moon Children's Home would have less than significant impacts on the existing drainage pattern of the site or area and would not contribute to downstream flooding problems with the incorporation of the recommended mitigation measures. Neither project would contribute to cumulative hydrology and water quality impacts.

In regard to wastewater disposal both projects would be connected to either the Santa Rosa Subregional Wastewater Treatment Plant or the Oakmont Treatment Plant. Thus, neither project would contribute to the cumulative impacts from wastewater treatment and disposal discussed for the Sonoma Country Inn project.

Both projects will be supplied municipal water by the City of Santa Rosa and will not withdraw groundwater at the site. Therefore, neither project would contribute to cumulative water supply impacts.

In regard to biological resources it was determined that both projects may have a biotic impact if surplus soils were not properly disposed of. With incorporation of mitigation measures this impact was determined to be less than significant. Los Guilucos Juvenile Hall Replacement Project could impact small wetland features on the site if a proposed stormdrain was constructed through these features. With incorporation of a mitigation measure requiring avoidance of these features this impact was determined to be less than significant. Also, the Los Guilucos Juvenile Hall Replacement Project would result in the removal of approximately 22 trees. These trees are various sizes and consist of Monterey pine, madrone, coast live, valley and black oaks. A mitigation measure will require the planting of three native trees for each tree removed with a dbh of four inches or greater. The replacement trees will be planted on-site. With implementation of the mitigation measures neither project would contribute to cumulative biological impacts.

In regard to light pollution both projects were acknowledged to result in a new source of light. The Los Guilucos Juvenile Hall Replacement Project was determined to have less-than-significant impacts in this area and the Valley of the Moon Children's Home was determined to have less-than-significant impacts with mitigation measures. Project lighting would however, be visible form State Route 12 and thus these projects would contribute to the significant cumulative light pollution impact identified in the EIR.

In regard to air quality it was determined that neither project would have a cumulative effect on ozone because neither project would generate significant level of new traffic which would result in new emissions of ozone precursors and there would be no long-term effect on PM10.

In regard to noise, due to the distance of these projects from the Sonoma Country Inn project site neither project would contribute to a long term cumulative increase in ambient noise.

Master Response F -- Cumulative Traffic Volumes

Several commentors stated that the list of cumulative projects in the Draft EIR was not complete (see also Master Response E). The concern expressed by commentors was that the Draft EIR understates cumulative impacts because this list of projects was not complete. This master response discusses the method used in the Draft EIR to predict future traffic and provides additional analysis of cumulative impacts using an expanded project list.

CEQA REQUIREMENTS

The *State CEQA Guidelines* do not specify the method of determining cumulative traffic volumes: however in practice they are generally derived from:

- a local or regional traffic model,
- a list of cumulative projects; or
- a projection based on historical growth in traffic; or
- a combination of the above.

There is no local or regional traffic model that is suitable for preparing the cumulative traffic volumes needed for this EIR. Sonoma County is presently updating its county-wide traffic model as part of an update to the General Plan. When that update is complete, the county-wide traffic model will be suitable for use in EIRs. However, the model is not yet available for this use.

A list of cumulative projects was developed for the Draft EIR (see pages 2.0-35 and 36 and Master Response E). This list was used to predict special event traffic, and the Draft EIR used the list to develop a worst-case scenario for cumulative special event traffic. However, the list was not considered useful for predicting year 2012 traffic. The County has accurate information only for near-term projects; specifically those projects for which applications have been submitted. Consequently, traffic projections made using a list of projects would be accurate for only a few years into the future. To make traffic projections for 2012 using the project list method, it would be necessary to speculate on the location and traffic generation characteristics of future projects. For this reason, the project list approach was not considered a suitable means of predicting year 2012 traffic for this project.

Instead, the Draft EIR used the traffic growth over the last ten years to predict the growth for the next ten years. This approach is appropriate for this project because growth in the recent past is likely to be similar to growth in the near future. Traffic growth over the last ten years reflects an increase in ambient traffic resulting from population growth as well as increased traffic resulting from new wineries and special events at wineries. The next ten years are likely to bring additional applications for wineries and special events that are generally similar to those recently approved and currently being considered.

A description of the methodology used in the Draft EIR to predict traffic volumes for the 2005 and 2012 horizon years is given below. Following that is a comparison of the Draft EIR traffic projections with projections made using an expanded project list.

DRAFT EIR TRAFFIC PROJECTIONS

As stated in the Draft EIR, the expected ambient (Base Case) year 2005 and 2012 traffic volumes for each horizon year for each of the three peak traffic hours were developed using recent historical growth rates for traffic along State Route 12 between the north end of Sonoma Valley (near Glen Ellen) and Santa Rosa. Ten years of Caltrans State Route 12 traffic data (1992 - 2002) were reviewed to determine growth rates along the highway. The data included volumes at monitoring stations located on State Route 12 at Los Alamos Road, Adobe Canyon Road, Warm Springs Road, and Arnold Drive. Data was also provided by the County, mostly consisting of 24-hour hose counts conducted for proposed developments with access along State Route 12. Rates were found to vary year to year, season to season, and location to location. Just south of Adobe Road Caltrans counts show a three percent increase per year over the seven years from 1992 to 1999; [11] seasonal comparisons at State Route 12/Arnold Drive (westbound) reveal a Sunday in September being 3.2 percent higher than a Sunday in May, and (eastbound) a Sunday in August being 2.8 percent higher than a Sunday in May. Since some locations showed peak hour growth rates ranging from one percent up to three percent, a conservative three percent per year growth rate was selected for the near-term (2005) horizon year. This growth rate would include non-special event traffic from all new housing, wineries and facilities planned along State Route 12 as well as regional growth in tourist traffic (primarily on weekends) and commute traffic (primarily on weekdays). As stated in the Draft EIR, a reduced rate for the ten year projection was considered appropriate because the three percent per year growth rate was found to be high for some sections of the roadway, and considered unlikely to be sustained throughout the study area over the 2002 - 2012 time period. A growth rate of 2.4 percent per year was projected from year 2002 to 2012.

TRAFFIC PROJECTIONS USING A PROJECT LIST

In response to comments on the completeness and adequacy of the cumulative analysis in the Draft EIR, additional analyses have been completed. To determine whether a project list would result in changed traffic levels an expanded cumulative project list was developed that includes the 12 projects identified in the Draft EIR and 16 additional projects identified by commentors (see Master Response E). The expanded list was used to develop traffic projections for2005 and 2012, and the new projections were compared to the projections in the Draft EIR that were based on historical traffic growth.

Exhibit 9-8 shows the Friday PM peak hour trip generation for the expanded project list. The trips were distributed to State Route 12, and the resultant Friday PM peak hour volumes are shown in Exhibits 9-9 and 9-10. For purposes of comparison, the volumes used in the Draft EIR are also shown on these exhibits. Comparing the new cumulative traffic volumes with the corresponding Draft EIR volumes, it can be seen that in all cases the Draft EIR predicted higher volumes on State Route 12. For example, Exhibit 9-9 shows that the Draft EIR traffic projections for 2005 were from eight percent to 36 percent higher in the vicinity of the project; Exhibit 9-10 shows the Draft EIR projections for 2012 to be substantially (in some cases over 100 percent) higher.

The Draft EIR predictions for most of the side roads were generally similar to the projections made using the list method, except at the intersections with Pythian and Adobe Canyon.

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[11] Caltrans count data were provided to the EIR consultants at this count station for a seven year period (not ten years).

EXHIBIT 9-8
FRIDAY PM COMMUTE PEAK HOUR PROJECT TRIP GENERATION FOR YEARS 2005 and 2012 PLANNING HORIZONS FOR EXPANDED CUMULATIVE PROJECT LIST

Project	Notes	Size	PM Peak Hour Trips			
			Inbound		Outbound	
			Rate	Volume	Rate	Volume
YEAR 2005						
Stone Gate Subdivision	Trip Generation Source: ITE *Trip Generation*, 1997	8 SF Residences	.65	5	.36	3
Ledson Winery and Event Center	Existing facility NO NEW TRIPS			-		-
Community School	Replacement of Existing School - NO NEW TRIPS			-		-
Hood Mountain Park Plan	estimates of visitor use			2		6
Hood Mansion Restoration	estimates of visitor use			2		6
Kenwood Wedding Center	Existing facility NO NEW TRIPS			-		-
Darius Anderson Subdivision	Trip Generation Source: ITE *Trip Generation*, 1997	3 SF homes	.65	2	.36	1

EXHIBIT 9-8 (continued)
FRIDAY PM COMMUTE PEAK HOUR PROJECT TRIP GENERATION FOR YEARS 2005 and 2012 PLANNING HORIZONS FOR EXPANDED CUMULATIVE PROJECT LIST

Deerfield Ranch Winery	Source: traffic study on file at Sonoma County	New 45,000 case winery &20 special events per year source: traffic study on file at Sonoma County	*	2	*	26
Mayo Winery	Source: traffic study on file at Sonoma County		*	0	*	9
Chauvet Hotel Site	Source: ITE *Trip Generation*, 1997	6 new condominiums	.36	2	.18	1
Glen Ellen Inn	Expansion from two rooms to six rooms Source: ITE *Trip Generation*, 1997	4 new rooms	.32	1	.29	1
Gaige House Inn	Expansion from 15 to 23 units Source: ITE *Trip Generation*, 1997	8 new rooms	.32	3	.29	1
Juvenile Justice Center	Source: Initial Study with traffic data	expansion of existing facility	*	0	*	15
Valley of the Moon Children=s Home	Source: Initial Study with traffic data	expansion of existing facility	*	11	*	34
Orchards at Oakmont Subdivision	new senior subdivision	165 senior units	.15	25	.12	20

EXHIBIT 9-8 (continued)
FRIDAY PM COMMUTE PEAK HOUR PROJECT TRIP GENERATION FOR YEARS 2005 and 2012 PLANNING HORIZONS FOR EXPANDED CUMULATIVE PROJECT LIST

Annadel Vineyards	new winery no retail on-site	New winery 50,000 cases	*	12	*	20
Mobius Painter Winery	Source: Initial Study with traffic data	New winery 150,000 cases tours, tasting, sales 10 AM to 4 PM weekdays	*	11	*	18
Landmark Winery	winery expansion Source of Trip Generation data: interview with owner/operator	expand from __ cases to 35,000 cases per year				2
Blackstone Winery (former St Francis)	winery expansion and events application winery expansion Source of Trip Generation data: interview with owner/operator	expand from 14,000 cases to 125,000 cases per year plus special events	1	1		2
St Francis Winery & Vineyards	events application only			-		-

EXHIBIT 9-8 (continued)
FRIDAY PM COMMUTE PEAK HOUR PROJECT TRIP GENERATION FOR YEARS 2005 and 2012 PLANNING HORIZONS FOR EXPANDED CUMULATIVE PROJECT LIST

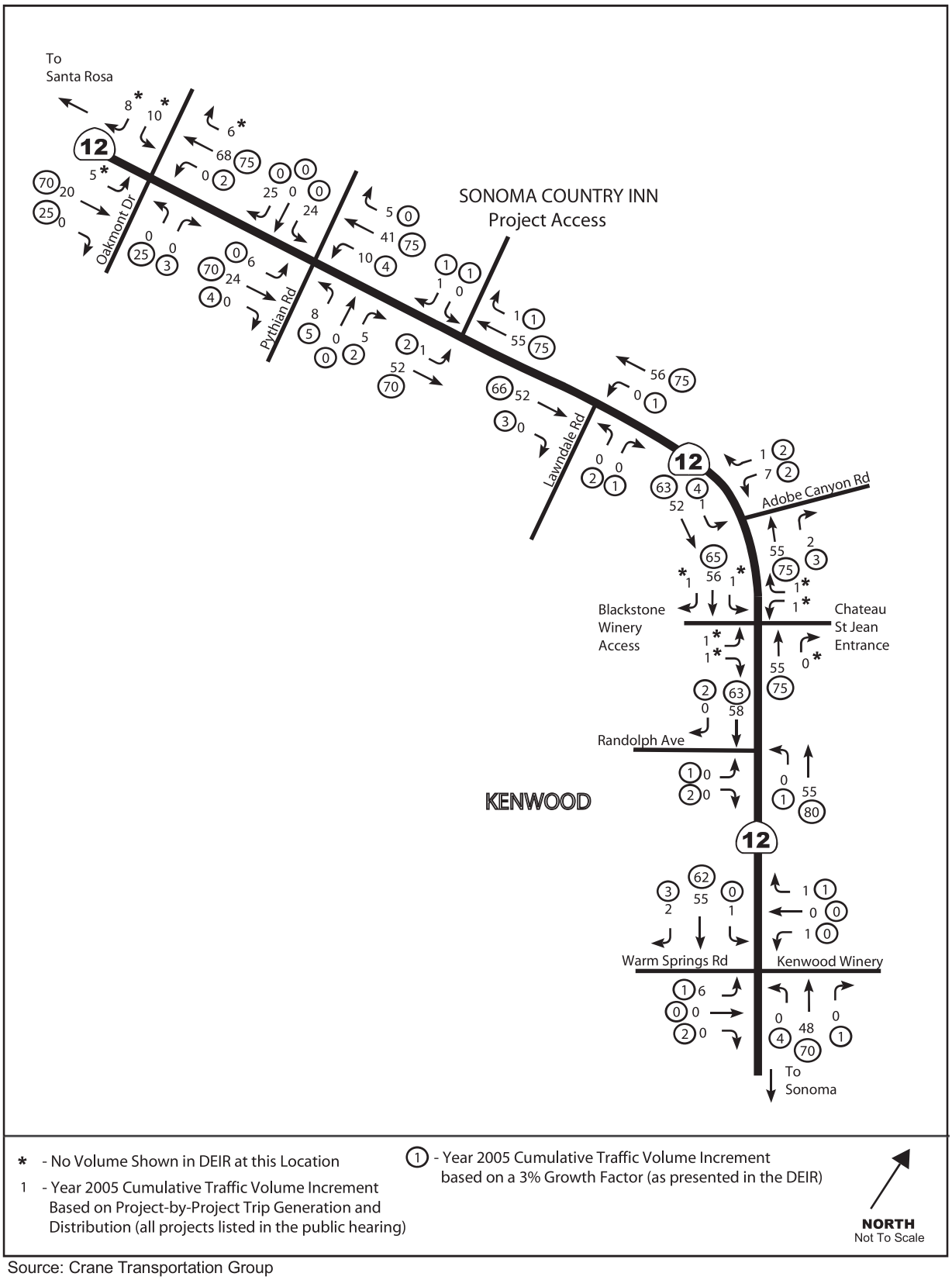
Chateau St. Jean Winery Expansion	winery expansion and events application winery expansion Source of Trip Generation data: interview with owner/operator	expand from 250,000 cases to 750,000 cases per year plus special events		1		2
Korbel (Kenwood Winery)	winery expansion Source of Trip Generation data: interview with owner/operator	expand from 125,000 cases to 500,000 cases per year				2
Kenwood Inn Expansion	Traffic Study on file with County	24 new units	*1	8	*	7
Graywood Ranch Subdivision	Trip Generation Source: ITE *Trip Generation*, 1997	3 SF units	.65	2	.36	1
Total Year 2005				**92**		**177**

EXHIBIT 9-8 (continued)
FRIDAY PM COMMUTE PEAK HOUR PROJECT TRIP GENERATION FOR YEARS 2005 and 2012 PLANNING HORIZONS FOR EXPANDED CUMULATIVE PROJECT LIST

YEAR 2012						
Wolf House Hotel	Trip Generation Source: ITE *Trip Generation*, 1997			21	.29	19
Sugarloaf Ridge State Park General Plan	estimated trips based upon Initial Study for State Parks (in progress)	.32		2		6
Las Ventanas Sonoma	estimates of visitor use	98 room resort, spa, 180 seat restaurant	*	55	*	36
Total Year 2012				**78**		**61**

* Trip Generation based upon traffic study on file with Sonoma County PRMD
Project List Source: County of Sonoma PRMD
Trip Rate Source: Trip Generation, 6th Edition by the Institute of Transportation Engineers, 1997, or as noted.
Compiled by: Crane Transportation Group

EXHIBIT 9-9
YEAR 2005 CUMULATIVE TRAFFIC VOLUME INCREMENT DETERMINED ON A PROJECT-BY-PROJECT BASIS FOR EXPANDED CUMULATIVE PROJECT LIST COMPARED TO DEIR FRIDAY PM PEAK HOUR VOLUMES



* - No Volume Shown in DEIR at this Location

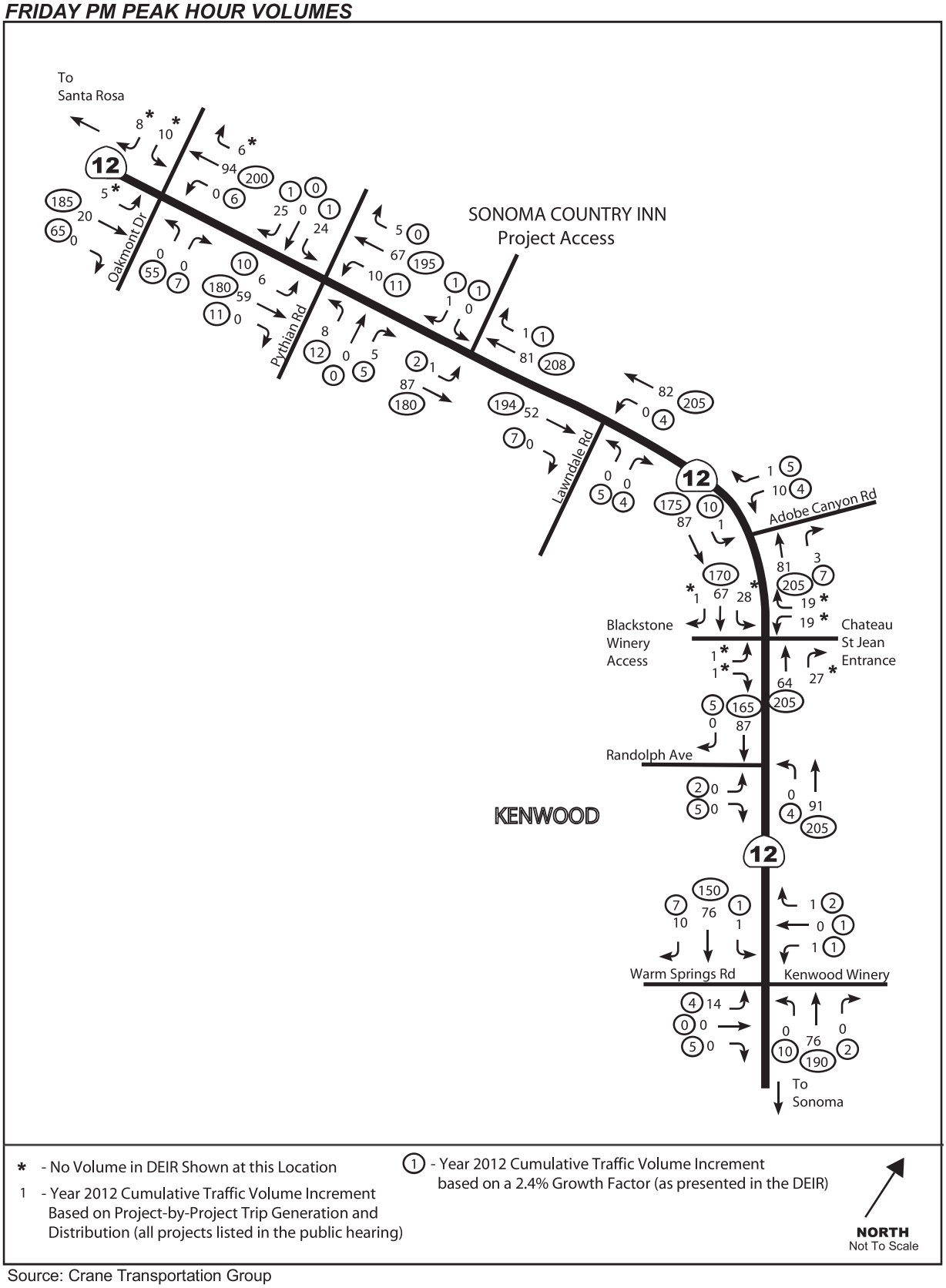
1 - Year 2005 Cumulative Traffic Volume Increment Based on Project-by-Project Trip Generation and Distribution (all projects listed in the public hearing)

(1) - Year 2005 Cumulative Traffic Volume Increment based on a 3% Growth Factor (as presented in the DEIR)

NORTH
Not To Scale

Source: Crane Transportation Group

EXHIBIT 9-10
YEAR 2012 CUMULATIVE TRAFFIC VOLUME INCREMENT DETERMINED ON A PROJECT-BY-PROJECT BASIS FOR EXPANDED CUMULATIVE PROJECT LIST COMPARED TO DEIR FRIDAY PM PEAK HOUR VOLUMES



Source: Crane Transportation Group

Pythian Road The Draft EIR projections for traffic entering and exiting Pythian Road from State Route 12 are lower than the projections using the expanded project list. The Valley of the Moon Children's Home, the Juvenile Justice Center, and the increased number of units in the Orchards at Oakmont subdivision will generate more traffic than the amount predicted by the percentage increase method used in the Draft EIR. The level of service calculations for this intersection have been done again using the new projections. Exhibit 9-11 provides a comparison between years 2005 and 2012 with base case volumes determined by use of a growth rate (as presented in the Draft EIR) and on a project-by-project basis. As shown in Exhibit 9-11, with either method of determining future base case traffic volumes, the intersection level of service would remain acceptable (at or better than LOS B) for all analyzed time periods. Accordingly, the Draft EIR's conclusions about the Pythian intersection are not affected by the revised calculations. The intersection, which is already signalized, will continue to operate at an acceptable level of service with or without the project.

Adobe Canyon Road The Draft EIR projections for year 2012 traffic entering and exiting Adobe Canyon Road from State Route 12 are too low because the proposed expansion of Sugarloaf State Park will generate more traffic than the amount predicted by the percentage increase method used in the Draft EIR. The level of service calculations have been done again using the new projections and recalculated consistent with modeling assumptions described in Response to Comment 9-1. Exhibit 9-11 provides a comparison between years 2005 and 2012 with base case volumes determined by use of a growth rate (as presented in the Draft EIR) and on a project-by-project basis. As shown in Exhibit 9-11 for Friday PM peak hour, with either method of determining future traffic volumes the intersection level of service remains acceptable (at or better than LOS D). Based on Caltrans staff communications with PRMD staff, it is concluded that the Draft EIR overstated impacts at this intersection. See Response to Comment 9-1 for a discussion of the revised impacts at this intersection.

The new projections for the Pythian Road and Adobe Canyon Road intersections have no effect on other traffic impacts described in the Draft EIR. As noted above, the Draft EIR traffic projections for State Route 12 were in all cases higher than the projections that would result from the project list method. The percentage increase method used in the Draft EIR is a conservative approach, and, with the exception of the two intersections noted above, is more likely to overstate impacts than it is to understate them. No other changes to the impact analysis are necessary to account for cumulative traffic.

TRAFFIC VOLUMES WITH SPECIAL EVENTS

The EIR traffic analysis evaluated State Route 12 roadway and intersection operating conditions during the Sunday afternoon peak traffic hour should average size special events be scheduled at Sonoma Country Inn and all other nearby existing or proposed wineries or facilities (as allowed by use permit). This is a *very conservative* approach to analysis, as it is unlikely that *all* facilities having permits or currently requesting permits for special events would do so concurrently (i.e., same time of day on a Sunday). The analysis further assumed peak inbound and outbound traffic flow would occur at the same time for each facility (also a deliberately *very conservative* assumption), then overlaid these flows on a system operating at a *peak time period* on a weekend. [12] Determination of event size was provided through extensive research and interview efforts by County staff (i.e., file searches for

[12] Analysis was conducted for Sunday afternoon event conditions only with all facilities assumed to have peak inbound flows from 11:30 AM to 12:30 PM and peak outbound flows from 3:30 to 4:30 PM.

EXHIBIT 9-11
REVISED INTERSECTION LEVEL OF SERVICE FRIDAY 5:00 – 6:00 PM – PYTHIAN ROAD/SR12 and ADOBE CANYON ROAD/SR12

Intersection	Existing (Summer 2002)	Year 2005			Year 2012		
		Base Case	Base Case + Project (w/o Special Event)	Base Case + Project +Project Average Size Special Event	Base Case	Base Case + Project (w/o Special Event)	Base Case + Project +Project Average Size Special Event
SR 12/Pythian Rd.	A-5.7 [a]	A-6.3 [b] A-7.6 [c]	A-6.4 A-7.8	A-6.5 A-7.9	A-7.6 A-8.4	A-7.8 A-8.6	A-8.0 A-8.8
SR 12/Adobe Canyon Rd	C-23.7/B-10.4[d]	D-25.5/B-10.7[e] D-25.9/B-10.7[f]	C-25.9/B-10.8 D-26.3/B-10.7	D-26.0/B-10.8 D-26.5/B-10.8	D-29.9/B-11.5 D-30.3/B-11.3	D-30.5/B-11.6 D-30.8/B-11.4	D-30.7/B-11.6 D-30.9/B-11.4

[a] Signalized level of service– control delay (in seconds).

[b] Signalized level of service– control delay (in seconds). Base Case determined on a project-by-project basis (see Master Response F).

[c] Signalized level of service– control delay (in seconds). Base Case determined by growth rate, with volumes added at Pythian Road due to additional cumulative projects (see Master Response F).

[d] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12.

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12. Base Case determined on a project-by-project basis (see Master Response F).

[f] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12. Base Case determined by growth rate, with volumes added at Pythian Road due to additional cumulative projects (see Master Response F).

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

permitted size of event and interviews with operators of facilities having permits or applying for permits to hold special events).

Based upon information provided by County staff, existing, approved or proposed facilities were identified near Sonoma Country Inn that could have special events. They included the Sonoma Flower Company, proposed new Mobius Painter Winery, Ledson Winery, St. Francis Winery, Sonoma Country Inn (Project), Landmark Winery, Chateau St. Jean Winery, Blackstone Winery (formerly St Francis Winery), Las Ventanas Resort, Korbel (Kenwood Winery). The only additional event traffic that would be associated with the expanded project list would be associated with the Deerfield Winery. The Draft EIR already identifies significant impacts from cumulative events. Re-analysis with an additional event would increase traffic volumes along SR 12 but would not result in identification of new impacts or change the language of the mitigation measure provided in the Draft EIR. As stated above, the analysis presented in the Draft EIR was very conservative, assuming that all events would occur on the same day and release their traffic during the same hour. Adding more events (such as traffic exiting the Deerfield Winery) would not result in identification of new impacts and would only add to the already very conservative analysis.

Master Response G -- State Route 12 Accident Data

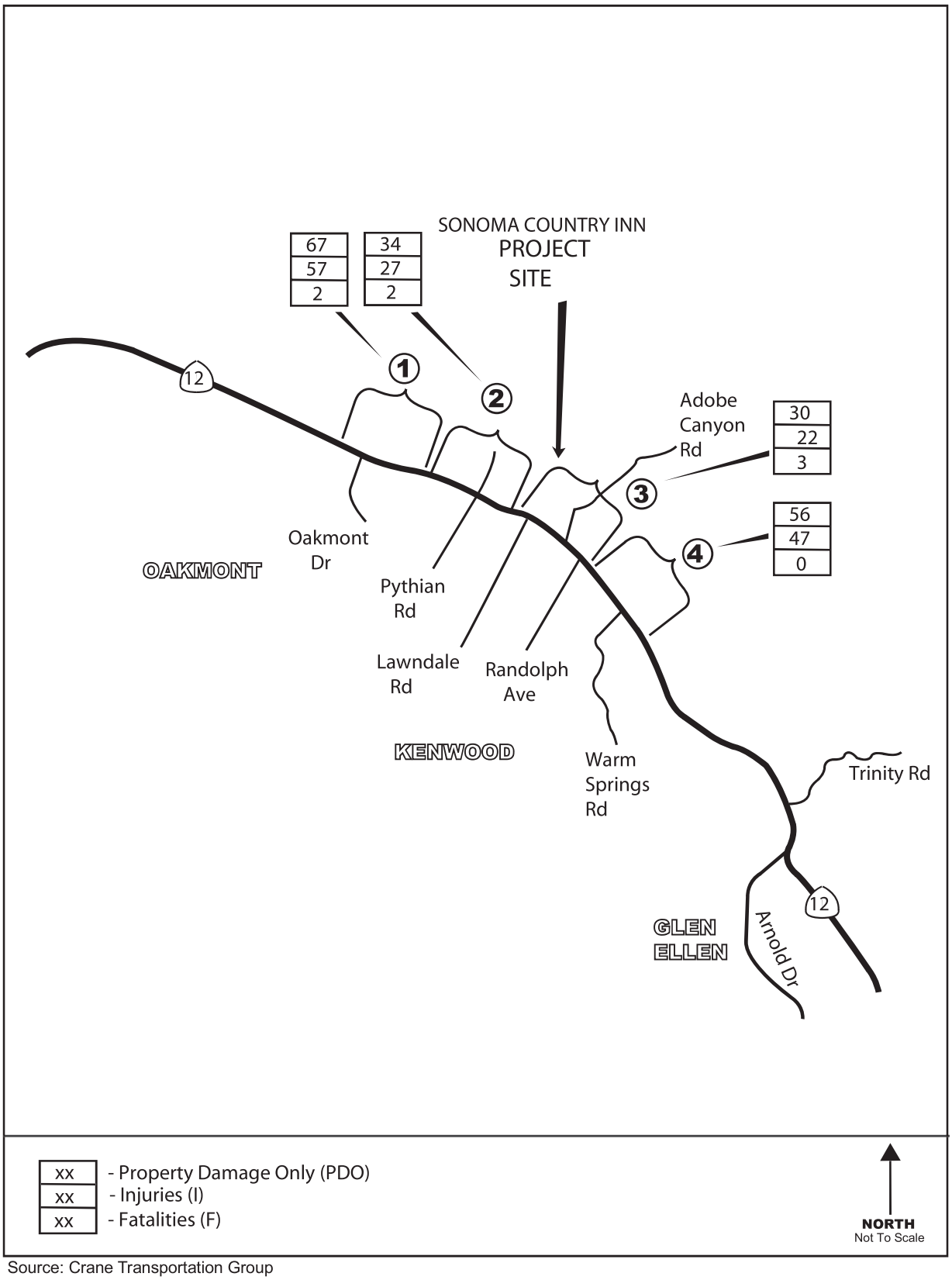
A number of commentors raised questions regarding the number of automobile accidents and overall safety on State Route 12. This master response is based upon analysis of the California Highway Patrol Collision Data Summary: Sonoma County, State Route 12 from Warm Springs Road to Oakmont Drive, 1993 to 2003.

On June 18, 2003, County staff requested accident data from the California Highway Patrol (CHP) for State Route 12 in Sonoma County between Post Mile 21.50 (the approximate location of Pythian Road and Post Mile 27.03 (Warm Springs Road) for the years 1993 to 2003. On June 30, 2003, Bev Christ, Data Coordinator of the CHP Information Services Unit, provided an 82 page listing of collisions on State Route 12 between milepost markers 21.50 and 27.03 for the years 1993 to 2003.

Data provided for years 1992, 2002 and 2003 are incomplete. Analysis of the CHP data for years 1993 to 2001 indicates that during this eight year period the total number of collisions in the designated stretch of State Route 12 (approximately 5.5 miles) is 348, including 187 collisions in which property damage only (PDO) occurred; 153 collisions in which injuries (I) occurred; and 7 collisions in which fatalities (F) occurred.

Exhibit 9-12 shows State Route 12 divided into four segments with 2001 annual totals of collisions (including PDOs, Injuries, and Fatalities indicated) for each section. For more detailed information and for information for other years, see Appendix C in which each collision is detailed individually for years 1993 to 2003. Individual collisions are listed by year, month and day. Locations of the collisions are designated relative to the various streets crossing State Route 12, occurring either east (e) or west (w) of the specific cross street, or at the actual intersection (I) of the cross street. The Primary Collision Factor is indicated (unsafe speed, improper turn, following too close, driver fell asleep, alcohol or drug use, etc.). The type of collision is specified (sideswipe, rear end, head-on, etc.). The severity of the collision is listed (PDO, Injury, or Fatal), and any unusual road condition is also included.

EXHIBIT 9-12
SUMMARY OF 2001 ACCIDENT DATA OAKMONT DRIVE TO WARM SPRINGS ROAD



Source: Crane Transportation Group

Exhibit 9-13 provides accident rates per million vehicle miles (MVM) traveled. This type of analysis requires an average annual traffic volume (AADT) from Caltrans. Caltrans' Adobe Canyon Road monitoring location provides yearly AADTs east and west of the State Route 12 Adobe Canyon Road intersection. Thus, determination was made of the accident rate per million vehicle miles traveled for two roadway segments: Lawndale Road to Adobe Canyon Road, and Adobe Canyon Road to Warm Springs Road. Accident data comparisons to statewide and countywide accident rates are provided for years 1999, 2000 and 2001.

1999 **--** Analysis shows that for the year 1999 the Sonoma County accident rate for two-lane rural roads was 1.24 accidents per million vehicle miles (MVM) traveled, while the statewide average for a two-lane major road was 1.16 accidents/MVM in rural conditions and 1.80 accidents/MVM in suburban conditions. During the same year State Route 12 between Lawndale Road and Adobe Canyon Road had an accident rate of 1.61 and between Adobe Road and Warm Springs Road the 1999 accident rate was 3.67. The 1999 rate for the Lawndale to Adobe Road segment exceeds the countywide rate and the statewide rate for *rural* two-lane major roads, and the Adobe to Warm Springs Road segment exceeds the countywide rate and statewide rate for two-lane major roads for both rural and suburban conditions.

2000 -- Analysis shows that for the year 2000 State Route 12 between Lawndale Road and Adobe Canyon Road had an accident rate of 1.88 and between Adobe Road and Warm Springs Road the 1999 accident rate was 3.32. The 2000 rate for the Lawndale to Adobe Road segment substantially exceeds the 1999 County average rate and State average rates for rural and suburban two-lane major roads, and the Adobe to Warm Springs Road segment exceeds the County average rate and State Average rate for two-lane major roads for both rural and suburban conditions.

2001 Analysis shows that for the year 2001 State Route 12 between Lawndale Road and Adobe Canyon Road had an accident rate of 1.34 and between Adobe Road and Warm Springs Road the 2001 accident rate was 2.62. The 2001 rate for the Lawndale to Adobe Road segment exceeds the 1999 County average rate and State average rate for rural two-lane major roads, and the Adobe to Warm Springs Road segment exceeds the County average rate and State Average rate for two-lane major roads for both rural and suburban conditions.

IMPACT OF ADDITIONS OF PROJECT TRAFFIC TO STATE ROUTE 12

The project would result in additional traffic on a roadway already experiencing accident rates about the County and State averages. For example, on SR 12 just east of the project access, the project with an average size special event in progress would increase traffic volumes by 1.5 percent during the 2012 Friday PM peak hour and by 1.7 percent during the 2012 Sunday PM peak hour. However, neither the County nor the State (Caltrans) has established a standard for determining whether an incremental increase in traffic on such a roadway causes a significant traffic safety impact, nor does Appendix G to the *State CEQA Guidelines* identify an increase in traffic on a roadway experiencing higher than average accident rates as an environmental factor that should be analyzed in an EIR. As a result, this impact is not typically analyzed; instead, the impact analysis generally is focused on impacts related to road and intersection capacity or specific road deficiencies or safety hazards that would be caused by a project. This EIR includes a detailed discussion of capacity-related impacts of the project and also safety impacts related to the intersection of its driveway with the State highway. Regarding safety impacts, the applicant has proposed to improve the project driveway and add a left turn lane and other frontage improvements. These have been reviewed by Caltrans, and revised as

EXHIBIT 9-13
ACCIDENT RATES ON SR 12 EAST AND WEST OF ADOBE CANYON ROAD

Roadway Segment	***Distance (miles)***			***1999***	***2000***	***2001***	***1999-2001 Average***
State Route 12 (*Lawndale Rd – Adobe Canyon Rd*)	0.57						
- Total Accidents				6	7	5	6.0
Accident Rates (*accidents per million vehicle miles*)				1.61	1.88	1.34	1.61
State Route 12 (*Adobe Canyon Rd –Warm Springs Rd)*	0.91						
- Total Accidents				21	19	15	18.3
Accident Rates (*accidents per million vehicle miles*				3.67	3.32	2.62	3.20
Sonoma County Average: 2-lane rural roads					1.24		
Statewide Average: 2-lane rural roads					1.16		
Statewide Average: 2-lane suburban roads					1.80		

Sources:Crane Transportation Group, using data from California Highway Patrol, 2003; Caltrans 1999 Accident Data on California State Highways.

described in the Response to Comment 5-10. With these revised frontage improvements the proposed project would not create new safety hazards on the State highway.

OTHER SAFETY ISSUES RAISED IN THE PUBLIC HEARING AND COMMENT LETTERS

Several issues were raised concerning design of the project access driveway, including turning lane design on SR 12 and proximity of the proposed access intersection to the SR 12/Lawndale Road intersection. Other questions raised concerned vehicles exiting the project driveway possibly conflicting with vehicles making left turns from Lawndale, and the increased hazard from alcohol consumption at winery events. Responses to these questions are provided in this document as specific responses to numbered comments, and are also grouped below as safety concerns raised during the public review period.

SR 12/Project Access Driveway Design Issues

In early communications with the applicant, Caltrans staff suggested aligning the project access directly opposite Lawndale Road, however, Caltrans' comment letter 5 states that the applicant may determine the location of the intersection (whether opposite Lawndale or at a 300-foot distance from Lawndale). Caltrans requires that all proposed improvements at the project access driveway be designed to the Department's design standards found in Caltrans' *Highway Design Manual*. Caltrans' staff expressed concerns regarding the applicant's proposed right turn deceleration lane, and the applicant responded by eliminating the deceleration lane and replacing it with a 150-foot transition lane (see Exhibit 9-14). Following Caltrans advice, the redesigned access intersection schematic drawing cites "intersection design tapers per Highway Design Manual Figure 405.7". Caltrans responded with a letter dated September 23, 2003 stating that the schematic drawing is adequate, "except it should include 8-foot (2.4-meter) shoulders throughout the project limits, which are required by the Department's design standards. Design of the proposed left-turn lane from southbound [eastbound] SR12 to the project driveway, and other design details will be finalized during the encroachment permit phase." [13]

One commentor asked whether Caltrans would consider provision of a westbound left turn lane at Lawndale Road that would continue as a center two-way turn lane between Lawndale Road and the Sonoma Country Inn project access driveway. Two-way left turn lanes are normally installed in areas where there are multiple driveway entrances to the highway. Such lanes have the benefit of providing a refuge for vehicles making left turns both into and out of minor streets, however, on highways with vehicle speeds of 50 to 60 miles per hour (such as SR 12) center turn lanes are sometimes used (i.e., misused) by high speed through traffic as passing lanes. The current proposal does not include provision of a center two-way turn lane between the project access driveway and Lawndale Road because there are not many driveways on that section of the highway.

Alcohol Consumption at the Proposed Winery and Potential for Increased Accidents on SR 12

Concerns have been expressed regarding alcohol consumption at the proposed winery and restaurant and whether this would increase accidents on SR 12. Review of ten years of accident data provided by CHP reveal 43 accidents out of a total 102 accidents with alcohol listed as a causative factor within the SR 12 roadway segment between Warm Springs Road and Pythian Road. The CHP does not maintain

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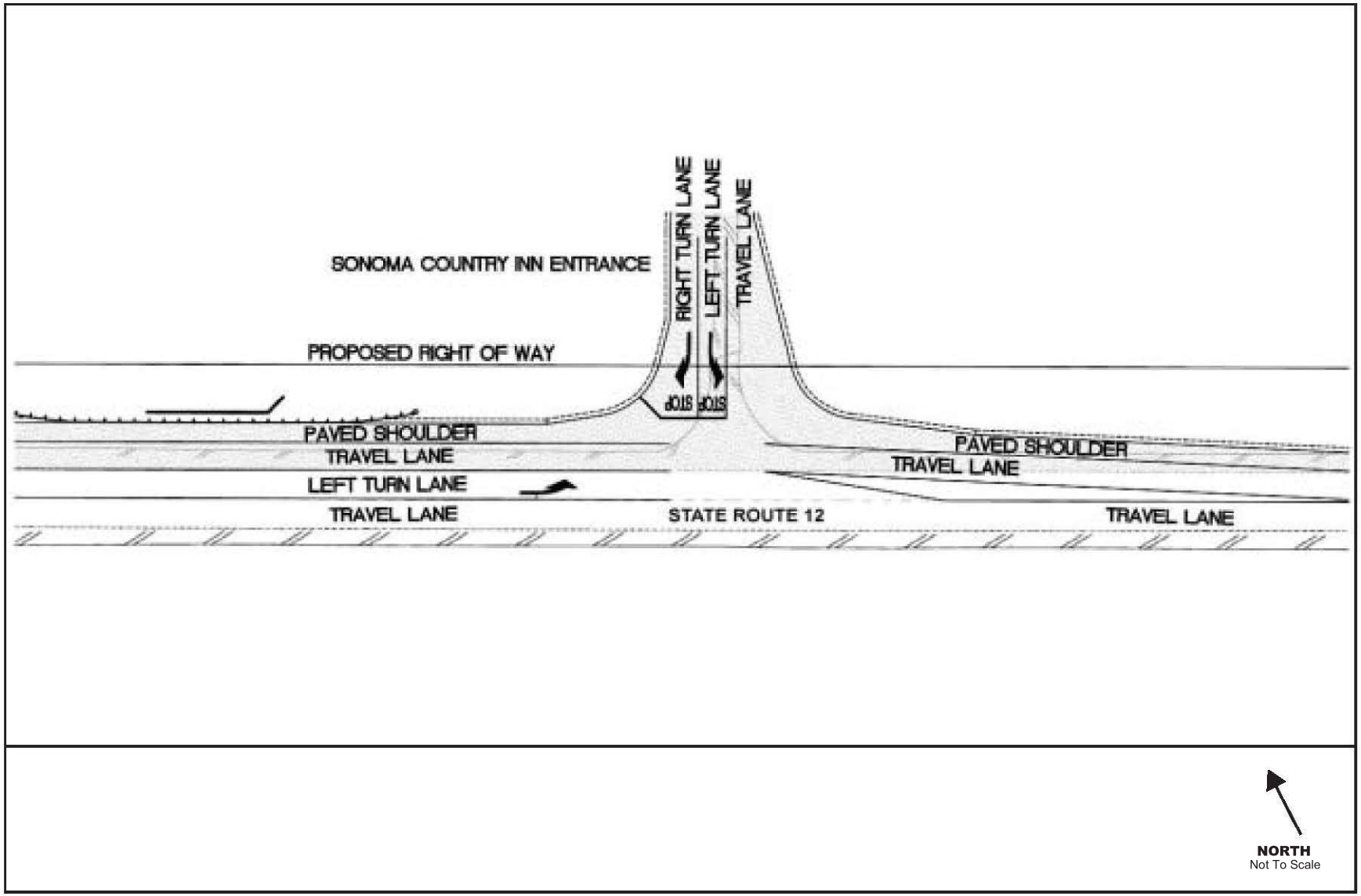
[13] Timothy Sable, District Branch Chief, Department of Transportation.

EXHIBIT 9-14
REVISED ACCESS ROAD INTERSECTION



Source: Backen Gillam Architects

comparative statistics for alcohol-related accidents on two lane state highways, and so a meaningful comparison of this segment of road cannot be made with similar segments. The accident data does not provide information that relates specific facilities, such as wineries or bars, to specific accidents. It is not possible to use this information to analyze the incremental effects of adding a new facility that serves alcoholic beverages to similar existing facilities along a highway corridor.

The State regulates the safe use of alcohol. Similar to all other facilities, the proposed new winery and restaurant will be required to obtain a State license to serve alcohol and to comply with all regulations governing sale and serving of alcohol.

Master Response H – Description of Wastewater Treatment Plans

In response to comments on the Draft EIR, the applicant has made changes to and clarified the wastewater disposal plan and water use rates, as described in the revised project description. The applicant provided a revised wastewater disposal system schematic diagram for both the inn/spa/restaurant (see Exhibit 9-15) and winery/event pavilion (see Exhibit 9-16) systems. Changes to the inn/spa/restaurant system include:

Reduction of peak graywater flows at Spa The initial estimates of spa wastewater generation were calculated prior to the development of a spa layout or operation plan. The principle component of the previous estimate (5,400 gpd) assumed 12 refills of fill and drain tubs per day, each with a capacity of 450 gallons. The applicant has decided to reduce the use of fill and drain tubs at the spa, and operate the spa in a similar fashion to their spa at the Auberge Du Soleil facility in Napa Valley. Since the size and operation of the spa would be similar to the Auberge Du Soleil facility, the water use was monitored by the facility operator to estimate peak and average daily flow. At peak levels of usage, the spa had an average water use of 600 gpd, and a peak water use of 750 gpd. This peak water use estimate is reflected in the changes to the spa wastewater flowrate estimate presented Exhibit 5.4-4; peak graywater use at the spa/laundry is reduced from 6,400 gpd to 1,750 gpd.

Changes to Exhibit 5.4-4 Exhibit 5.4-4 of the Draft EIR is revised to reflect the reduction of peak graywater flow from the spa/laundry, and to incorporate comment 20-7 as follows:

EXHIBIT 5.4-4 (REVISED)
PROJECT~~DESIGN~~ WASTEWATER FLOWRATE ESTIMATES

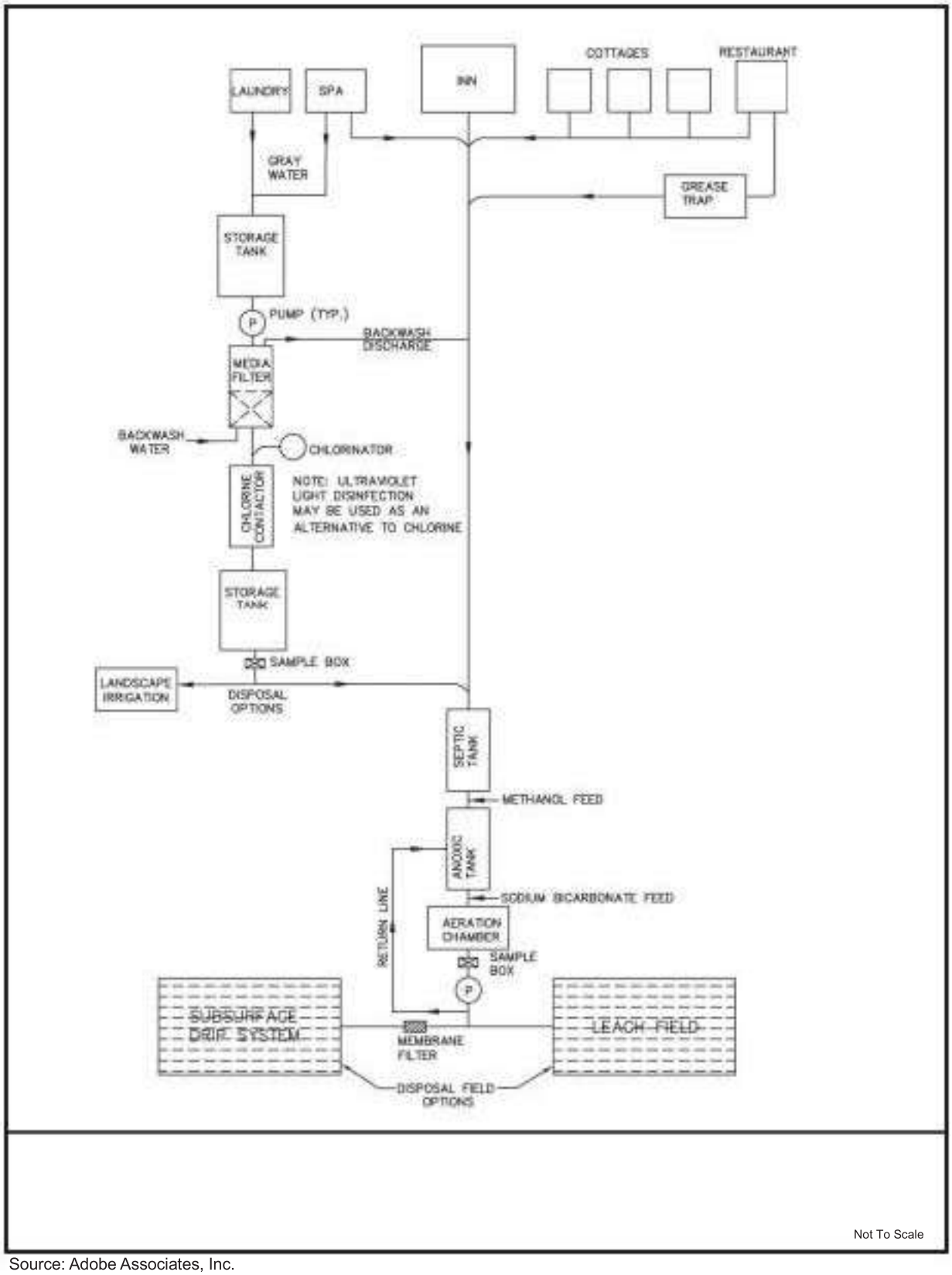
Building/Activity	***No. of Units***	***Unit Flow (gpd)***	***Projected Total (gpd)***
	Inn/Spa/Restaurant		
Inn – Lodging	50 rooms	150	7,500
Restaurant	125 seats	33	4,125
Spa	35 guests	25	875
	10 employees	15	150
			Total: 12,650
	Winery (Processing Only)~~Winery/Events Pavilion~~		
Winery – Wine Making	10,000 cases		~~1,200~~1,600
			Total: 1,600
	Winery/Events Pavilion (Sanitary Wastewater) [a]		
Winery – Wine Making	5 employees	15	75
Winery – Tasting Room	100 guests	~~3~~2.5	250
	4 employees	15	60
Events Pavilion	200~~50~~ guests	5	1,000~~250~~
	15~~8~~ employees	15	225~~120~~
			Total: ~~1,955~~1,610
	Spa/Laundry Graywater		
Spa	~~12 refills~~	750~~450~~	750~~5,400~~
Laundry	50 rooms	20	1,000
			Total: 1,750~~6,400~~
	Residential Lots		
3-Bedroom Homes ~~a~~[b]	11 homes	120/bedroom	3,960
			Total: 3,960

a Wastewater flowrates from the Events Pavilion reflect the EIR consultant's estimate of peak flow to the winery/events pavilion disposal field, which is more conservative than the applicant's estimate (755 gpd).

~~a~~b The minimum home size would be a three-bedroom, per County standard. However, homes with more bedrooms may be built on lots that have greater capacity for wastewater disposal.

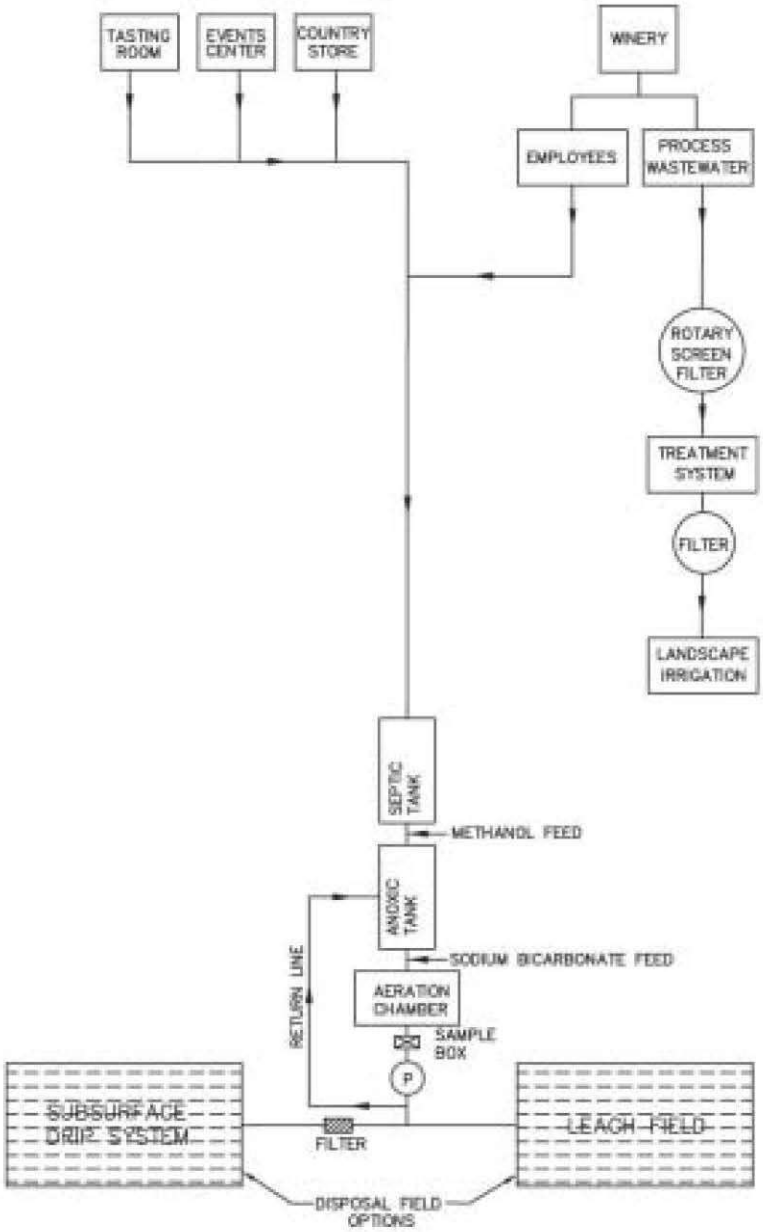
Source: Project Applicant

EXHIBIT 9-15
INN / SPA / RESTAURANT WASTEWATER DISPOSAL SYSTEM SCHEMATIC REPRESENTATION



Source: Adobe Associates, Inc.

EXHIBIT 9-16
WINERY / EVENT CENTER WASTEWATER DISPOSAL SYSTEM SCHEMATIC REPRESENTATION



Not To Scale

Source: Adobe Associates, Inc.

Back-up treatment and disposal of graywater Per the applicant's revised plan, back-up treatment and disposal of the graywater from the spa/laundry would be provided when landscape irrigation is not necessary (i.e., during wet weather). The proposed plan (*Revised On-Site Wastewater Disposal System Site Suitability* Report, M.B. Van Fleet, 2002) shows sufficient primary and reserve disposal field capacity to accommodate peak flows from the inn/spa/restaurant and the spa/laundry graywater;

Graywater System Design The graywater treatment system is proposed to include a settling tank, media filter (e.g., sand filter, or equal), and chlorine disinfection, prior to reuse for irrigation during the dry season and subsurface leachfield disposal as part of the inn/spa/restaurant during the wet season;

Elimination of Water Feature The proposed water feature has been eliminated from the preliminary design. A storage tank would be used to store water for landscape irrigation; and

Improved FAST Treatment The applicant has included methanol and sodium bicarbonate (i.e., baking soda) feeds in the FAST system to improve treatment capabilities. The improvements would allow the system to provide for a tertiary level of nitrogen removal (10 mg/L as nitrogen).

Changes to the winery/events pavilion system include:

Process Wastewater Flowrate Changes to the Sonoma County flow rate methodology for winery process wastewater (Sonoma County "Guidelines and Regulations..." Table III, Winery Waste Water Systems – Design Flows), resulted in an increase of the applicant's estimate of winery process wastewater flows, as reflected in Exhibit 5.4-4.

Separation of the Winery Process Wastewater Flows As presented in Exhibit 9-16 a separate treatment system and disposal field would be used for winery process wastewater flows. Sanitary wastewater from the winery would be combined with wastewater from the events pavilion, country store, and tasting room. The sanitary wastewater would be treated using the FAST treatment technology, and disposed of by subsurface drip dispersal and/or in a standard leachfield.

Specific elements of the proposed winery/events pavilion system are as follows:

Winery Process Wastewater System

Rotary Screen Filter The applicant included a rotary screen filter to remove solids in the process wastewater before it enters the treatment system. The rotary screen filter would reduce solids and biochemical oxygen demand.

Treatment System A package treatment system that includes primary and secondary treatment would be used to treat the winery process wastewater. The applicant is considering the use of a winery-specific wastewater treatment system, such as the Techqua Winery Wastewater System.

Landscape Irrigation The treated winery process effluent would be filtered and used for landscape irrigation (either surface irrigation or subsurface drip irrigation).

Winery Sanitary Wastewater/Events Pavilion Sanitary Wastewater System

Improved FAST Treatment The applicant has included methanol and sodium bicarbonate feeds in the FAST system to improve treatment capabilities. The improvements would allow the system to provide a tertiary level of nitrogen removal (to 10 mg/L as nitrogen).

Subsurface Drip Disposal Field The wastewater schematic includes a subsurface drip disposal field as a disposal option for the winery/events pavilion. The winery/events pavilion disposal field included in *Revised On-Site Wastewater Disposal System Site Suitability* Report, M.B. Van Fleet, 2002 does not include the subsurface drip disposal field. However, there appears to be sufficient area to provide for primary and reserve disposal by standard leachfield system.

To incorporate changes to the plan, and to clarify the proposed system designs, the description of the commercial disposal systems on pages 5.4-9 and 5.4-11 of the Draft EIR is revised to read as follows:

Inn/Spa/Restaurant Wastewater System

The proposed inn/spa/restaurant includes the construction of a 50-room inn with a spa, and a restaurant with a seating capacity of 125 persons (the spa and restaurant would be open to guests of the inn and to the public by reservation). Design flows for the proposed inn/spa/restaurant are 12,650 gallons per day (gpd) (see Exhibit 5.4-4). The design flow was estimated by assuming maximum occupancy at the inn, spa, and restaurant. ~~The preliminary disposal field design for the inn/spa/restaurant would accommodate peak flows of up to 20,288 gpd.~~ Most of the wastewater is generated from the inn and restaurant. Wastewater from the restaurant kitchen facilities would be treated in a grease trap/interceptor prior to mixing with wastewater from the spa, inn, cottages, and other restaurant wastewater. Grease traps/interceptors are designed to provide retention time to allow grease from kitchen wastewater to cool and solidify, so that it can be removed before it enters the septic system. The ~~commingled~~combined wastewater from the inn, spa, and restaurant would enter a standard concrete septic tank, where the larger solids would settle to the bottom. Effluent from the septic tank would be pretreated prior to being disposed of in the disposal field area in the southerly portion of the project area. The purpose of pretreatment is to reduce nitrate-nitrogen~~contaminant~~ levels below the threshold of concern for groundwater contamination. Pretreatment would also reduce the organic content and nitrogen levels in the wastewater. A fixed activated sludge treatment (FAST) system with an intervening anoxic tank with methanol feed, developed by Smith and Loveless, Inc. is proposed ~~being considered~~ for the pretreatment of the effluent. The FAST system would lower the biochemical oxygen demand (BOD) and total suspended solids (TSS) as well as nitrogen levels in the wastewater effluent. The anoxic (oxygen-free) tank would promote denitrification processes to reduce nitrogen levels in the wastewater effluent. Provisions are also included for the introduction of sodium bicarbonate into the FAST treatment unit for adjustment of the alkalinity of wastewater (if needed), which is important for nitrification.

Exhibit 5.4-3 shows the location of Disposal Area A, part of which would be used for wastewater disposal and for 100 percent reserve (expansion) area for the inn/spa/restaurant. Exhibit 5.4-3 also shows the location of Disposal Area B which would be used for the second 100 percent wastewater disposal reserve area for the inn/spa/restaurant, bringing the total reserve area to 200 percent, as required by County regulations. Traditional rock-filled leaching trenches [14] would be used for disposal in Disposal Area A. Effluent from the pretreatment system would be distributed to the disposal field by pressure distribution. The preliminary plan includes 6,400 linear feet (LF) of primary leach line and 3,200 LF of expansion leach line in the primary/expansion disposal area (Disposal Area A). Based on an average percolation rate of 8 MPI and an effective trench depth of 16 inches (i.e., 16 inches of rock below the pipe), the 6,400 LF of leach line would provide

[14] The shallow leaching trenches may be constructed as shallow in-ground trenches, above ground mound type systems, or any other approved means that would meet groundwater separation standards (see ***Regulatory Setting*** above).

capacity for approximately 15,600 gpd (2.44 gpd/LF x 6,400 LF = 15,616 gpd).[15] The expansion areas may be by shallow standard system (similar to the proposed project), mound system, or shallow irrigation in the Disposal Area A reserve area. The preliminary system design shows a portion of the required expansion area as shallow standard trench, 100 percent of the calculated flow in mound systems, and 100 percent of the calculated flow in a shallow drip irrigation field (for a total of more than 200 percent for expansion). The expansion area designated for 3,200 LF of shallow standard system could provide up to 7,800 gpd of capacity (2.44 gpd/LF x 3,200 LF = 7,808 gpd). Based on the average percolation rates and preliminary system designs, the mound system could provide up to 19,056 gpd of disposal area, and the subsurface drip system could provide up to 14,100 gpd.[16] No edible crops are proposed to be planted over the wastewater disposal fields. This system would require a Waste Discharge Permit from the SFBRWQCB.

Winery and Events Pavilion Wastewater System

The proposed winery would produce up to 10,000 cases of wine per year, and would include facilities for incidental/accessory tasting and retail sales of wine, and space for special events with a maximum attendance of 200 people. Design wastewater flows estimated by the applicant for the winery process wastewater and winery/events pavilion sanitary wastewater are approximately ~~1,955 gpd~~1,600 gpd and 755 gpd, respectively. The design flow assumes a peak harvest at the winery and an average attendance[17] at the events pavilion. A peak harvest and a peak event would yield a flowrate of approximately ~~2,810 gpd~~1,600 gpd (winery process wastewater) and 1,610 gpd (winery/event pavilion sanitary wastewater). ~~The preliminary leachfield design would accommodate peak flows of up to 2,536 gpd.~~ The winery would include all aspects of wine production (grape crush, fermentation, and bottling), storage, and shipping. ~~No vineyards are located on the project site, and the project would not include the planting of a vineyard; all grapes would be shipped to the project site for processing.~~ Wastewater from the winery and events pavilion consists of winery process wastewater and winery, tasting room, country store, and events pavilion ~~sewage~~sanitary waste. A separate treatment system and disposal field would be used for winery process wastewater flows. The winery process wastewater would be filtered and treated in a commercial package treatment system that would include primary and secondary treatment. The applicant is currently considering the use of a winery-specific wastewater treatment system, such as the Techqua Winery Wastewater Treatment System. The treated winery process effluent would be filtered and used for landscape irrigation (either surface irrigation or subsurface drip irrigation). Sanitary wastewater from the winery would be combined with wastewater from the events pavilion, country store, and tasting room in a septic tank. ~~The winery process wastewater would be combined with the wastewater from the winery, events center, and tasting room in a septic tank.~~ Effluent from the septic tank would be pretreated using an individual package pre-treatment ~~facility~~ system (FAST system), similar to that for the inn/spa/restaurant. The pretreated effluent would be discharged to shallow leaching trenches. Both the primary and reserve (expansion) disposal fields would be located in the

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15 The leachfield capacity is based on the loading rate calculation for a 16 inches of drain rock below the pipe (i.e., 32 in^2/LF = 2.67 ft^2/LF) and the average percolation rate for the disposal area. For example, for a percolation rate of 8 MPI = 0.914 gpd/ft^2 for a 16-inch effective trench depth, the loading rate is 0.914 gpd/ft^2 x 2.67 ft^2/LF = 2.44 gpd/LF.

16 Average percolation rate for mound and subsurface drip disposal areas is 15 MPI and 8 MPI, respectively.

17 The estimated average attendance at the events pavilion is 50 guests and eight employees.

northern portion of Disposal Area A. The preliminary leachfield design provides for 2,400 LF of leach line with 16 inches of drain rock below the pipe. Based on an average percolation rate of 5 MPI, the leachfield could accommodate a peak flow of approximately 6,960 gpd, which is more than sufficient capacity for primary and reserve disposal area (peak flow, 1,610 gpd, plus the 200 percent reserve area required, 200 percent x 1,610 gpd = 4,830 gpd). Both the winery process wastewater and sanitary wastewater systems ~~This system~~ would require a Waste Discharge Permit from the SFBRWQCB.

Spa and Laundry Graywater System

Graywater from the inn laundry and spa facility would be treated to "Disinfected Tertiary Recycled Water" standards (California Code of Regulations, Title 22, Section 60301.230) and used to irrigate project landscaping and/or directed to the inn/spa/restaurant disposal field when irrigation is not needed (i.e., during wet weather)~~a surface water feature to be located near the inn~~. An original design flowrate of 6,400 gpd was estimated for the graywater system; this estimate has been reduced to 1,750 gpd, based on the applicant's decision to rely less on fill and drain tubs at the Spa (see Exhibit 5.4-4). The size and operation of the spa would be similar to the Auberge Du Soleil facility in Napa Valley, which has a peak water use of 750 gpd, and an average water use of 600 gpd. The graywater treatment system is proposed to include a settling tank, media filter (e.g., sand filter, or equal), and chlorine disinfection, prior to reuse for irrigation during the dry season and subsurface leachfield disposal as part of the inn/spa/restaurant during the wet season.~~ (see Exhibit 5.4-4). The refilling of the tubs at the spa facility generates most of the graywater. The graywater would flow from the inn laundry and spa facility to a storage septic tank. Effluent from the storage septic tank would flow through an aerator chamber to reduce the organic and suspended solids content (BOD and TSS). Some of the effluent from the aerator chamber would be recycled back through the septic tank, and some would pass through a membrane filter and chlorine contact chamber for disinfection prior to use for irrigation water or in a water feature. To maintain good water quality in the water feature, the water would be re-circulated through the septic tank and subsequent treatment train.~~ ~~The water feature~~ A storage tank would be used for treated graywater storage, so that the weekly water use cycle would allow for timed irrigation rather than demand dosing. ~~Although currently not designed, the surface water feature would have controlled access and would not be open for recreational use. Currently, the~~The commercial landscaping irrigation requirements are estimated as 5,000 gpd (3000 gpd for the inn/spa, and 2,000 gpd for the Winery)~~unknown, and a bypass for excess recycled graywater may be needed for discharge into the commercial disposal fields (inn/spa/restaurant disposal field)~~. Bypass of excess recycled graywater (i.e., when irrigation is not needed) would be discharged to the disposal field. The 9,600 lineal feet of shallow trench disposal field has a total estimated capacity of about 23,400 gpd. This is more than sufficient to provide a 100-percent primary field for the inn/spa/restaurant (12,650 gpd required), plus a primary and 200-percent reserve area for the spa/laundry graywater (3 x 1,750 gpd = 5,250 gpd required).~~The design flows to the commercial disposal field do not include peak flow from the spa and laundry graywater; however, if it is necessary to discharge graywater into the disposal field during the rainy season months (when irrigation demands and average attendance at the inn/spa/restaurant is expected to be lower), it would be done in a manner that would not exceed peak design flow.~~

Master Response I – Wastewater Treatment Operations

Several commentors requested additional information regarding the operational aspects of the proposed wastewater treatment facilities for the project, including such things as odors, chemical usage, and sludge handling. This Master Response has been prepared to address these questions. It is based on information provided by the applicant along with information for other similar treatment systems in Sonoma County (e.g., at Kenwood Inn and Vintners Inn).

GENERAL

As described and diagrammed in the Draft EIR and in Master Response H, the wastewater plans include the use of a fixed activated sludge treatment (FAST) system for both the inn/spa/restaurant and for the winery/events pavilion. These would be separate systems. The graywater system would not include a FAST unit. The FAST system is commonly referred to as a "package treatment plant"; it is designed and manufactured by Smith & Loveless, Inc. Although the project site has soil conditions that are suitable for standard septic tank – leachfield systems, the FAST system would be included to produce a secondary quality effluent and also to provide a greater level of nitrogen removal than can be achieved with only septic tank treatment. The disposal field capacity for both systems is based on loading rates for septic tank effluent, with no credit (i.e., reduced leachfield size) given for the enhanced treatment provided by the FAST system.

The FAST system consists of a large treatment tank (or tanks) with a submerged honeycomb-type plastic media. In other recent applications in Sonoma County (Kenwood Inn and Vintners Inn) the tanks consist of 5,000 to 10,000-gallon concrete tanks (buried). The microorganisms that accomplish the wastewater treatment grow on the media. An above-ground electric blower forces air through a pipe to the bottom of the media to aerate the wastewater. The system provides a high surface to volume ratio. The media is totally submerged in wastewater. The air distribution system below the media provides circulation of the wastewater and provides air that supplies oxygen to the bacteria.

There are no moving parts in the system other than the blower(s), which runs continuously or intermittently, according to a specified aeration schedule. The blower unit is the critical element of the system and requires that it be checked from time to time, or monitored remotely to verify its operation. If the blower is off for an extended period of time, the microorganisms that rely on the supply of air could be seriously affected, which in turn may result in treatment problems. Over time there would be a build-up of solids on the bottom of the treatment tank which would require pump-out and hauling similar to a septic tank. Monitoring of the final effluent for total suspended solids and nitrogen should be conducted to verify the performance and health of the FAST unit.

As indicated in the schematic diagrams provided by the applicant's engineer, a septic tank plus an anoxic tank with a recycle line would be provided in this FAST system application. The septic tank, which is sized for a minimum 24-hours detention time for the design flow, provides primary settling and digestion of sewage solids. The anoxic mixing tank is included to achieve the desired level of nitrogen removal. The anoxic tank receives the flow from the septic tank, and provides a suitable anaerobic environment for denitrification of the nitrified wastewater produced in the FAST tank. Additionally, the proposed systems include the use of methanol, which would be fed into the anoxic tank as a supplemental carbon source. Provisions are also included for the introduction of sodium biocarbonate into the FAST treatment unit(s) for adjustment of the alkalinity of the wastewater (if needed), which is important for the nitrification.

The graywater treatment system is proposed to include a settling tank, media filter (e.g., sand filter, or equal), and chlorine disinfection, prior to reuse for irrigation during the dry season and subsurface leachfield disposal as part of the inn/spa/restaurant system during the wet season.

Visual Each of the two FAST treatment facilities would consist of a series of buried treatment tanks, some aboveground equipment, and small (e.g., 15 feet x 15 feet) control building. The control building would house the air blowers (used for aeration), electrical equipment, supplies, and the filtration and disinfection units. The control building serves to protect the electrical and mechanical equipment and provides sound proofing for the air blowers.

Odors This would include buried treatment tanks for odor control. In this design, the primary source of objectionable odors in the system would be methane and hydrogen sulfide associated with anaerobic digestion of sewage solids in the septic tank(s); these would be vented passively through the building plumbing vents in the same manner as done for standard septic tank systems. The greatest potential for odors would be at times when septic tank sludge is pumped and hauled; this requires opening tank access ports from which odors can escape. This activity may take 30 to 60 minutes about once a month.

Air vented from the FAST treatment modules, which are separate from the septic tank, would be discharged to the atmosphere immediately adjacent to the treatment tanks. This vented air would be free of the objectionable methane and hydrogen sulfide odors; this vented air is often characterized simply having a "musty" odor, which is normally not noticeable more than about 20 to 30 feet from the vent pipe. Other measures can be incorporated in the treatment plant design for added protection against odor control; these include carbon filters or subsurface "biofilters", that utilize buried plastic chambers or perforated pipe with custom "soil mixes" to disperse and "scrub" any residual odors.

Noise The treatment systems would require pumps and air blowers, which are potential sources of mechanical noise at the plant. The various pumps would generally be small (e.g., one to two horsepower) submersible units installed within buried pump vaults and would operate intermittently; consequently, pump operating noise would be barely perceptible immediately alongside the pump vaults. The air blowers would be the main source of noise at the treatment plant and would operate continuously. To minimize the noise, the air blowers would be housed in the control building. This would not completely eliminate the blower noise; but based on evidence at other similar facilities it would reduce it to relatively low, unobjectionable levels.

An additional source of noise would be the emergency generator, which would require occasional maintenance testing. The noise from this source would be similar to the sound of a truck or tractor motor. The impacts from generator maintenance would be limited, due to the fact that the operator can schedule the work for daytime hours when the noise is likely to be least obtrusive to visitors or neighbors.

Chemical Use Chemical use for wastewater treatment would consist of: (a) hypochlorite (i.e., liquid bleach or pool chlorine) for disinfection of the graywater effluent; (b) methanol (i.e., methyl alcohol) as a supplemental carbon source for denitrification; and (c) sodium bicarbonate (i.e., baking soda) as a supplemental source of alkalinity for nitrification. Hypochlorite and methanol for this size facility ~~are~~ would normally be stored in 55-gallon drums. Refilling/replacement of the supply would likely be required about once every few months. Sodium bicarbonate would likely be stored in a buried tank, such as a septic tank due to the greater volume that may be required. Small adjustable chemical metering pumps would be used to feed these chemicals into the wastewater treatment tanks. While each of these chemicals need to be handled with care, they are in common use for a variety of household and industrial purposes.

Safety Hazards Normal safety precautions would need to be observed by the treatment plant operators. The treatment plant area would be enclosed and fenced for security and to exclude the visiting public. Chlorine gas is not proposed to be used in the treatment plant, so the associated potential for chemical releases and hazards would be absent. Disinfection of the graywater effluent used for irrigation would be accomplished using hypochlorite (i.e., liquid chlorine). Hypochlorite would require storage in a tank (e.g., 55-gallon drum), in an enclosed/protected area with provisions for containment in the event of spillage. A common approach is to use a small standalone plastic or fiberglass building, the size of a small pump house. The safety risks posed by the use of hypochlorite disinfection are similar to those associated with swimming pool chlorination and are not significant. Appropriate safety procedures would be employed and documented in the O&M Manual, for hypochlorite disinfection. The Certified Wastewater Treatment Plant Operator would be required to have necessary safety training regarding all aspects of the treatment plant operations.

Sludge Removal The wastewater facilities would require periodic removal of accumulated sludge from (a) the septic tanks and (b) from the FAST media tanks. Rates of sludge accumulation and actual needs for sludge removal would vary according to the actual occupancy rate and corresponding sewage volumes. The sludge levels would be monitored routinely by the system operator to determine the appropriate schedule for sludge removal. Total sludge volume in the septic tanks would be expected to be on the order of about 15,000 gallons per year. This is based on an anticipated average daily flow of 12,500 gpd and an estimated annual sludge accumulation rate of 60 gallons per capita, or roughly 1.2 gallons per gpd of wastewater flow (Crites and Tchobanoglous, *Small and Decentralized Wastewater Management Systems*, 1998). An equivalent volume of secondary sludge would be generated by the FAST system, bringing the total annual sludge volume to about 30,000 gallons. The sludge would be pumped and hauled for disposal at the Santa Rosa-Laguna Wastewater Treatment Plant (or other approved facility) which has separate receiving facilities to serve this area of Sonoma County. This would likely take place on average about once a month.

Electrical Power Supply The treatment plants require a continuous power supply for operation of the pumps and blowers. An emergency generator would be maintained at the treatment plant to ensure a suitable backup power supply in the event of an extended power outage. This would be located adjacent to the control building.

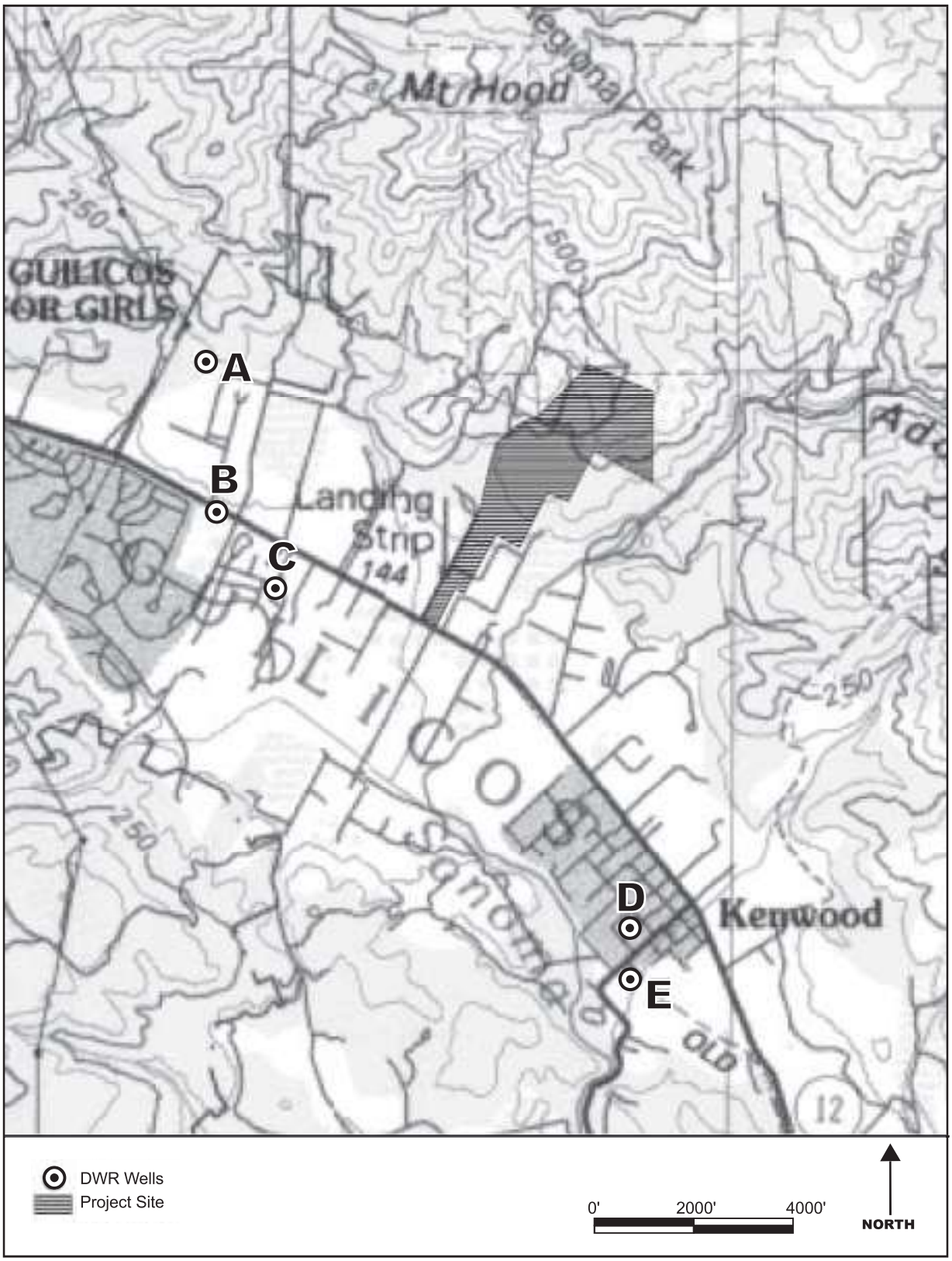
Master Response J -- Groundwater Level Information

Several commentors expressed a concern or suspicion that groundwater levels are or have been dropping in the project area due to increased water extraction for wineries and other new development in recent years. Some commentors mentioned that they were aware of wells that had "gone dry" or had to be deepened. There were also several references to an apparent loss of water production capacity at the Kenwood Village Water Company's main well (K-1). This Master Response provides additional information and response to the various comments regarding groundwater levels in the project area.

DEPARTMENT OF WATER RESOURCES WATER LEVEL DATA

The California Department of Water Resources (DWR) maintains water level data for wells throughout the State. The data are available online at the following internet address: http://wdl.water.ca.gov/gw. A search was made which resulted in information for five wells located in the project area. The location of the wells is shown in Exhibit 9-17. As indicated, included are three

EXHIBIT 9-17
PROJECT VICINITY DWR WELL LOCATIONS



Source: Questa Engineering Corp.

wells located to the west and two wells to the south of the project site. The five wells (from north to south) and the length of historical record for each well are listed below, and have been labeled A through E for discussion purposes:

A - #07N07W24A001M 1981 - present

B - #07N07W24J001M 1981 - present

C - #07N06W19N001M 1960 - present

D - #07N06W32F002M 1981 - 2000

E - #07N06W32H001M 1981 - 2000

Three of these wells (A, B and C) are located within the area mapped as a Class I Major Groundwater Basin in the Sonoma County General Plan. Wells B and C are immediately west of the project site, within the same watershed (Sonoma Creek) as the project. Well A lies just west of the watershed divide between Sonoma Creek and Santa Rosa Creek. The other two wells (D and E) are on the south side of Kenwood, just outside of the boundary of the mapped Class 1 major groundwater basin.

As explained by DWR on their web site, the data for each well include: state well number; measurement data; reference point elevation; ground surface elevation; depth to water, and water surface elevation. In general the water level data include a measurement taken at the end of the wet season (March/April) and at the end of the dry season (October/November). The use of these wells and their production rates is not known.

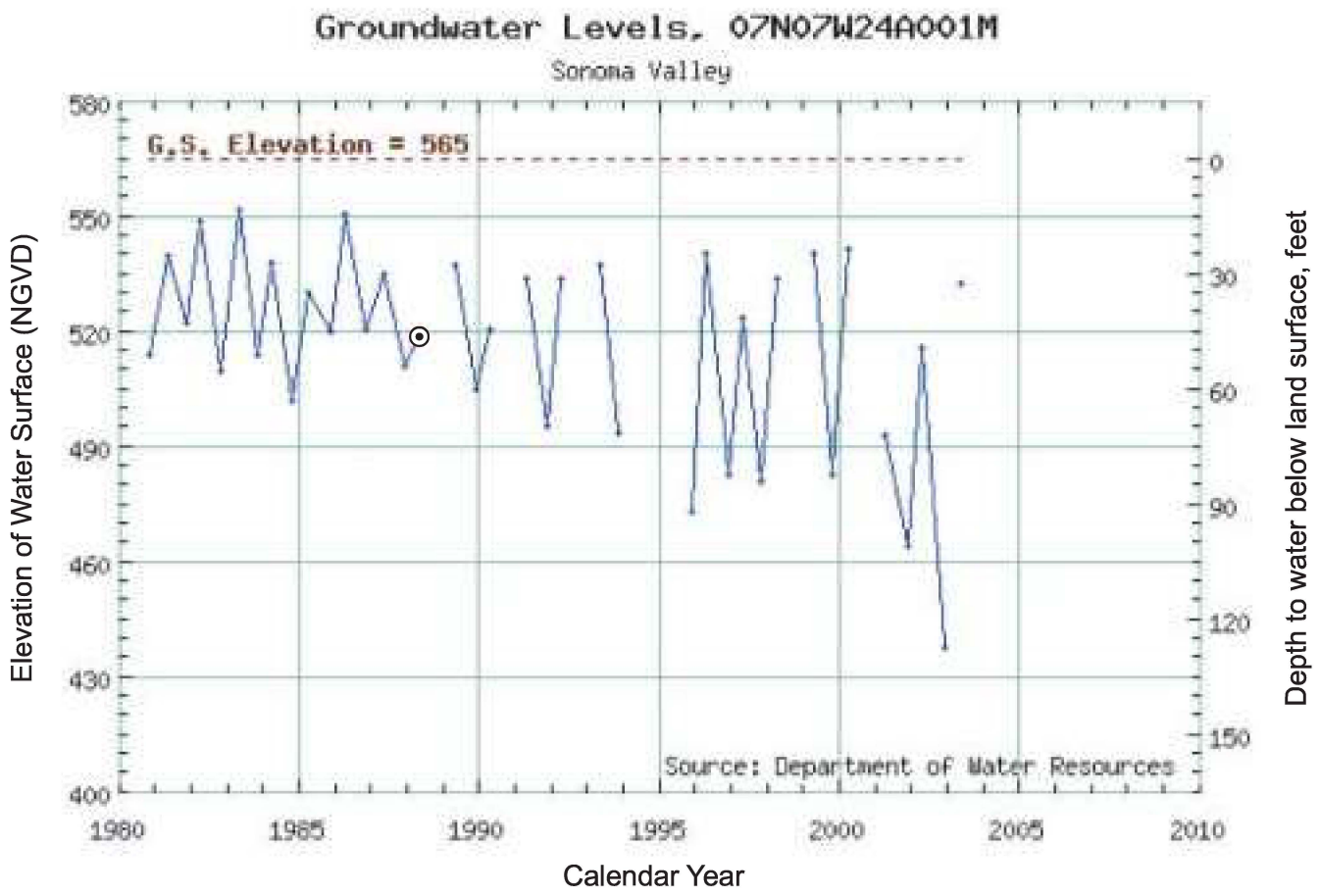
Provided in Exhibits 9-18 through 9-22 are respective historical plots of water level data for each of the wells, A through E. Exhibit 9-23 provides a summary of key water level data, including historic range of water depths, typical seasonal fluctuations, and overall historical trends. Review and inspection of the water level data show the following:

1. ***Seasonal Water Level Fluctuations*** All of the wells exhibit a characteristic annual water level fluctuation between the wet season and the dry season; the typical seasonal fluctuation is about 10 to 15 feet for four of the five wells. The only exception is the most northerly well (A), which shows a much greater seasonal fluctuation of 30 to 70 feet.

2. ***Depth to Groundwater*** The depth to groundwater (from the surface) during the wet season is typically less than 5 to 10 feet for four of the five wells (B through E). The exception is the most northerly well (A) which shows a wet season depth to water generally about 15 to 25 feet below ground surface. During the dry season, the water level declines typically to no more than about 10 to 20 feet below ground surface in wells B through E. At well A, the water level drops to as much as 50 to 100 feet below ground surface.

3. ***Historical Water Level Trends*** Four of the five wells (B through E) show no evidence of water level decline over the period of record (see Exhibits 9-19 through 9-22). In the case of Well C, this water level record extends back more than 40 years. Well C is located due west of the project site, approximately 4,000 feet from the project wells. The other wells to the south also show no evidence of a water level decline over the last 20 years, since 1981.

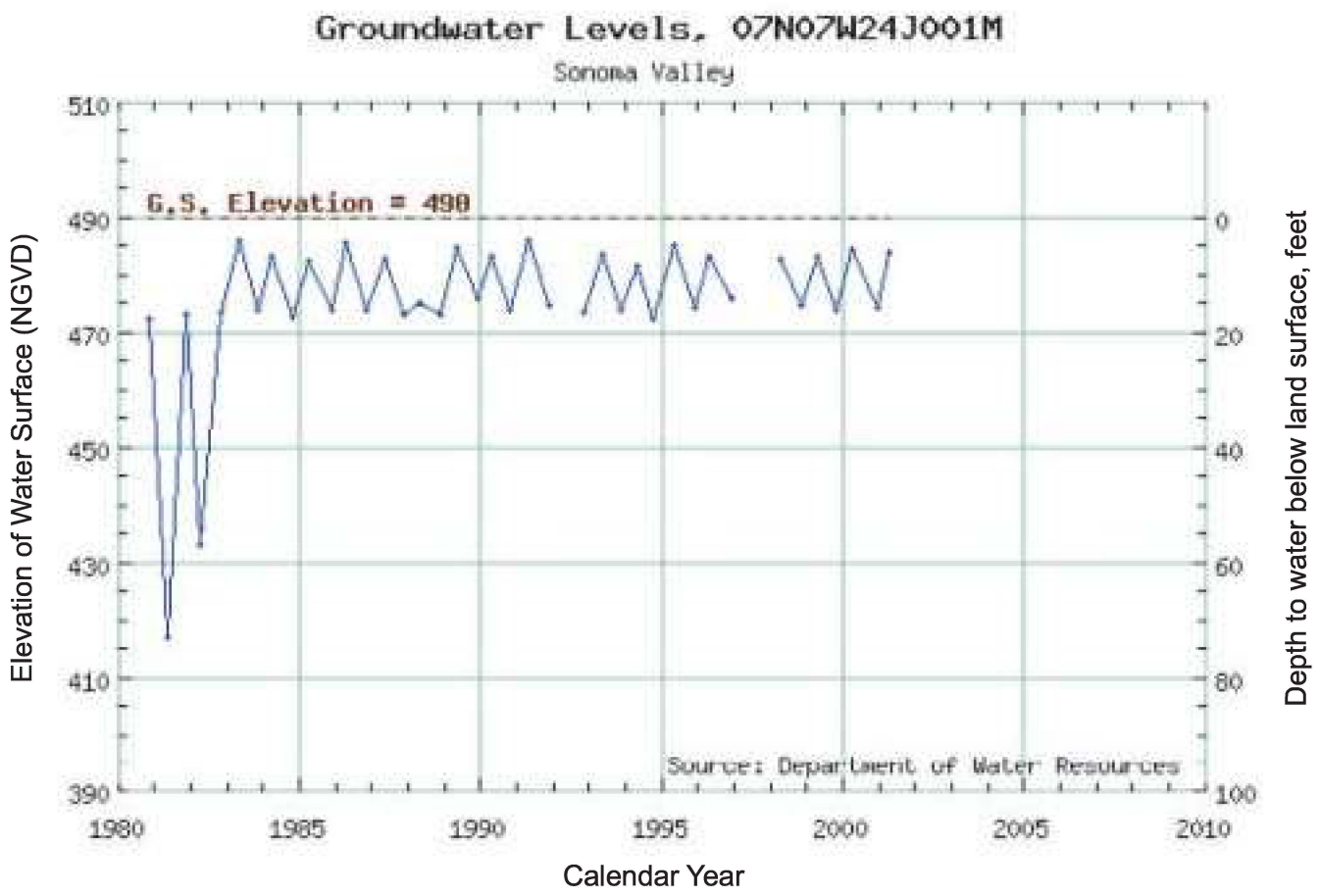
EXHIBIT 9-18
GROUNDWATER LEVELS AT DWR WELL A



⊙ - Questionable Measurement

Source: Department of Water Resources

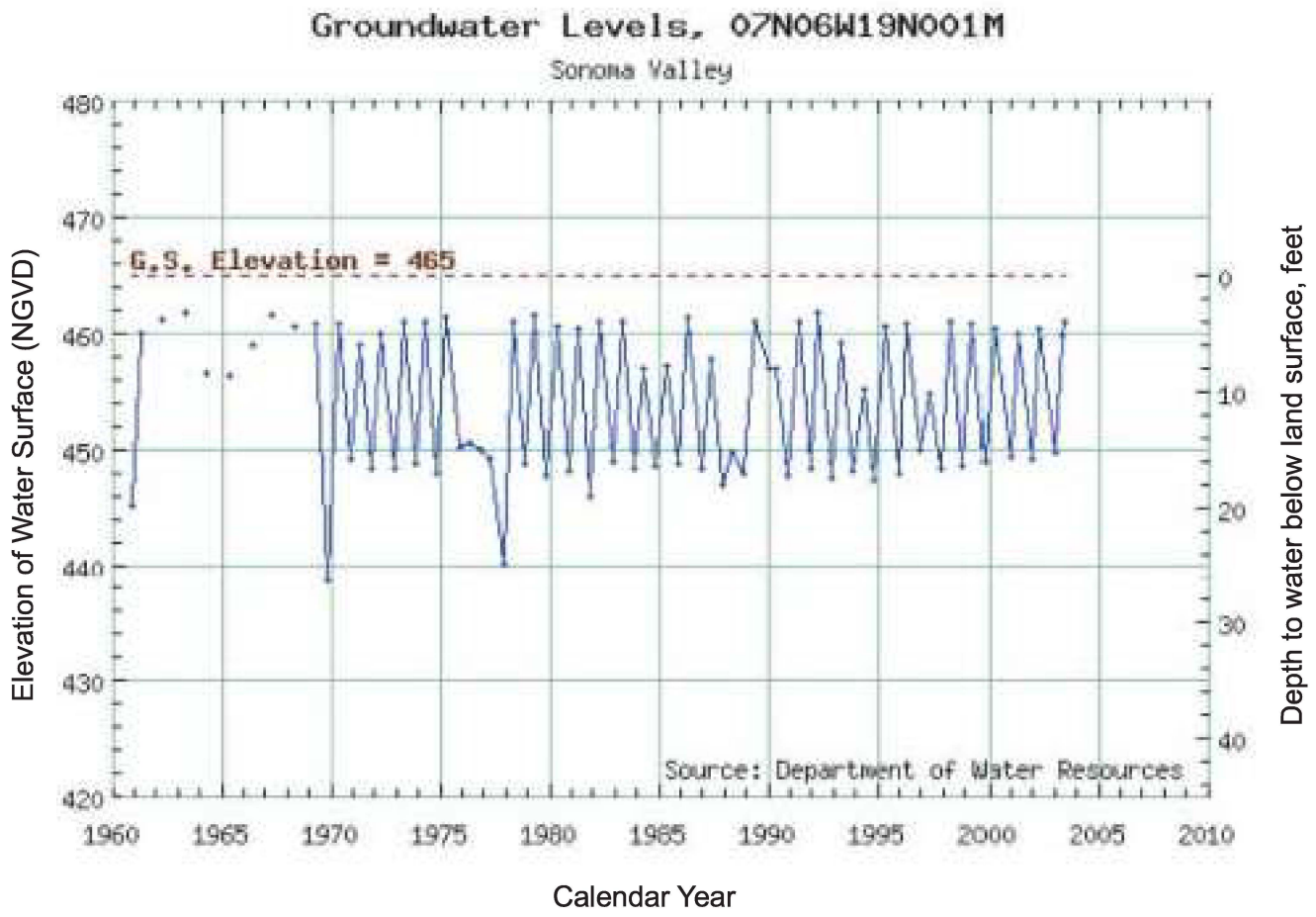
EXHIBIT 9-19
GROUNDWATER LEVELS AT DWR WELL B



⦿ - Questionable Measurement

Source: Department of Water Resources

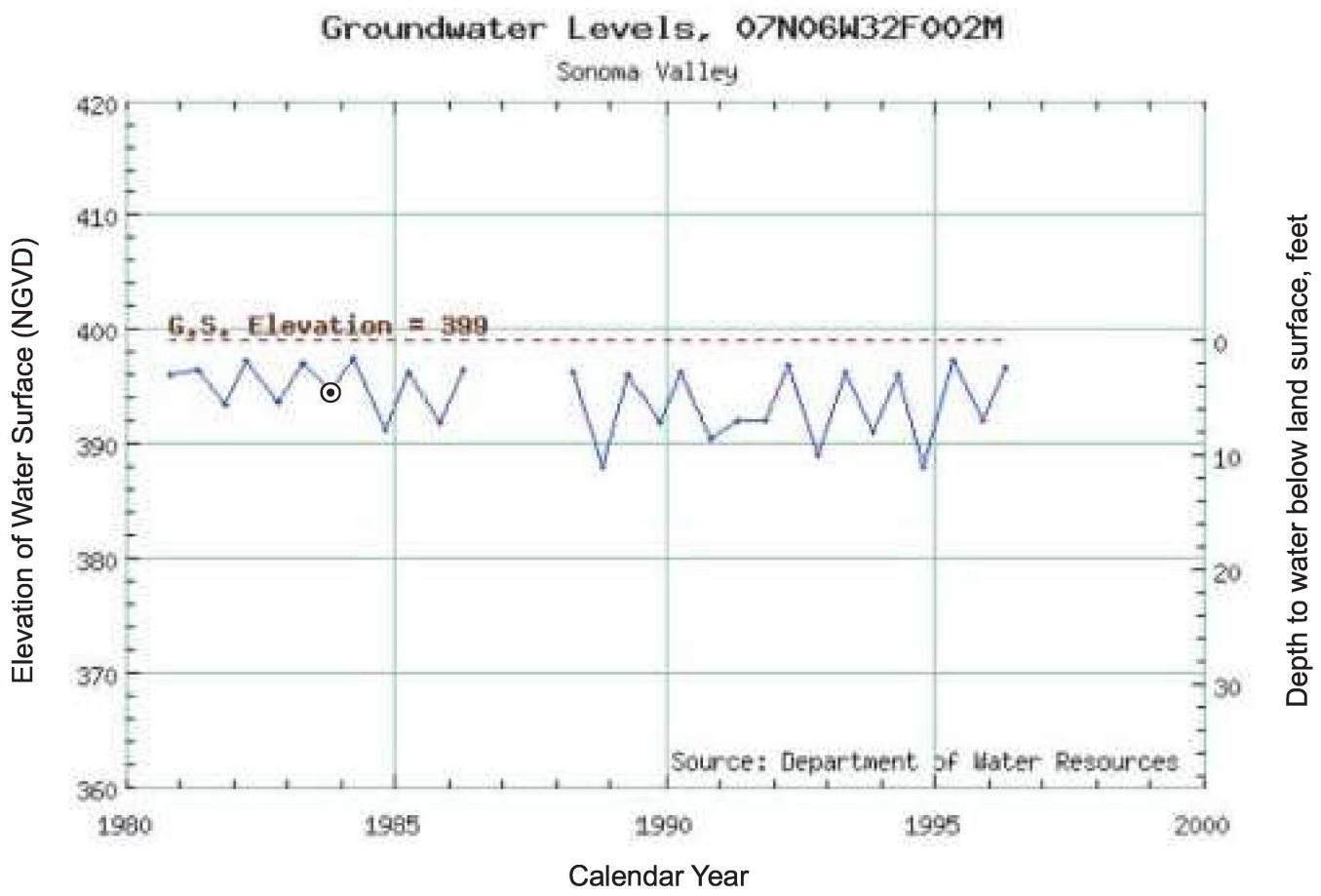
EXHIBIT 9-20
GROUNDWATER LEVELS AT DWR WELL C



⦿ - Questionable Measurement

Source: Department of Water Resources

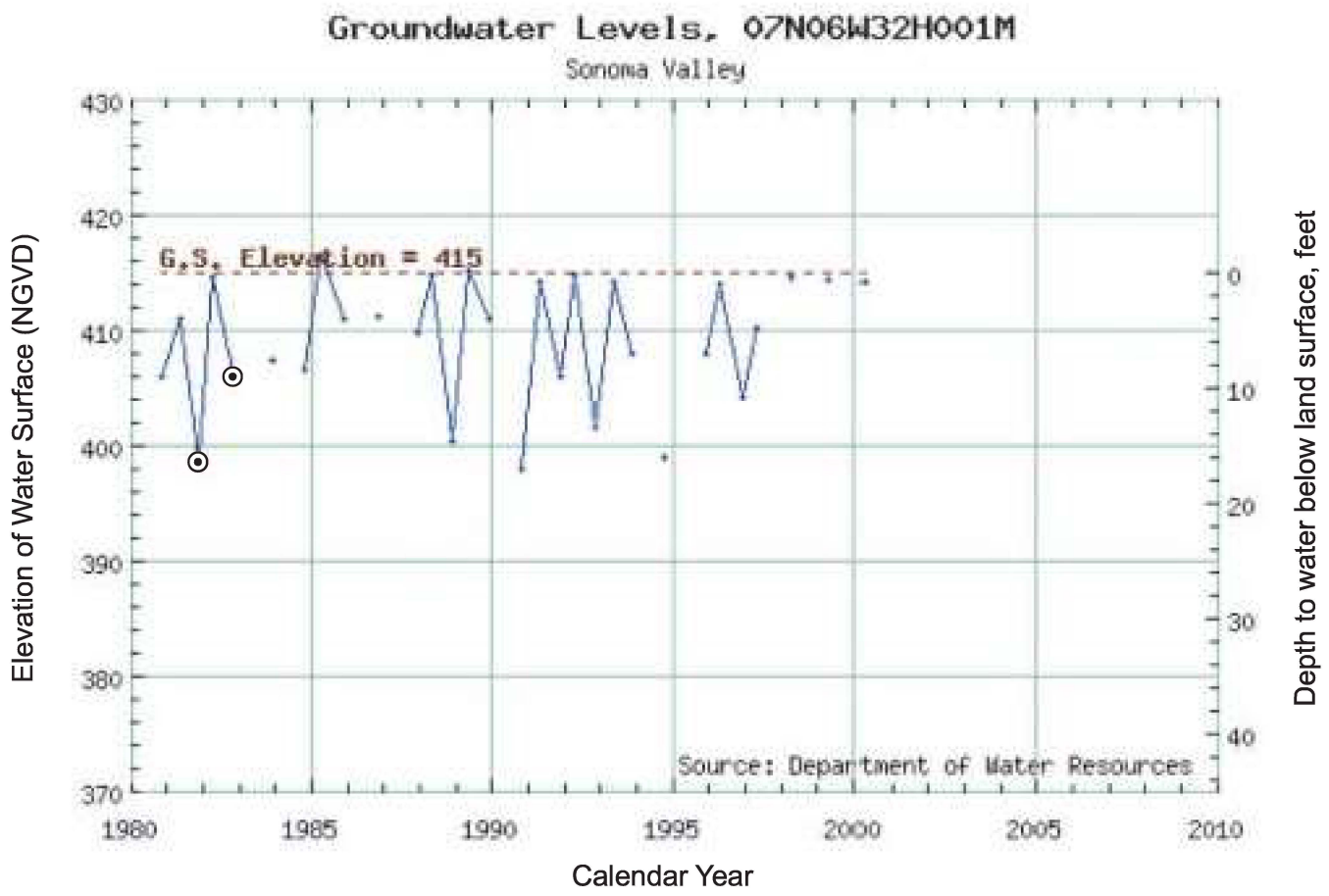
EXHIBIT 9-21
GROUNDWATER LEVELS AT DWR WELL D



⦿ - Questionable Measurement

Source: Department of Water Resources

EXHIBIT 9-22
GROUNDWATER LEVELS AT DWR WELL E



⊙ - Questionable Measurement

Source: Department of Water Resources

EXHIBIT 9-23
SUMMARY OF KEY GROUNDWATER LEVEL DATA

	Depth to Water (feet below surface) (year)		***Typical Seasonal Water Level Fluctuation (feet)***	***Historic Water Level Trend***
	Minimum	***Maximum***		
A	13.5 (1983)	127.6 (2002)	30 to 70	Declining
B	4.1 (1991)	73.0 (1981)	10 to 15	Static
C	3.3 (1992)	26.5 (1970)	12 to 15	Static
D	1.6 (1984)	11.2 (1988)	5 to 10	Static
E	0.4 (1992)	17.0 (1990)	5 to 15	Static

Source: Questa Engineering Corp.

The only well showing evidence of declining water level is well A, the most northerly well. As shown in Exhibit 9-18, water levels at this location show a steady and significant decline over the past 20 years. In the early 1980s, the water level typically fluctuated between about 15 feet below ground surface (BGS) during the wet season to about 40 feet BGS at the end of the dry season. Over the past five years the water level data show fluctuations from about 20 feet BGS in the wet season to over 100 feet BGs in at the end of the dry season. This well is located at the divide between Sonoma Creek and Santa Rosa Creek watersheds.

4. ***Water Level Response to 1976-77 Drought*** Only one of the wells (C) has water level records covering the 1976-77 drought years. These two back-to-back years received approximately one-third of the normal rainfall. As shown in Exhibit 9-20, the water level at well C did not recover to the normal winter level during the 1976 or 1977 wet season. There was no apparent water level effect in the 1976 dry season; however, following the second consecutive dry winter, in the following (1977) dry season, the water level dropped approximately 10 feet below the normal dry season level. In the subsequent winter (1977-78), the water level returned to normal, recovering all of the water depth "lost" during the back-to-back dry years. These data show the approximate magnitude of water level impact from drought conditions to be about equal to the normal seasonal fluctuation of the water table. They also show that a drought episode did not have a lasting effect on the groundwater basin; it recovered relatively quickly.

5. ***Dry Year Water Level Response*** Several of the wells have data for the 1987-88 water year which was a one-year dry period, with rainfall at about 2/3 of normal. Wells B and C (near the project site) both show that water levels did not return to normal during the wet season (March 1988); but that in the subsequent dry season the levels were normal, showing no apparent effects of the single below average rainfall year. This was similar to the water level response at well C during the first year of the 1976-77 drought. Well E (near Kenwood) showed a normal wet season water level (1988), followed by a somewhat greater than normal drawdown during the subsequent dry season. The other two wells have incomplete records for this period.

REPORTED WATER WELL PROBLEMS

Comments were made by various individuals that there is increasing evidence of water well problems in the project area. This included statements that some wells have "gone dry", have "failed", or have needed to be deepened. The Kenwood Village Water Company reported that they have experienced greater dynamic drawdown of their well during pumping in the past several years as compared to the mid-1980s. One commentor offered to provide supporting evidence of water well problems in the area; but nothing was provided.

The Draft EIR explained that water well problems can arise from conditions related to the well design, construction or maintenance, as well as from declining water levels or localized drawdown effects from neighboring pumping wells. In reviewing the comments there were references to wells as shallow as 17 and 18-feet deep. Such shallow hand-dug wells are very susceptible to small changes in water levels as well as effects from surface contaminants. California Water Well Standards specify a minimum annular well seal of 20 feet, which shallow hand-dug wells do not comply with. One commentor supplied data showing evidence of nitrate and bacteriological contamination of her well.

Without additional details provided by well owners, including well logs, historical use, water levels and maintenance/construction history, no conclusions can be reached about the source of the individual problems. This type of information is necessary to help understand individual homeowner well problems. It is possible that some of the problems are related to localized drawdown effects. However, it appears more likely that the noted well problems are related to the age and sub-standard construction of the well. One commentor noted that less than 14 percent of the wells in the area have well drilling information on file with the Department of Water Resources or Sonoma County, meaning that many of the wells are very old and/or not properly documented.

With respect to the Kenwood Village Water Company well, an individual response was prepared and provided to the President of the Water Company; see Response to Comment 2-1. In this particular case, information obtained from the State Department of Health Services files points to a failed well casing in 1997-98 (the well had to be re-cased) as the probable cause of the decline in well efficiency, as opposed to a drop in groundwater levels. Other wells in the Kenwood area (see Exhibits 9-21 and 9-22) do not show a decline in the water table from 1987 to present.

CONCLUSIONS

Review of historical water level information combined with research into the one specific instance of a water well problem (Kenwood Village Water Company), provides further support for the analysis and statements in the Draft EIR that there is a significant and reliable supply of groundwater in the project area. Moreover, the data show there to be no evidence of declining water levels in the basin as a whole, as evidenced by 20 to 40 years of water level measurements by the State Department of Water Resources in the immediate project area and to the south in Kenwood.

There is evidence of one nearby water well on the western side of the divide between Sonoma Creek and Santa Rosa Creek drainage basins that has a declining water level from 1981 to present. This particular well exhibits very different water level fluctuations and recharge characteristics compared to the other wells in the immediate project area (Sonoma Creek watershed). The contributing recharge area is least at the drainage divide, which may be a factor in the water level fluctuations and recharge characteristics. Also, the geology at this particular well (A) is different. It appears from geologic mapping that Well A draws groundwater from the Glenn Ellen Formation, rather than from the alluvial fan materials and Sonoma Volcanics which underlie the project site.[18] Other things, such as changes in the use of this well or deterioration/failure of the well casing may also be contributing factors. This well is not within the cumulative groundwater recharge area/use area for the project, which is discussed in detail in Master Response K.

Master Response K -- Cumulative Groundwater Assessment

Several commentors requested additional information and analysis regarding projected cumulative groundwater impacts in the project area. The basic concern expressed by these commentors is that insufficient consideration has been given to determining whether or not there is adequate groundwater available to serve not only the project, but also to accommodate other future cumulative development,

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18 *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, Department of Water Resources, Robert Ford, 1975.

while continuing to preserve the groundwater resources for existing residential, commercial and agricultural uses in the area. This master response has been prepared to address this concern. Also included in this master response are updated estimates of project water demand and groundwater recharge calculations for the project site.

APPROACH

The Draft EIR provided a detailed analysis of anticipated water demand for the project, along with calculations of pre and post-project groundwater recharge estimates for the project site. The results of onsite pumping test data were also reviewed and presented to verify the adequacy of water supply for the proposed project. For the additional cumulative assessment presented here, the water demand and groundwater recharge analysis for the project site was expanded to cover the entire local Class I groundwater basin area, as mapped in the Resource Conservation Element of the Sonoma County General Plan. The results of this analysis provide a basis for evaluating the expected long-term demand on the local groundwater resources compared with the ability of the resource to sustain these uses, based on the expected annual replenishment (recharge) of the aquifer. The analysis considers average year and drought conditions. The analysis does not address the water production capacity of individual wells or specific locations in the area, which is amply demonstrated by the large number of wells and long-term reliance on groundwater in the area. Conclusions and recommended revisions or additions to project mitigation measures are presented at the end based on the findings of this cumulative analysis.

UPDATED DEMAND AND RECHARGE CALCULATIONS FOR PROJECT SITE

In response to comments on the Draft EIR and additional information provided by the applicant, the groundwater recharge and extraction estimates for the project site have been revised. Specifically, these revisions include the following changes: (a) higher rainfall estimates (see Response to Comment 14-36); (b) revised water demand estimates based on the applicant's proposed reduction in spa water flow in the spa facility, landscaping requirements, and winery process water use (see additional description of changes to water use below); (c) refinement of the recharge calculations using monthly data, rather than the more generalized yearly data that was used for the calculations presented in the Draft EIR; and (d) calculations for drought as well as average rainfall conditions.

Revised Water Use Estimates

The applicant has revised some of the water use estimates for the proposed project. The following is a description of these changes.

Occupancy Factor The applicant used an "occupancy factor" to estimate average water use from peak water use for the inn/spa/restaurant, where *Average Use = Occupancy Factor x Peak Use*. The applicant's initial estimate of average annual water use assumed an occupancy factor of 0.75 (75 percent occupancy). The applicant has increased this occupancy factor to 0.80 (80 percent occupancy) to provide a more conservative (i.e., higher) estimate of average water use at the inn/spa/restaurant.

Spa Facility The initial estimates of spa water use were calculated prior to the development of a Spa layout or operation plan. The principle component of the previous estimate (5,400 gpd) assumed 12 refills of fill and drain tubs per day, each with a capacity of 450 gallons. The spa will utilize the state of the art method of operating hot tubs involving constant recirculation, filtration and disinfection, similar to swimming pools. This modern method is permitted by the California Health and Safety Code and has the added advantage of water conservation, along with solving the problem of disposal of excessive amounts of relatively clean water. Since the size and operation of the spa would be

similar to the Auberge Du Soleil facility, the water use was monitored by the facility operator to estimate peak and average daily flow. At peak levels of usage, the spa had an average water use of 600 gpd, and a peak water use of 750 gpd. The average water use for the spa facility and laundry was reduced from 4,800 gpd (0.75 [occupancy rate] x 6,400 gpd [sum of spa and laundry]), to 1,400 gpd (0.80 [occupancy rate] x 1,750 gpd [sum of spa and laundry]).

Winery Process Water / Tasting Room & Employees No revisions were made to the estimate of average water use for the winery process water or for the tasting room and employees; however, these figures are shown as a separate item in Exhibit 5.5-4 to illustrate the changes to events pavilion estimates.

Events Pavilion The original estimate of water use (1,225 gpd) proposed by the applicant did not consider the fact that only 30 events would be allowed per year. This resulted in a significant over estimation of the average water use rate. The revised estimate of average water use for the events pavilion is 100 gpd, and is based upon the assumption that no more than 30 events per year would be allowed.

Winery and Events Pavilion Landscape Irrigation The winery and events pavilion development shown on the project application site plan was not based on the actual design of buildings or landscape areas. The intent of the layout was to show the location of the winery/events pavilion and the location of the parking areas relative to the development. The initial estimate of landscape irrigation for the winery/events pavilion was very general. Concern about water use in the comments on the DEIR prompted the applicant to further investigate the areas on the site plan where landscaping would be placed, and water use was estimated based upon these more precise measurements. An area of approximately 1.0 acres would be landscaped around the winery/events pavilion, requiring an average annual water use of approximately 2,000 gpd.

Exhibit 5.5-4 of the Draft EIR is revised to reflect the revised water use estimates as follows:

EXHIBIT 5.5-4 (REVISED)
AVERAGE WATER USE ESTIMATES AT SONOMA COUNTRY INN

	Water Use Rate	
	Gallons per day	***Acre-feet per year [a]***
Resort Well		
Inn/Spa/Restaurant		
Commercial Use [b]	~~9,500~~10,120	~~10.6~~11.3
Spa/Laundry [c]	~~4,800~~1,400	~~5.4~~1.6
Landscape Irrigation [d]	3,000	3.4
Residential Development		
Residential Use [e]	6,600	7.4
Landscape Irrigation [f]	2,200	2.5
Subtotal	***~~26,100~~23,320***	***~~29.2~~26.2***
Winery Well		
Winery Process Water [g]	~~2,000~~200	~~2.2~~0.22
Tasting Room & Employee Use [h]	385	0.44
Events Pavilion [i]	100	0.11
Landscape Irrigation [j]	~~3,000~~2,000	~~3.4~~2.2
Subtotal	***~~5,000~~2,685***	***~~5.6~~3.0***
Total	***~~31,100~~26,005***	***~~34.8~~29.2***

a Gallons per day times 365 (days per year) divided by 325,851 (gallons in one acre-foot of water) equals AFY.

b 0.80 (occupancy factor) x 12,650 gpd (peak flow) = 10,120 gpd (average water use)

c 0.80 x 1,750 gpd = 1,400 gpd

d 2,000 gpd/acre x 1.5 acres = 3,000 gpd

e 5 bedrooms/residence x 120 gpd/bedroom x 11 residences = 6,600 gpd

f 11 residences x 200 gpd/residence = 2,200 gpd

g (10,000 cases/year x 2.4 gal/case x 3 gal water per gal wine) / 365 days/year = 200 gpd

h (100 guests/day x 2.5 gal/guest) + (9 employees/day x 15 gal/employee) = 385 gpd

i {30 events/year x [(200 guests x 5 gal/guest) + (15 employees x 15 gal/employee)]} / 365 day/year = 100 gpd

j 2,000 gpd/acre x 1.0 acre = 2,000 gpd

Source: Adobe Associates, Inc.~~Questa Engineering~~

Revised Recharge Estimates

The calculations have also been made strictly for the 180-acre project site, rather than including the upland area of the Graywood Creek drainage (approximately 362 acres total) as was done in the Draft EIR; this change was made for consistency with the cumulative analysis for the area. Actual rainfall data for the 1996/97 (38.6") and 2001/02 (33.68") rainfall years were used as representative of "average" conditions. Calculations were also made for the 1976/77 drought years. The updated calculations are for pre- and post-development conditions presented in Exhibits 9-24 and 9-25, respectively. Appropriate revisions have also been made to the text of the EIR beginning on page 5.5-11.

The result of the higher rainfall assumptions, reduced project water demand and refined monthly time step calculations is an increase in the estimated average annual groundwater recharge as well as an increase in the estimated "recharge reduction" associated with the project facilities. However, the percentage of recharge reduction has decreased by a small amount in the revised recharge calculations. A comparison between the recharge estimates in the Draft EIR and the revised estimates are summarized in Exhibit 9-26.

EXHIBIT 9-26
SUMMARY OF PROJECT SITE RECHARGE CALCULATIONS

	DEIR	***Revised Analysis***
Annual Rainfall Assumption (inches/year)	29.5	33.7 (2001/2002) and 38.6 (1996/1997)
Total Estimated Onsite Recharge (acre-feet/year)		
Lowlands	39.3	77 to 95
Uplands	31.6 to 47.5	157 to 192
Total	70.9 to 86.8	234 to 287
Total Estimated Reduction in Onsite Recharge (acre-feet/year)		
Lowlands	3.8	6 to 8
Uplands	3 to 5	14 to 17
Total	6.8 to 8.5	20 to 25
Total Estimated Reduction in Onsite Recharge (percentage of total recharge)		
Lowlands	9.7%	7.8% to 8.4%
Uplands	9.5% to 10.5%	8.9% to 8.9%
Total	9.6% to 9.8%	8.5% to 8.7%

Source: Questa Engineering

GROUNDWATER RECHARGE ESTIMATES FOR THE CLASS I GROUNDWATER BASIN AREA

Virtually the entire project site (except for about 6.5 acres at the highest elevations) lies within the defined boundaries of a Class I major groundwater basin area, as defined in the Resources Conservation Element of the Sonoma County General Plan. Exhibit 9-27 shows the groundwater basin boundaries, the project site, and the overall watershed boundaries for Sonoma Creek, which

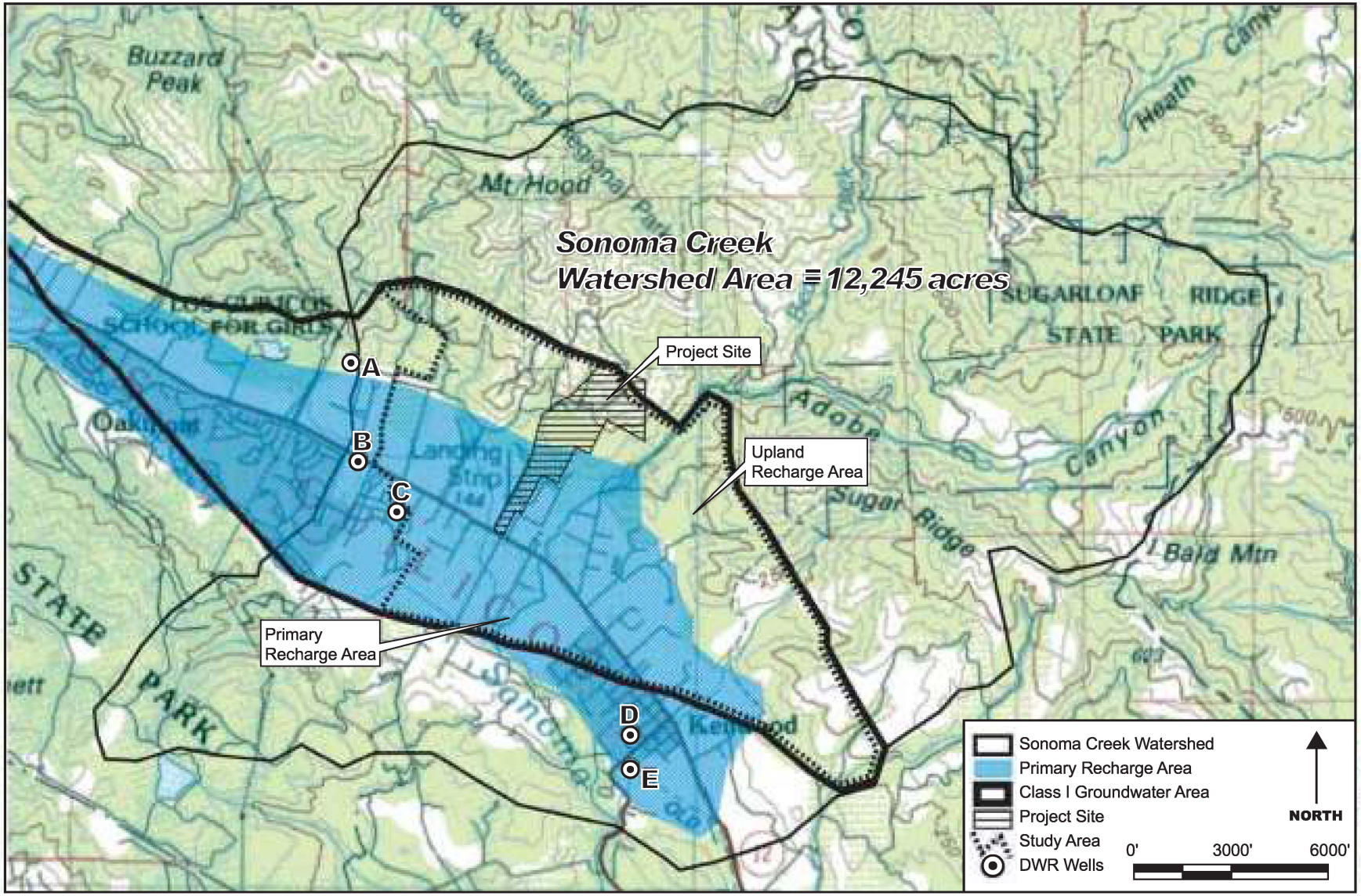
EXHIBIT 9-24
NORMAL YEAR PROJECT SITE RECHARGE

	1996-1997					***2001-2002***				
	Month	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***	***Month***	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***
Primary Recharge Area	October	1.06	0.00	1.06	0.00	October	0.80	0.00	0.80	0.00
	November	4.97	0.86	1.50	2.61	November	7.76	0.53	1.50	5.73
	December	14.14	0.95	0.93	12.26	December	13.57	3.80	0.93	8.84
	January	14.76	4.22	0.93	9.61	January	5.36	0.01	0.93	4.42
	February	0.47	0.00	0.47	0.00	February	1.07	0.00	1.07	0.00
	March	1.05	0.00	1.05	0.00	March	3.63	0.04	2.79	0.80
	April	0.66	0.00	0.66	0.00	April	0.00	0.00	0.00	0.00
	May	0.52	0.00	0.52	0.00	May	1.49	0.01	1.48	0.00
	June	0.12	0.00	0.12	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.73	0.00	0.73	0.00	August	0.00	0.00	0.00	0.00
	September	0.12	0.00	0.12	0.00	September	0.00	0.00	0.00	0.00
	Total	38.60	6.03	8.09	24.48	Total	33.68	4.39	9.50	19.79
	Total (AFY/ac)				2.04	Total (AFY/ac)				1.65
	Area (acres), pre- (post-) development				46.5 (42.8)	Area (acres), pre- (post-) development				46.5 (42.8)
	Primary Recharge Volume (AFY), pre- (post-)				95 (87)	Primary Recharge Volume (AFY), pre- (post-)				77 (71)

EXHIBIT 9-25
DROUGHT YEAR PROJECT SITE RECHARGE

	1975-1976					***1976-1977***				
	Month	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***	***Month***	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge***
Primary Recharge Area	October	4.20	0.07	3.10	1.03	October	0.02	0.00	0.02	0.00
	November	0.98	0.00	0.98	0.00	November	1.26	0.00	1.26	0.00
	December	0.81	0.00	0.81	0.00	December	1.39	0.00	0.93	0.46
	January	0.48	0.00	0.48	0.00	January	2.55	0.11	0.93	1.51
	February	2.43	0.14	1.68	0.61	February	2.65	0.07	1.68	0.90
	March	1.04	0.00	1.04	0.00	March	2.81	0.02	2.79	0.00
	April	2.05	0.07	1.98	0.00	April	0.16	0.00	0.16	0.00
	May	0.00	0.00	0.00	0.00	May	1.11	0.00	1.11	0.00
	June	0.08	0.00	0.08	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.80	0.00	0.80	0.00	August	0.00	0.00	0.00	0.00
	September	0.62	0.00	0.62	0.00	September	1.10	0.00	1.10	0.00
	Total (in)	13.49	0.28	11.57	1.64	Total	13.05	0.20	9.98	2.87
	Total (AFY/ac)				0.14	Total (AFY/ac)				0.24
	Area (acres), pre- (post-) development				46.5 (42.8)	Area (acres), pre- (post-) development				46.5 (42.8)
	Primary Recharge Volume (AFY), pre- (post-)				6 (6)	Primary Recharge Volume (AFY), pre- (post-)				11 (10)

EXHIBIT 9-27
PROJECT VICINITY GROUNDWATER RESOURCES AND DWR WELL LOCATIONS



Source: Questa Engineering Corp.

encompasses the project site and the groundwater basin. For the purposes of this cumulative groundwater analysis, the Class I groundwater basin area east of Oakmont was defined as the "Study Area". The boundary was chosen to encompass all of the Class I basin area falling within the Sonoma Creek watershed, with the exception of the Oakmont area. Oakmont was excluded because it is served by the City of Santa Rosa water system, and does not draw from groundwater resources in the project area. Exclusion of the groundwater recharge contribution from Oakmont makes the analysis conservative The Study Area includes a primary recharge area, as defined in the Sonoma County General Plan, and adjacent upland areas. Also shown in Exhibit 9-27 is the delineation of the alluvial areas, which are considered to be the primary groundwater recharge area. The adjacent uplands overlying the Class I area are a secondary source of groundwater recharge. The remainder of the Sonoma Creek watershed, which is primarily steep terrain and narrow canyons, provides an additional source of rainfall, runoff and groundwater recharge. However, to be conservative, for the purposes of this cumulative analysis the contribution from the remaining upland portions of the watershed (outside the Class I boundaries) has been excluded from the calculations. Recharge from this source represents a factor of safety.

The respective acreage associated with each area shown in Exhibit 9-27 is as follows:

- Sonoma Creek watershed boundary area = 12,435 acres (19.1 sq. miles)
- Cumulative Study Area = 2,809 acres (4.4 sq. miles)
- Study Area - Primary recharge area = 1,413 acres (2.2 sq. miles)
- Study Area "upland" recharge area = 1,396 acres (2.2 sq. miles)
- Project site within Study Area = 173.5 acres
- Project site within Primary recharge area = 46.5 acres
- Project site within "upland" recharge area = 127 acres

Average annual groundwater recharge estimates for the Study Area were developed using the same water balance approach and assumptions as followed for the project site. Additionally, estimates of groundwater recharge were made for drought conditions, using reported rainfall for the 1976 and 1977 rainfall years.[19] The results of the analysis for average year and drought year conditions are summarized in Exhibits 9-28 and 9-29. Detailed calculation spreadsheets are attached in Appendix D. Key assumptions used in the analysis are as follows:

Rainfall Monthly rainfall data for the period of record (1931-2003) at the St. Helena climate station were used in the analysis. Two "average" rainfall years (1996-97 and 2001-02) were selected for the analysis. Annual rainfall for 1996-97 was 38.60 inches, while annual rainfall for 2001-02 was 33.68 inches. The two "drought" rainfall years (1976 and 1977) had recorded annual rainfall amounts of 13.49 and 13.05 inches, respectively. Mean annual rainfall in the project vicinity ranges from 34 to 36 inches per year in S.E. Rantz, *Mean Annual Precipitation and Precipitation Depth-Duration-*

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[19] A rainfall year is considered to be from October through September of the following year. For example, the 1976 rainfall year is October 1, 1975 through September 30, 1976.

EXHIBIT 9-28
NORMAL YEAR CUMULATIVE RECHARGE

	1996-1997					2001-2002				
	Month	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***	***Month***	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***
Primary Recharge Area	October	1.06	0.00	1.06	0.00	October	0.80	0.00	0.80	0.00
	November	4.97	0.86	1.50	2.61	November	7.76	0.53	1.50	5.73
	December	14.14	0.95	0.93	12.26	December	13.57	3.80	0.93	8.84
	January	14.76	4.22	0.93	9.61	January	5.36	0.01	0.93	4.42
	February	0.47	0.00	0.47	0.00	February	1.07	0.00	1.07	0.00
	March	1.05	0.00	1.05	0.00	March	3.63	0.04	2.79	0.80
	April	0.66	0.00	0.66	0.00	April	0.00	0.00	0.00	0.00
	May	0.52	0.00	0.52	0.00	May	1.49	0.01	1.48	0.00
	June	0.12	0.00	0.12	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.73	0.00	0.73	0.00	August	0.00	0.00	0.00	0.00
	September	0.12	0.00	0.12	0.00	September	0.00	0.00	0.00	0.00
	Total	38.60	6.03	8.09	24.48	Total	33.68	4.39	9.50	19.79
	Total (AFY/ac)				2.04	Total (AFY/ac)				1.65
	Area (acres)				1413	Area (acres)				1413
	Primary Recharge Volume (AFY)				2883	Primary Recharge Volume (AFY)				2330

EXHIBIT 9-28 (CONTINUED)
NORMAL YEAR CUMULATIVE RECHARGE

	1996-1997					***2001-2002***				
	Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)	Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)
Upland Recharge Area	October	1.06	0.00	1.06	0.00	October	0.80	0.00	0.80	0.00
	November	4.97	2.04	1.50	1.43	November	7.76	2.28	1.50	3.98
	December	14.14	3.72	0.93	9.49	December	13.57	6.08	0.93	6.56
	January	14.76	6.57	0.93	7.26	January	5.36	0.40	0.93	4.03
	February	0.47	0.00	0.47	0.00	February	1.07	0.00	1.07	0.00
	March	1.05	0.00	1.05	0.00	March	3.63	0.54	2.79	0.30
	April	0.66	0.00	0.66	0.00	April	0.00	0.00	0.00	0.00
	May	0.52	0.00	0.52	0.00	May	1.49	0.29	1.20	0.00
	June	0.12	0.00	0.12	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.73	0.00	0.73	0.00	August	0.00	0.00	0.00	0.00
	September	0.12	0.00	0.12	0.00	September	0.00	0.00	0.00	0.00
	Total	38.60	12.33	8.09	18.18	Total	33.68	9.59	9.22	14.87
	Total (AFY/ac)				1.52	Total (AFY/ac)				1.24
	Area (acres)				1396	Area (acres)				1396
	Upland Recharge Volume (AFY)				2115	Upland Recharge Volume (AFY)				1730

EXHIBIT 9-29
DROUGHT YEAR CUMULATIVE RECHARGE

	1975-1976					1976-1977				
	Month	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge (in)***	***Month***	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge***
	October	4.20	0.07	3.10	1.03	October	0.02	0.00	0.02	0.00
	November	0.98	0.00	0.98	0.00	November	1.26	0.00	1.26	0.00
	December	0.81	0.00	0.81	0.00	December	1.39	0.00	0.93	0.46
	January	0.48	0.00	0.48	0.00	January	2.55	0.11	0.93	1.51
	February	2.43	0.14	1.68	0.61	February	2.65	0.07	1.68	0.90
	March	1.04	0.00	1.04	0.00	March	2.81	0.02	2.79	0.00
Primary	April	2.05	0.07	1.98	0.00	April	0.16	0.00	0.16	0.00
Recharge Area	May	0.00	0.00	0.00	0.00	May	1.11	0.00	1.11	0.00
	June	0.08	0.00	0.08	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.80	0.00	0.80	0.00	August	0.00	0.00	0.00	0.00
	September	0.62	0.00	0.62	0.00	September	1.10	0.00	1.10	0.00
	Total (in)	13.49	0.28	11.57	1.64	Total	13.05	0.20	9.98	2.87
	Total (AFY/ac)				0.14	Total (AFY/ac)				0.24
	Area (acres)				1413	Area (acres)				1413
	Primary Recharge Volume (AFY)				193	Primary Recharge Volume (AFY)				338

EXHIBIT 9-29 (CONTINUED)
DROUGHT YEAR CUMULATIVE RECHARGE

	1975-1976					1976-1977				
	Month	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge***	***Month***	***Rainfall (in)***	***Runoff (in)***	***ET (in)***	***Net Recharge***
Upland Recharge Area	October	4.20	0.79	3.10	0.31	October	0.02	0.00	0.02	0.00
	November	0.98	0.00	0.98	0.00	November	1.26	0.19	1.07	0.00
	December	0.81	0.00	0.81	0.00	December	1.39	0.24	0.93	0.22
	January	0.48	0.00	0.48	0.00	January	2.55	0.68	0.93	0.94
	February	2.43	0.80	1.63	0.00	February	2.65	0.56	1.68	0.41
	March	1.04	0.00	1.04	0.00	March	2.81	0.34	2.47	0.00
	April	2.05	0.68	1.37	0.00	April	0.16	0.00	0.16	0.00
	May	0.00	0.00	0.00	0.00	May	1.11	0.00	1.11	0.00
	June	0.08	0.00	0.08	0.00	June	0.00	0.00	0.00	0.00
	July	0.00	0.00	0.00	0.00	July	0.00	0.00	0.00	0.00
	August	0.80	0.00	0.80	0.00	August	0.00	0.00	0.00	0.00
	September	0.62	0.00	0.62	0.00	September	1.10	0.00	1.10	0.00
	Total	13.49	2.27	10.91	0.31	Total	13.05	2.01	9.47	1.57
	Total (AFY/ac)				0.03	Total (AFY/ac)				0.13
	Area (acres)				1396	Area (acres)				1396
	Upland Recharge Volume (AFY)				36	Upland Recharge Volume (AFY)				183

Frequency Data for the San Francisco Bay Region, California 1971, and from 35 to 45 inches per year in the Sonoma County Water Agency, *Flood Control and Design Criteria* (rev. 1983). The data were selected based upon completion of the data sets (i.e., no significant amount of data were missing from the set) and representation of "average" and "drought" conditions.

Runoff Runoff was estimated using the SCS runoff curve number (CN) method.[20] SCS curve numbers are used to estimate the amount of rainfall that becomes runoff. The curve numbers are selected according to appropriate land use, treatment, and hydrologic conditions, plus an antecedent moisture adjustment. The primary recharge area was assigned a CN value of 61, a value that is reasonable for Hydrologic Soil Group B type soils with a good groundcover. The upland recharge areas, which generally consist of Group D type soils have a much higher runoff potential, and were assigned a CN value of 80. Daily rainfall for the drought and average years was lumped into runoff-producing storm events (generally greater than 1 inches of rainfall) for the primary and upland recharge areas. The storm event rainfall was tabulated for the month, and used in the monthly water balance. The analysis did not include any adjustment for developed impervious surfaces. Based on the results for the project site this could affect the resultant recharge values by up to about 10 percent in developed areas, but would have virtually no effect for agricultural lands which make up a little over 60 percent of the Study Area. In many cases, impervious surfaces drain and contribute to recharge in adjacent pervious areas. Also, impervious surfaces have the effect of reducing evapotranspiration losses. Overall, the effect of impervious surfaces on the area wide groundwater recharge calculations is considered to be insignificant and within the limits of accuracy of the water balance analysis.

Evapotranspiration Monthly reference evapotranspiration (ET) was obtained from the Department of Water Resources' California Irrigation Management Information System (CIMIS). In the calculations for a given month, if the reference ET value exceeded the rainfall (after subtraction of runoff), then all of the residual rainfall was assumed to go to ET demand, and resultant infiltration (i.e., recharge) for the month was calculated to be zero.

Net Recharge Net recharge is the amount of rainfall left over for infiltration after runoff and evapotranspiration has occurred. Monthly net recharge was summed over the year to obtain an annual recharge estimate for both average and dry years.

As presented in Exhibit 9-28, estimated annual recharge in the primary (lowlands) recharge areas ranges from 1.65 to 2.04 acre-feet per acre per year (AFY/acre), and in the upland recharge areas it ranges from 1.24 to 1.52 AFY/acre. An average rainfall year would contribute a recharge volume of approximately 2,300 to 2,900 AFY of recharge in the primary recharge areas, and 1,700 to 2,100 AFY in the upland recharge areas; or a total of between 4,000 and 5,000 AFY. Therefore, the total average annual recharge from this analysis is approximately 4,500 AFY (2,600 AFY in the primary recharge area and 1,900 AFY in the upland recharge area).

Annual recharge during a drought rainfall year would be significantly lower than during an average rainfall year. Annual recharge during the drought year conditions ranged from approximately 0.14 to 0.24 AFY/acre and 0.03 to 0.13 AFY/acre in the primary and upland recharge areas, respectively (see Exhibit 9-29). Drought year rainfall would contribute a recharge volume of approximately 200 to 240

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[20] United States Department of Agriculture, Soil Conservation Service, Engineering Division. Technical Release No. 16, August 1960.

acre-feet per year (AFY) in the primary recharge areas, and 40 to 100 AFY in the upland recharge areas; or a total of between 240 and 340 AFY. Therefore, from this analysis, the total average annual recharge during a drought year was estimated to be approximately 290 AFY (220 AFY in the primary recharge area and 70 AFY in the upland recharge area).

CUMULATIVE WATER DEMAND ESTIMATES FOR THE STUDY AREA

Cumulative water demand estimates for the Study Area were developed using the existing land use designations per the Sonoma County General Plan along with estimated water demand by land use type. Exhibit 9-30 is a map showing the distribution of various land uses in the Study Area. For each land use category, an estimated low and high annual water demand was assigned based on the following assumptions:

- Residential Uses: 0.50 to 1.0 AFY/residence
- Commercial Uses: 0.50 to 1.0 AFY/lot
- Agricultural Uses: 0.33 to 1.0 AFY/acres
- Parkland: 0 AFY/acre
- Other: 0.50 to 1.0 AFY/acre

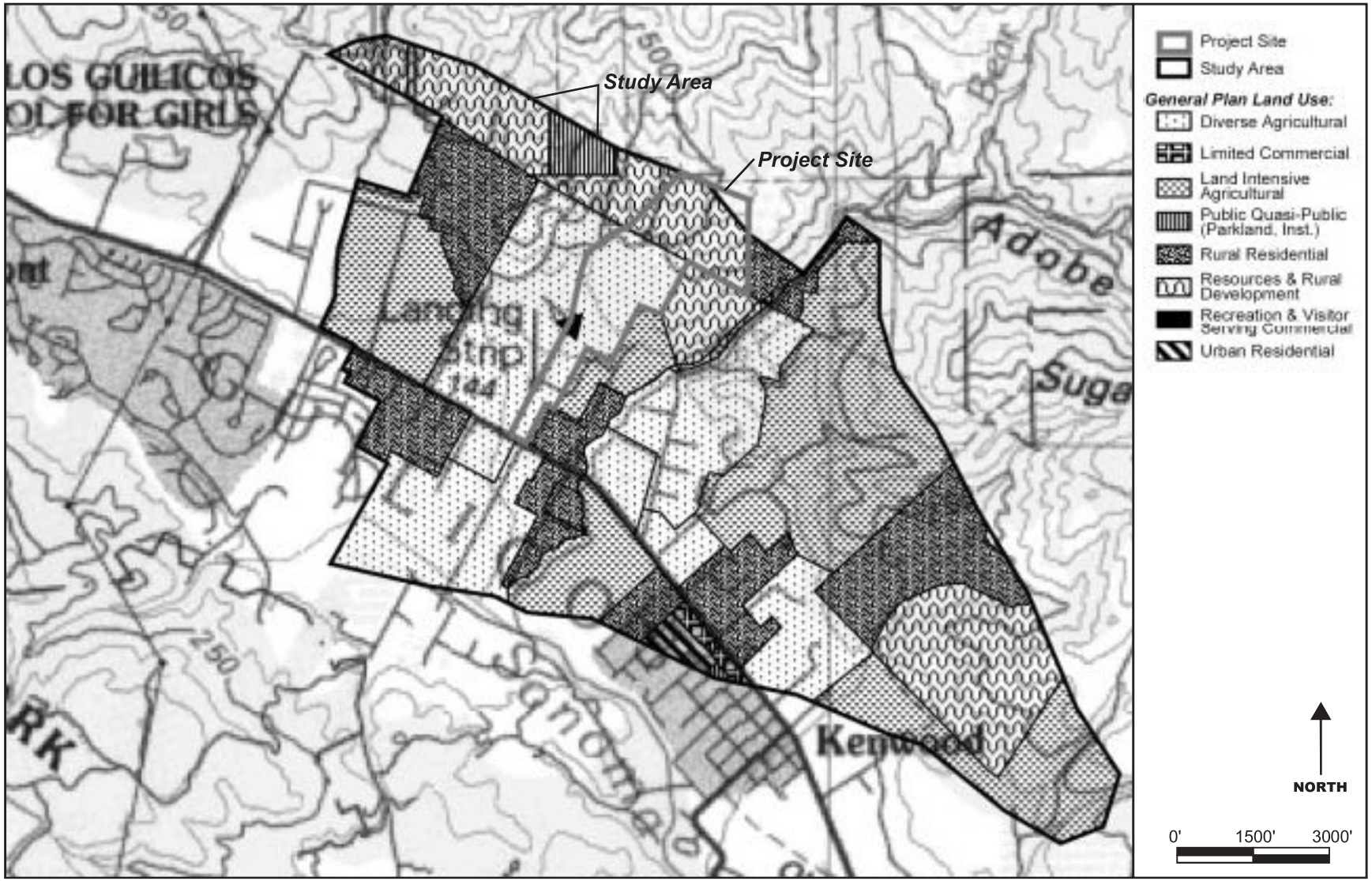
Exhibit 9-31 summarizes results of this water demand analysis for the 2,809 acres that make up the Study Area. Shown for comparison are the total projected demands for low and high unit water use assumptions. The data indicate a projected cumulative annual water demand in the range of 674 to 1,932 AFY at full build-out of the Study Area. The supporting spreadsheet calculations are provided in Appendix E.

EXHIBIT 9-31
CUMULATIVE WATER DEMAND ESTIMATES

Land Use Type	Acreage / No. of Units	Unit Demand (AFY/unit)		Total Demand (AFY)	
		Low	High	Low	High
Residential	202 residences	0.50	1.00	100.99	201.97
Agricultural	1717 acres	0.33	1.00	566.45	1,716.53
Commercial	8 lots	0.50	1.00	3.89	7.78
Mt.Hood Park	28.3 acres	0.00	0.00	0.00	0.00
Other	5.5 acres	0.50	1.00	2.73	5.46
Total				674.06	1,931.74

Exhibit 9-32 presents the details of this analysis for project site, based on existing General Plan land use designations, compared with the estimated water demand for the proposed project. As can be seen at the bottom of the table, the water demand for the proposed project is about 20 percent less than the low-end water demand according to the existing land use designations and the unit water demand estimates used in the preceding calculations of cumulative water demand. It is only about 28% of the high-end water demand calculations. This difference is due largely to the lack of agricultural water

EXHIBIT 9-30
GENERAL PLAN LAND USE IN CUMULATIVE GROUNDWATER RECHARGE STUDY AREA



Source: Questa Engineering Corp.

uses on the property under the proposed project that could occur under the General Plan land use designations.

EXHIBIT 9-32
PROJECT WATER DEMAND COMPARISON

Project Site Use Per General Plan	Acreage / No. of Units	Unit Demand (AFY/unit)		Total Demand (AFY)	
		Low	High	Low	High
Residential	7 residences	0.50	1.00	3.37	6.73
Agricultural	103 acres	0.33	1.00	33.95	102.87
Commercial	0 lots	0.50	1.00	0.00	0.00
Mt.Hood Park	0.0 acres	0.00	0.00	0.00	0.00
Other	2.0 acres	0.50	1.00	1.01	2.02
Total				38.32	111.62
Proposed Project					29.2

DISCUSSION OF AND SUMMARY OF RESULTS

The preceding analysis shows the following:

Groundwater Recharge Estimates The estimated annual recharge of the Study Area, contributed from the immediate overlying land area, is in the order of 4,000 to 5,000 AFY under average rainfall conditions. Under drought year conditions the annual recharge declines to about 240 to 340 AFY. This does not account for any recharge from the surrounding 9,500 acres of the Sonoma Creek watershed that contribute surface runoff and drain through the Study Area. On a "per acre" basis, for the 2,809 acres making up the Study Area, this translates to an annual recharge rate ranging from 1.42 to 1.78 AFY/acre for average rainfall conditions, and from 0.09 to 0.12 AFY/acre for drought year conditions.

Cumulative Water Demand Estimates The estimated total projected water demand for the Study Area ranges from a low of 674 to a high of 1,932 AFY, according to the existing General Plan land use designations for the area. This equates to an estimated average annual water demand of 0.24 to 0.69 AFY/acre for the 2,809 acres making up the Study Area.

Average Year Comparison Under average rainfall conditions, estimated water demand, at the low end, is approximately 13 to 17 percent of the estimated average annual recharge for the Class I groundwater basin. At the high end, the water demand estimates are approximately 38 to 48 percent the average recharge. Based on this, it can be concluded that the water demands for projected build-out of the area can be sustained by local recharge; however, to maintain a reasonable buffer for periodic dry year and drought conditions, development activities and water use practices that are consistent with the low end of the unit water demand estimates (i.e., 0.24 AFY/acre) should be encouraged. In this regard, the estimated water demand for the project is 0.16 AFY/acre.

Drought Year Conditions Under drought year conditions, the estimated water demand, at the low end, will exceed the annual recharge of the groundwater basin by approximately 100 to 167 percent.

Projected water demand at the high end will exceed the estimated recharge by approximately 550 to 750 percent. As presented in Master Response J, the historical water level information for the groundwater basin shows convincing evidence that the groundwater levels in the basin rebound very quickly in response to normal rainfall following a dry year. Therefore, long-term effects of a drought are very unlikely provided the average water demand and groundwater replenishment rates are in balance, with a reasonable factor of safety. The proposed project, which is estimated to have water demands equal to roughly 10 to 12 percent of the groundwater recharge contributed through onsite rainfall percolation easily meets this condition.

Proposed Project Comparison – Average Conditions The proposed project is estimated to contribute a smaller amount of recharge per acre (1.19 to 1.46 AFY/acre) as compared with the average for the Study Area. However, the project will exert a lower than average demand (0.16 AFY/acre) on the groundwater resources as compared with projected average conditions in the area. On a percentage basis, the annual water demand for the project is in the range of 10 to 12 percent of the estimated onsite recharge contributed by the project site (not accounting for any credit from onsite percolation of treated wastewater). This compares with a range of 13 to 48 percent (water demand/recharge) for the Study Area as a whole.

Therefore, the cumulative groundwater resources analysis presented here, along with the historical groundwater level information for the area (see Master Response J), support the conclusion reached in the Draft EIR that the impacts of the project on groundwater, in individual or cumulative terms, will be less than significant.

Proposed Project Comparison – Drought Conditions Under drought conditions, the water demand for the project will exceed the groundwater recharge rate, as will the water demand from cumulative development/water use activities in the area. Although the historical groundwater level information and the recharge analysis indicates that this would not have a lasting negative impact on the groundwater basin, as a commercial operation the project has the ability to implement water use restrictions; this is the normal response to drought conditions virtually everywhere. This is feasible, since the major water use by the project facilities occurs during the spring, summer and fall months, when the existence of drought (or dry year) conditions can already be determined from the prior winter's rainfall. Types of measures that could be implemented on a year-to-year basis, as needed in direct response to annual rainfall conditions, include such things as: (a) limiting landscape irrigation; (b) limiting special events; (c) reduced hours of operation for the winery tasting room or restaurant; (d) reduction in lodge occupancy; and (e) water use restrictions for residential properties.

Recommendations

Based on the results of the cumulative groundwater analysis presented here, the impact discussion under Impact 5.5-5 in the Draft EIR has been modified to acknowledge and address the potential short-term, less-than-significant, impacts on the groundwater resources during drought condition.

Based on the results of the cumulative groundwater analysis presented in Master Response K and specific comments (see Response to Comments 14-58, 19-18, 21-38, 22-1, and PH-38) section 5.5 is revised in several locations. Rather than provide individual revisions in various sections of this document, the entire revised section 5.5 is provided below:

5.5 WATER SUPPLY

Water Supply – The Setting

INTRODUCTION

Implementation of the proposed project would include the use of two recently constructed wells on the project site to provide a water supply for the proposed inn/spa/restaurant, the winery, and the residential units. The approximate location of the wells is shown in Exhibit 5.5-1. The upper well ("Resort Well"), located immediately west of the proposed inn/spa/restaurant site, would provide water for the inn/spa/restaurant and the 11 proposed residences. The lower well ("Winery Well"), located just north of the proposed winery and events pavilion, would provide water for the winery and the events pavilion.

Two background water supply studies prepared for the project applicant were reviewed as part of the assessment of the water supply potential at the project site: E.H. Boudreau, *Geology and Ground Water Potential of the Auberge Resorts Property, Kenwood California,* October 3, 2000; and Richard C. Slade & Associates LLC, Consulting Groundwater Geologists (RCS), *Results and Analysis of 48-Hour Constant Rate Pumping Test – Resort Well at Graywood Ranch*, December 2002. In addition, a California Department of Water Resources' (DWR) evaluation of the groundwater supply in Sonoma County [21] was reviewed for information pertinent to the project area.

EXISTING WATER SUPPLY

Prior to the construction of the Resort Well and Winery Well, no existing wells were located on the project site. The Resort Well and Winery Well were constructed by Weeks Drilling & Pump Company in July and September 2002, respectively. The Resort Well was constructed to a depth of approximately 540 feet below ground surface (bgs), and the Winery Well was constructed to depth of approximately 550 feet bgs. The location of the Winery Well was changed due to excessive caving during the drilling of the pilot hole. [22] The final Winery Well location is approximately 400 feet southeast of the original location. There are no springs located on the project site; however natural springs are located on neighboring properties, as discussed below.

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[21] *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, Department of Water Resources, Robert Ford, 1975.

[22] *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch,* Richard C. Slade & Associates, LCC, December 2002.

GROUNDWATER

Geologic Features

Information on the underlying geology of the project site was described in Boudreau's 2000 study. The 1975 DWR report described the characteristics of the geology in the project vicinity. Unless otherwise noted, the following descriptions of the geologic features are from the DWR report.

Three separate geologic units underlie the project site and vicinity: Alluvium, the Glen Ellen Formation, and the Sonoma Volcanics. [23] The units differ in age, origin, rock types, thickness and lateral extent, structure, and water-bearing characteristics. The Glen Ellen Formation and the Sonoma Volcanics are the main water-bearing formations, with a specific yield of approximately five percent and three percent, respectively. The specific yield is the volume of water per unit volume of aquifer that can be extracted by pumping. It is an important factor in water availability, and is one of the key factors that is used to estimate the actual volume of groundwater available.

Alluvium The alluvial fan deposits (Alluvium) are the youngest of the three units. This unit generally consists of loosely consolidated gravel, sand, silt, and clay that has been transported to and deposited in the valley by stream activity over the past several thousand years. The Alluvium on the project site is at its maximum thickness in the southern section of the property, where the depth is up to approximately 100 feet. [24]

Glen Ellen Formation The Glen Ellen Formation underlies the Alluvium in a series of lenses of moderately consolidated gravel, sand, and clay. This unit is approximately three million years old, and has a maximum thickness of roughly 800 feet at the center of the valley. The water productivity of the Glen Ellen Formation is highly variable. According to the DWR report, the most successful wells drilled in the Glen Ellen Formation in the Rincon Valley, Kenwood Valley, and Valley of the Moon areas tap the underlying materials of the Sonoma Volcanics.

Sonoma Volcanics The Sonoma Volcanics are the oldest of the three units (three to ten million years old), and underlie the Glen Ellen Formation; both the Resort Well and the Winery Well are constructed in this formation. The Sonoma Volcanics consist of the lava flows and beds of soft to hard tuff (volcanic ash). Sediments are also present, since the volcanism was not continuous. The maximum thickness of the Sonoma Volcanics is well over 1,000 feet. The capacity of water wells drilled into the Sonoma Volcanics is highly variable and unpredictable. In general, successful wells drilled into this unit should yield from ten to 50 gallons per minute (gpm), with drawdowns [25] of ten to 120 feet. Domestic wells ranging in depth up to 500 feet are not uncommon in the Sonoma Volcanics, due to the large drawdowns and standing water to depths of 200 to 300 feet. The specific capacity of wells studied in the DWR report ranged from 0.75 to 26.2 gallons per minute per foot of drawdown (gpm/ft ddn). By comparison, the Resort Well has a specific capacity of approximately 0.68 gpm/ft

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[23] *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, E.H. Boudreau, October 3, 2000.

[24] *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.,* and *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, *op. cit.*

[25] Drawdown is the lowering of the water surface of a well, the water table, or the piezometric surface adjacent to the well, as a result of the pumping of the water.

ddn. [26] The specific capacity (different from specific yield) can be used to estimate the drawdown that would be produced at different pumping rates. For example, the specific capacity of a well that delivers 30 gpm with 60 feet of drawdown would be 0.5 gpm/feet. At 40 gpm, the drawdown would be 40/0.5 = 80 feet.

GROUNDWATER IN STORAGE

The Glen Ellen and the Sonoma Volcanics are the main water-bearing formations under the project site. The specific yields of the Glen Ellen and Sonoma Volcanics are approximately five percent and three percent, respectively. [27] The Glen Ellen formation underlies approximately 25 acres of the project site, while the Sonoma Volcanics underlie approximately 170 acres. Boudreau estimated there to be about 600 acre-feet [28] of water in storage in the Glen Ellen formation, and approximately 2,500 acre-feet of water in storage the Sonoma Volcanics. Therefore, approximately 3,000 acre-feet of water is estimated to be in storage under the project site.

NEIGHBORING WELLS AND SPRINGS

Exhibit 5.5-1 shows the approximate location of the neighboring wells and springs, based upon maps provided by Boudreau [29], ~~and~~ RCS, and through public comments on the Draft EIR. [30] Comments from some well owners in the project vicinity indicate they have experienced problems with decreased well production. [31] While problems with decreased well production over a large area may indicate problems with the supplying aquifer, the proposed project and all neighboring wells draw from the same major groundwater basin, which has a known plentiful supply of groundwater. The groundwater basin is located in the valley floor and lowlands, extending from south of Kenwood into and beyond Santa Rosa. Given that the wells are located in this major groundwater basin, problems with individual well production could be a product of poorly designed, poorly constructed, or poorly maintained wells, or physical deterioration of the well casing. An example of this is the Kenwood Village Water Company main well, which was installed in 1946, and experienced increased dynamic drawdown and a well casing failure in the mid-1990s. The well had to be recased.[32]

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[26] *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch, op. cit.*

[27] *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

[28] One acre-foot of water is equal to 325,851 gallons of water. This measurement refers to the amount of water covering one acre to a depth of one foot.

[29] *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

[30] *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch, op. cit.*

[31] For example see letter to Paula Stamp, Sonoma County Permit Resources Management Department from John Foster, May 6, 2002, a copy of which is in ***Appendix 8.5***.

[32] Wolski, E. California Department of Health Services, Division of Drinking Water and Environmental Management, Drinking Water Field Operations Branch, Sonoma District, *Kenwood Village Water Company Water Inspection Report (System Number 4910025)*, August 27, 2003.

Boudreau identified nineteen wells located on properties adjacent to or near the project site. No wells were identified to the north of the project site, and only one was identified to the west; most wells were identified in areas south and east of the property boundary. The neighboring wells range in depth from 25 to 400 feet, with the exception of one well, which is drilled to a depth of approximately 800 feet. The wells closest to the project site are identified as the Old Bargiacchi Well,[33] the New Bargiacchi Well, the Flats Well,[34] and the Graywood Ranch Well in Exhibit 5.5-1. These wells are located in the same geologic formation as the Resort and Winery Wells, and likely draw water from the same aquifer systems.[35] The Flats Well is used for vineyard irrigation, and the other three nearby off-site wells are used for domestic water sources. Exhibit 5.5-2 summarizes the characteristics of the nearby off-site wells.

EXHIBIT 5.5-2
OFF-SITE WELL CHARACTERISTICS

Well	Distance from (feet)		Depth [a] (feet)	Reported Yield [a] (gallons per minute)	Water use [b]
	Resort Well	Winery Well			
Graywood Ranch	1,130	800	525	50	Domestic
New Bargiacchi	1,970	1,400	Unknown	Unknown	Domestic
Old Bargiacchi	1,900	900	200	30	Domestic
Flats (Gemini)	2,600	1,100	300	100	Irrigation (Vineyard)

a *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, E.H. Boudreau, October 3, 2000.

b *Results and Analysis of 48-Hour Constant Rate Pumping Test – Resort Well at Graywood Ranch,* Richard C. Slade & Associates, Consulting Groundwater Geologists, December 2002.

Source: Questa Engineering

Several natural springs are located on neighboring properties. The springs, identified as Foster Spring, Harper Spring, Baker/Philbin Spring, Dempster/Harrison Spring, and Graywood Ranch Spring in Exhibit 5.5-1, have provided water to homes and cabins on the neighboring lots since the early

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33 The Old Bargiacchi Well is identified as the "Bargiacchi Well" in *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

34 The Flats Well is likely the "Gemini Well" identified in *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.* however this could not be confirmed.

35 *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch, op. cit.*

1900s. [36] The springs are on properties adjacent to the eastern and western boundaries of the project site. Flows in these springs were monitored by Adobe Associates before and during the pumping test. The flows ranged between approximately 0.6 and 1.5 gallons per minute (gpm) in Graywood Ranch Spring, and between approximately 0.3 and 0.4 gpm in Harper Spring; flow rates in Foster Spring were essentially negligible. The large range of the flowrates in Graywood Ranch Spring was attributed to changes in weather during the monitoring period; the highest flow rates were measured directly before and during the pumping test on Graywood Ranch Spring.

Water Quality

Ford [37] and RCS [38] described the water quality of the groundwater found in the project area and at the project site, respectively. Boudreau [39] briefly discussed some of the characteristics of the local groundwater quality, based upon neighboring wells in the project area. The study performed by RCS, which provides the most site-specific background water quality information, included some water quality testing of on-site wells and the neighboring springs. Exhibit 5.5-3 summarizes the results of the water quality testing performed by RCS at the Resort Well, and also includes the current State drinking water standards, where applicable.

EXHIBIT 5.5-3
WATER QUALITY SUMMARY, RESORT WELL

Constituent	***State Drinking Water Standard [a] (mg/L)***	***Resort Well***
Total Dissolved Solids	500	180
Total Hardness	No Standard	44
Iron	0.3	Non-detectable [b]
Silica	No Standard	90
Nitrate (as Nitrogen)	10	1.8
Sodium	No Standard	12
Chloride	250	8
Manganese	0.05	0.14

a Nitrate is the only primary drinking water standard; the other standards are consumer acceptance limits (secondary standards).

b The detection limit for dissolved iron is 0.05 mg/L.

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36 Questa Engineering conversation with John Foster, 2002.

37 *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, *op. cit.*

38 *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch, op. cit.*

39 *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

Source: *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch,* Richard C. Slade & Associates, LCC, December 2002.

As described by Ford,[40] the groundwater of the Sonoma Volcanics is generally a "satisfactory quality" sodium-bicarbonate water. Water quality testing by RCS[41] revealed that the water from the Resort Well has a mixed-calcium-magnesium-bicarbonate character. However, the neighboring springs had a sodium-bicarbonate character, suggesting the off-site springs are likely not directly connected to the aquifer supplying the Resort Well.[42] Of the constituents that were tested, most were at levels well below the State drinking water standards. Although wells in the area often report high concentrations of iron,[43] the dissolved iron concentration at the Resort Well was non-detectable. However, manganese concentrations were above the State drinking water standard. Water quality testing of the Winery Well was not performed, though given its proximity to the Resort Well and depth, it is likely that the Winery Well would have water quality characteristics similar to the Resort Well.

REGULATORY REQUIREMENTS

Sonoma County General Plan Policy RC-3h requires proof of adequate groundwater for discretionary projects in Class III and IV areas (areas of marginal groundwater availability or with low or highly variable water yield). The proposed *Sonoma Country Inn* is located in a Class I area, which is an area defined as a major groundwater basin; therefore, development in this area would not require a verified water supply because of the~~known~~ plentiful supply of groundwater. However, in response to public comments during the scoping process, a pumping test by RCS was performed to verify the water supply. The results of the pumping test are described in the discussion of impacts which follows.

Water Supply – Significance Criteria

The water supply analysis uses criteria from the *State CEQA Guidelines.* According to these criteria, the project would have a significant water supply impact if it would:

Water

- Not have sufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements.
- Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

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40 *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, *op. cit.*

41 *Results and Analysis of 48-Hour Constant Rate Pumping Test –Resort Well at Graywood Ranch, op. cit.*

42 *Ibid.*

43 *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

Groundwater

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

Water Supply – Impacts and Mitigation

Impact 5.5-1 Adequacy of Water Supply

The pumping test verified that the Resort Well can produce enough water for both the proposed inn/spa/restaurant (including the winery and events pavilion) and residential development. Annual groundwater recharge in the area easily exceeds the projected annual water demand, meaning the aquifer would continue to be sufficiently replenished, and will not be overdrafted as a result of the proposed project. Further, water quality testing has shown that the groundwater is of suitable quality for the proposed domestic and irrigation water needs of the project. Therefore, the Resort Well and Winery Well would be suitable to supply an adequate quantity and quality of water for the proposed project. This impact would be less-than-significant.

An adequate supply of good quality water is essential to the creation of the proposed project, since there are no existing municipal water supplies that could be extended to serve the project. The failure to provide a reliable supply of water could lead to shortages during periods of drought or, potentially, the inability to obtain development permits. *Sonoma County General Plan* Policy RC-3h is intended to minimize this possibility through the requirement of a groundwater evaluation study and proof of water in Class III and Class IV areas. Although the project site is in a Class I area (major groundwater basin) and both wells would pump from this area, an aquifer (pumping) test was performed by RCS to verify the adequacy of the water supply.

The average water demand estimates were based upon figures provided by Adobe Associates. The estimates for the resort were derived by assumptions that average water demand is equal to approximately 75 percent of the project peak daily wastewater flow. Additionally, landscape irrigation demand for the resort was assumed to be 3,000 gpd for an estimated 1.5 acres (excluding the amount supplied from recycled graywater). For the residences, use was assumed to be ~~120 gpd/bedroom~~600 gpd (based on 5 bedrooms at 120 gpd/bedroom) for domestic uses and 200 gpd for landscape irrigation. For the winery and events pavilion, water demand was assumed to be 90 percent of the peak wastewater flow, plus an~~d~~ allowance of ~~3,000~~2,000 gpd for an estimated one acre of landscape irrigation. An itemized summary of water demand is given in Exhibit 5.5-4.

The Resort Well would serve the proposed inn/spa/restaurant, the 11 residential lots, and landscaping around these facilities. The estimated water demand of the Resort Well is approximately ~~26,000~~23,320 gallons per day (gpd), or roughly ~~29~~26.2 acre-feet of water per year (AF/year). Converted to a pumping rate, the Resort Well would have to produce approximately ~~24~~22 gallons per minute (gpm), assuming the well would be pumped 75 percent of the time (18 hours per day). The Winery Well would supply approximately ~~5,000~~2,685 gpd (~~5.6~~3.0 AF/year) for use at the winery and events center and associated landscaping needs, requiring a pumping rate of approximately ~~5~~2.5 gpm (18 hours per day). Landscape irrigation needs are approximate, since the exact landscaping plan has not yet been developed; they reflect an average annual irrigation water demand of approximately 27 inches. The applicant has stated that they may incorporate low water use plants, and would use some recycled graywater from the spa and laundry facilities for irrigation needs.

From a water balance perspective, the annual recharge on the project site greatly exceeds the projected amount of water withdrawal; see Impact 5.5-3. ~~All available information~~ Review of water well information for the immediate project area, groundwater recharge calculations for the project site, research and review of background geologic and hydrologic data for the project area, and detailed itemization of water demands for the proposed project facilities indicate~~s~~ that there is more than sufficient groundwater available on the project site to meet the estimated water demand. The total annual average water demand for the proposed project is approximately ~~35~~29.2 AF/year (~~29~~26.2 AF/year for the Resort Well plus~~+~~ ~~6~~3.0 AF/year for the Winery Well). In contrast, post-development groundwater recharge (the annual amount of water replenished to the aquifer during average rainfall conditions) ~~in the Resort and Winery Well~~within the boundaries of the project site recharge area is estimated to be in the range of ~~approximately 87 to 130~~234 to 287 AF/year (see Impact 5.5-3). Therefore, on average, groundwater extraction would amount to about ~~25 to 40~~10 to 12 percent of local (project site) groundwater recharge volume, assuring that sufficient water would continue to replenish the aquifer on an annual basis~~every year~~. Below average rainfall years would reduce the amount of groundwater recharge received. However, based on the nearly 400 feet of saturated depth at the Resort Well, dry year or even drought year conditions would not deplete the available supply of groundwater for the project. Further consideration of drought period impacts is included under cumulative impacts discussion (Impact 5.5-5).

EXHIBIT 5.5-4 (REVISED)
AVERAGE WATER USE ESTIMATES AT SONOMA COUNTRY INN

	Water Use Rate	
	Gallons per day	***Acre-feet per year [a]***
Resort Well		
Inn/Spa/Restaurant		
Commercial Use [b]	10,120~~9,500~~	11.3~~10.6~~
Spa/Laundry [c]	1,400~~4,800~~	1.6~~1.8~~5.4
Landscape Irrigation [d]	3,000	3.4
Residential Development		
Residential Use [e]	6,600	7.4
Landscape Irrigation [f]	2,200	2.5
Subtotal	***23,320~~26,100~~***	***26.2~~29.2~~***
Winery Well		
Winery ~~and Events Pavilion~~Process Water [g]	~~2,000~~200	0.22~~2.2~~
Tasting Room & Employee Use [h]	385	0.43
Events Pavilion [i]	100	0.11
Landscape Irrigation [j]	2,000~~3,000~~	2.2~~3.4~~
Subtotal	***2,685~~5,000~~***	***3.0~~5.6~~***
Total	***26,005~~31,100~~***	***29.2~~34.8~~***

a Gallons per day times 365 (days per year) divided by 325,851 (gallons in one acre-foot of water) equals ~~acre-feet per year~~AFY.

b 0.80 (occupancy factor) x 12,650 gpd (peak flow) = 10,120 gpd (average water use)

c 0.80 x 1,750 gpd = 1,400 gpd

d 2,000 gpd/acre x 1.5 acres = 3,000 gpd

e 5 bedrooms/residence x 120 gpd/bedroom x 11 residences = 6,600 gpd

f 11 residences x 200 gpd/residence = 2,200 gpd

g (10,000 cases/year x 2.4 gal/case x 3 gal water per gal wine) / 365 days/year = 200 gpd

h (100 guests/day x 2.5 gal/guest) + (9 employees/day x 15 gal/employee) = 385 gpd

i {30 events/year x [(200 guests x 5 gal/guest) + (15 employees x 15 gal/employee)]} / 365 day/year = 100 gpd

j 2,000 gpd/acre x 1.0 acre = 2,000 gpd

Source: Adobe Associates, Inc.~~Questa Engineering~~

To verify the ability to extract water from the aquifer, a 48-hour pumping test was completed by RCS in ~~December~~ September 2002. The pumping test was performed on the Resort Well and showed that the well is capable of sustaining an average pumping rate of 30 gpm (the total combined pumping rate that would be required of the Resort Well and the Winery Well). This pumping rate is comparable to other well yields sustained in the area, which range from approximately 30 to 100 gpm. [44]

The pumping test verified that the Resort Well can produce enough water for both the proposed inn/spa/restaurant and residential development, as well as the winery and events pavilion. Annual groundwater recharge in the area easily exceeds the projected annual water demand, meaning the aquifer would continue to be sufficiently replenished, and would not be overdrafted as a result of the project. Further, water quality testing has shown that the groundwater is of suitable quality for the proposed domestic and irrigation water needs of the project. Therefore, the Resort Well and Winery Well would be suitable to supply an adequate quantity and quality of water for the proposed project. This is a less-than-significant impact.

Mitigation Measure 5.5-1 No mitigation would be required.

Impact 5.5-2 Impacts from the Construction of New or Expanded Water Treatment Facilities
The proposed project would draw water from on-site groundwater sources. Since no new or expanded water treatment facilities would be required, this would not be an impact.

The water supply for the proposed project would come from two recently drilled on-site water wells. No other sources of water are proposed for the project (such as from an existing municipal water supply), therefore no new or expanded water treatment facilities are needed.

Mitigation Measure 5.5-2 No mitigation would be required.

Impact 5.5-3 Impacts to Groundwater Recharge and Aquifer Level
Compared to the estimated pre-development recharge volumes over the entire site, the proposed project is estimated to result in an approximate ~~15 to 20~~ 14 to 15 percent reduction in the net on-site recharge of the groundwater basin. Averaged over the approximate 180-acre project site, the net annual reduction in groundwater recharge would amount to about ~~0.12 to 0.16~~ 0.19 to 0.22 acre-feet per acre, or ~~1.5 to 2.0~~2.3 to 2.6 inches. This impact would be less-than-significant.

Groundwater in the project area comes from percolation of local rainfall. The area over which rainfall infiltrates and percolates to the groundwater is called a groundwater recharge area. Recharge areas are found on mountains, along foothill slopes, and on valley floors. [45] Impacts to groundwater recharge are primarily caused by decreasing the amount of area available for recharge. The reduction of area occurs when existing pervious areas are covered by impervious surfaces, such as paved roadway, parking lots, and driveways, or buildings. The amount of recharge can also be reduced when existing drainage patterns are altered and stormwater that would normally infiltrate in the recharge area is routed outside of the recharge area. Lastly, the effective recharge volume is reduced by pumping

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[44] *Ibid.*

[45] *Evaluation of Ground Water Resources: Sonoma County, Volume 1: Geologic and Hydrologic Data*, *op. cit.*

activities. The proposed project includes the construction of approximately 18.1 acres of new impervious surface. [46] Currently, no impervious areas are located on the project site.

The project site can be divided into two groundwater recharge areas: (1) a lowland recharge area and (2) an upland recharge area. The upland recharge area is the primary source of groundwater for the proposed project; it is in this area that the Resort and Winery Wells are located. Both recharge areas are located in a major groundwater basin, as delineated in the *Sonoma County General Plan*, and described in the *Setting* above. Impacts to the upland recharge area would have local effects on the amount of recharge to the proposed water supply (Winery and Resort Wells) and any neighboring wells that draw water from the same hydrologic unit. Impacts to the lowland recharge area would not directly impact the proposed water supply, since this area is located downgradient of the wells; however regional impacts on groundwater storage could occur from the project as a whole.

The lowland groundwater recharge area has an area of roughly 46.5 acres. Based on ~~existing~~ an analysis of rainfall, runoff, and evapotranspiration data for two average year conditions, 1996-97 and 2001-02, it is estimated that approximately 1.65 to 2.04 AF/year/acre ~~34 percent of the mean annual rainfall (ten inches, or 0.83 acre-feet per acre)~~ percolates and recharges the groundwater basin. Therefore, the 46.5-acre recharge area (pre-development) is estimated to contribute an average of ~~39.3~~ 77 to 95 AF/year to groundwater replenishment. As proposed, the project would create approximately 3.7 acres of impervious surface in the lowland recharge area (for instance, buildings, roads, and parking areas), reducing the effective recharge area to 42.8 acres. This would reduce the net recharge volume in this portion of the site to ~~35.5~~ 71 to 87 AF/year. This amounts to a decrease in groundwater recharge of approximately 7.8 to 8.4~~eight~~ percent in the project site primary groundwater recharge area, but a negligible loss in recharge in the context of the regional groundwater basin which covers more than 1,400 acres. This would represent ~~a small~~an insignificant portion of the cumulative loss of recharge area to the regional groundwater basin.

The upland groundwater recharge area has an area of approximately 362 acres, as delineated in the RCS 2002 report and shown on Exhibit 5.5-1. However, the recharge area within the project boundaries is a smaller amount, approximately 127 acres. This smaller area was used to evaluate groundwater recharge impacts in the upland areas. The land within the upland watershed is primarily undeveloped woodland and grassland; therefore, little or no impervious areas currently exist within the on-site recharge area boundaries, and the entire area is assumed to contribute to groundwater recharge. The average annual recharge to groundwater from the upland areas of the project site is estimated to range from 1.24 to 1.52 AF/year/acre. ~~The existing average annual volume of precipitation that falls on the upland recharge area is estimated to be about 900 AF/year; this was estimated by multiplying the total existing recharge area (362 acres) by the average annual rainfall (29.9 inches/year). Approximately ten to 15 percent of the average annual rainfall is assumed to percolate and recharge into the local volcanic rock aquifer.~~ This gives an estimated existing average annual recharge volume of roughly ~~90 to 135~~157 to 192 AF/year for the upland portions of the site (127 acres). As proposed, the project will create approximately 11.6 acres of new impervious surface within the upland recharge area, thereby decreasing the effective recharge area to approximately 115~~350~~ acres. This will reduce the amount of average annual recharge to approximately ~~87 to 130~~ 143 to 175 AF/year, ~~a three- to four-percent~~ an approximate 8 to 9 percent reduction as compared with the existing recharge volume.

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[46] The estimate of new impervious surface includes paved roadways, driveways, parking lots, and commercial and residential buildings.

The proposed wells would extract approximately ~~35~~29.2 AF/year from the aquifer to meet average annual water demands. However, the project would also return to the groundwater basin approximately 50 percent of the water via percolation of treated wastewater. Based on the above, the total reduction in groundwater recharge as a result of the project is estimated to be as follows:

Lowlands recharge reduction	6 to 8~~3.8~~ AF/year
Uplands recharge reduction	14 to 17~~3 to 5~~ AF/year
~~"Net"~~Water demand for extraction	29.2~~15 to 20~~ AF/year
Treated wastewater percolation	(14.6 AF/year)
Total reduction	34.6 to 39.6~~21.8 to 28.8~~ AF/year

Compared to the estimated pre-development recharge volumes of ~~129.3 and 174.3~~234 to 287 AF/year for the entire site (lowlands plus uplands recharge), the project is estimated to result in an approximate ~~15 to 20~~ 14 to 15 percent reduction in the net on-site recharge of the groundwater basin. Averaged over the approximate 180-acre project site, the net annual reduction in groundwater recharge would amount to about ~~0.12 to 0.16~~0.19 to 0.22 acre-feet per acre, which equates to a water "depth" of about 2.3 to 2.6~~1.5 to 2.0~~ inches. This impact would be less-than-significant.

Most of the water used for domestic purposes would be returned to the groundwater system via percolation from the on-site wastewater treatment disposal systems, such that the "net extraction" of groundwater for the project is likely to be no more than about half of the projected pumping volume, or roughly 15 ~~to 20~~ AF/year, as previously noted. Additionally, groundwater recharge occurs when stormwater runoff from building, roof, driveway, and roadway areas is not conveyed off-site through stormwater collection and conveyance systems. Stormwater runoff from the developed areas at the project site would be conveyed to the natural drainage ways on-site. Also, as discussed in the hydrology section of the EIR, and required in Mitigation Measure 5.3-3(b), the applicant proposes to incorporate infiltration drainage methods to reduce runoff form the winery buildings and paved surfaces. This will further lower the estimates of recharge loss from the project. Since groundwater mining would not occur, the proposed project would not cause a drop in the aquifer level. This impact would be less-than-significant.

Mitigation Measure 5.5-3 No mitigation would be required.

Impact 5.5-4 Impacts to Neighboring Wells and Springs from Well Interference

Well interference effects on neighboring wells would not limit ability of the wells to provide water for existing domestic or irrigation uses. Based upon spring flow monitoring during the pumping test, water quality characteristics of the springs and well water, and the location of the springs upgradient of the wells, the neighboring springs would not be influenced by the proposed wells. Impacts to neighboring wells and springs from well interference would be less-than-significant.

Well interference refers to the groundwater drawdown on neighboring wells or springs from the pumping of a given well or group of wells. The extent of the effect, if any, depends upon a number of factors, including the distance between the wells, pumping rate, and the nature and the hydraulic properties of the aquifer. Factors affecting the actual pump yield may also include the depth of the constructed well and depth of the well seal, the depth of the screened intervals of the well, the depth or height of the pump inside the well, the size and the hydraulic capacity of the well. The best way to determine potential well interference effects is through the completion of a pumping test, such as that completed by RCS in ~~November~~ September 2002.

Impacts to Neighboring Wells

A 48-hour pumping test[47] by RCS was performed on the Resort Well. Several nearby wells, including the Winery Well and two neighboring off-site wells (New Bargiacchi Well and Graywood Ranch Well) were monitored for water level decline during the pumping test. During the pumping tests, the water level increased in the Winery Well and the New Bargiacchi Well, and declined only slightly (0.32 feet below reference point [brp]) in the Graywood Ranch Well (see Exhibit 5.5-1). Water level decline in the pumping well (Resort Well) was 44.13 feet brp. Because pumping had to occur in the Graywood Ranch Well during the pumping test, it is likely that the decline in water level was the result of this, and not the pumping of the Resort Well.

The water level in the Resort Well was 154.52 feet brp before the pumping test, and was 198.65 feet brp prior to the end of the test (48 hours, 20 minutes of continuous pumping at 30 gpm). Following termination of the pumping period, the Resort Well showed positive recovery, with water levels recovering to 2.79 feet below the initial pre-test static water level after approximately five days. The total drawdown during the pumping portion of the test was 44.13 feet. The total saturated aquifer thickness (approximately 385 feet) is estimated as the well depth (540 feet) less the initial depth to water (approximately 155 feet). The available aquifer thickness (257 feet) is the amount of aquifer available for pumping and is estimated as roughly two-thirds of the total saturated aquifer thickness. Based upon the results of the pumping test, the specific capacity of the Resort Well is estimated to be approximately 0.68 gpm/ft ddn. The actual specific capacity may be slightly lower, since equilibrium conditions were approached, but not clearly achieved at the end of the pumping test. The specific capacity estimate was used in combination with other data from the pumping test to estimate aquifer transmissivity, which was then refined through calibration against actual drawdown observations at the pumping well during the test. The specific capacity, per se, was not used to estimate the well yield and long-term drawdown effects on the aquifer and neighboring wells.

In addition to monitoring the water level, RCS performed drawdown calculations for the nearby observation wells to predict the theoretical amount of water level drawdown that might occur in the monitored wells. The theoretical drawdown calculations were performed for periods of continuous pumping for 2,900 minutes (2 days), 30 days, 60 days, 90 days, and 180 days. The longer assumed periods of continuous pumping are used to estimate the amount of drawdown that could be expected during a dry period, when pumping occurs, and groundwater is not recharged by rainfall infiltration. Exhibit 5.5-5 summarizes the results of the monitored drawdown and theoretical drawdown values.

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[47] Continuous pumping of the well occurred for a total of 48 hours and 20 minutes (2,900 minutes).

EXHIBIT 5.5-5
COMPARISON OF THEORETICAL AND ACTUAL DRAWDOWN VALUES

Well Name	Distance to Pumping Well (ft)	Actually Monitored Water Level Decline after 2900 minutes (ft, brp)	Theoretical Water Level Drawdown, Showing Assumed Periods of Continuous Pumping (ft, brp)				
			After 2,900 minutes	After 30 days	After 60 days	After 90 days	After 180 days
Resort Well	--	44.13	Calibrated to actual value of 44.13	49.12	50.87	51.90	53.65
Winery Well	1,610	No water level decline (water level increased 2.95 ft)	3.33	9.75	11.49	12.51	14.26
New Bargiacchi Well	1,970	No water level decline (water level increased 3.67 ft)	2.51	8.75	10.48	11.50	13.24
Graywood Ranch Well	1,130	0.32	4.90	11.53	13.27	14.30	16.05

Source: RCS

The observed drawdown of the monitoring wells during the pumping test indicates that the Winery Well and the New Bargiacchi Well may not be influenced by the pumping of the Resort Well (water levels did not decline during the pumping test). However, it is also possible that the 48-hour pumping was not long enough for drawdown effects to appear in these wells. Water levels at the Graywood Ranch Well (the well nearest to the pumping well) declined by 0.32 feet during the pumping test. This may be attributed to the normal pumping of the Graywood Ranch Well (for existing uses) during the testing period. Although no water level decline was noted during the monitoring of the New Bargiacchi Well, the wells penetrate the bedrock zone and draw water from a similar depth. Therefore, the conservative (safe) approach is to assume that long-term drawdown effects are possible at both the New Bargiacchi and Graywood Ranch Wells, as well as at the Old Bargiacchi Well and Flats Well. The drawdown calculations performed by RCS were completed in accordance with standard techniques for assessing water well hydraulics and appropriate aquifer assumptions derived from the pumping test.

Using the theoretical long-term drawdown effects estimated by RCS for neighboring wells the potential impacts on these wells were evaluated based on the existing uses and characteristics of each of the wells. The results of this evaluation are displayed in Exhibit 5.5-6. Shown for each of the four nearest wells are the known (or estimated) well yield, depth and static groundwater levels from which the total saturated thickness is calculated (or estimated) in line 4. The "available drawdown" in line 5 is calculated to be the effective aquifer thickness that can be effectively used by the well. Line 6 indicates the estimated drawdown effect at each well over an extended period (180 days), as calculated by RCS. The percentage reduction in the available drawdown (or aquifer thickness) is shown in line 7. This is roughly equivalent to the expected reduction in well yield that may be experienced at each of these wells due to the groundwater pumping for the project.

EXHIBIT 5.5-6
COMPARISON OF THEORETICAL DRAWDOWN AND AVAILABLE DRAWDOWN FOR NEIGHBORING WELLS

Line	Parameter	Well			
		Graywood Ranch	New Bargiacchi	Old Bargiacchi	Flats
1	Well Yield (gpm)	50 [a]	30-100 gpm [b]	30	100
2	Well Depth (feet)	525 [a]	500 [c]	200 [a]	300 [a]
3	Static Level (feet brp)	76.23	91.6	91.6 [d]	50 [a]
4	Total Available Drawdown (feet)	448.77	408.4	108.4	250
5	Available Drawdown (feet) (2/3 of Total)	300	272	72	167
6	180-day Theoretical Drawdown (feet)	16.05	13.24	13.24 [d]	13.24 [d]
7	180-day Drawdown/Available Drawdown (%)	5.4%	4.9%	18%	7.9%
8	Water Use	Domestic	Domestic	Domestic	Irrigation

[a] Boudreau, 2002

[b] Well yield at the New Bargiacchi Well is not available; its yield is likely within the range of nearby wells.

[c] Actual depth not available; assumed depth based upon depth Resort Well and Graywood Ranch Well

[d] Actual data not available; assumed data based upon nearby New Bargiacchi Well

Source: Questa Engineering

For the worst-case analysis (180-day dry period), the projected drawdown at the neighboring wells ranged from 13.24 (New Bargiacchi Well) to 16.05 feet (Graywood Ranch Well), which amounts to about five percent of the available drawdown (roughly 300 feet). Given the existing yield of the Graywood Ranch Well (50 gpm), a five percent reduction of the available drawdown would not limit the well's ability to supply water for existing domestic use. [48] The yield of the New Bargiacchi Well is not known, however a drawdown of less than five percent of the available aquifer thickness is not likely to impact the well's ability to supply water for existing domestic use, given that wells in the area are producing between 30 and 100 gpm. The Old Bargiacchi Well, which is shallower (approximately 200 feet), and, therefore, has less available drawdown (approximately 72 feet), could experience an 18

[48] Less than six gpm would be necessary to meet the existing domestic water use, given the six residential units on the property (four primary units, and one or two secondary units). Approximately one gpm per residence is a conservative estimate.

percent reduction in the available drawdown. Although this is a higher reduction than that experienced by the other neighboring wells, it would still be able to supply adequate water for domestic uses, given its existing yield of 30 gpm. During a 180-day drought, the yield would be reduced to about 25 gpm, [49] which would be more than enough to provide water for domestic use.

The Flats Well is the only nearby well known to be used for vineyard irrigation. It is 2,600 feet from the Resort Well and has an estimated available drawdown of approximately 167 feet. Although no theoretical drawdown calculations were performed for this well by RCS, it is reasonable to use the calculated drawdown (13.24 feet) from the nearby New Bargiacchi well which is 1,970 feet from the Resort Well. As indicated in Exhibit 5.5-6, this amounts to an approximate eight percent theoretical reduction in the available aquifer thickness at this well, at the end of a 180-day dry period. Based upon aerial photographs of the project vicinity, the Flats Well may be used to irrigate as much as 35 acres of vineyard. During the peak season (July and part of August), it is estimated that up to 2,000 gallons per acre per day of water may be required for a high density vineyard. Therefore, based upon a 35-acre irrigated area, the vineyard could require as much as 70,000 gallons per day, which equates to a continuous pumping rate of about 50 gpm of water. The Flats Well is reported to have a yield of approximately 100 gpm, [50] therefore, roughly half of the yield may be needed to irrigate the vineyards. Therefore, a drawdown impact of eight percent on the total available drawdown would not limit the ability of the well to supply sufficient water for the existing irrigation demands.

None of the neighboring wells would experience well interference effects that would limit their ability to supply enough water for existing uses. Therefore, impacts from well interference would be less-than-significant.

Impacts to Neighboring Springs

Well interference with neighboring springs was identified as a concern by owners of the nearby springs. The neighboring springs are located upgradient of the wells and, likely, draw water from a different source than the Resort and Winery Wells (given the difference in water quality characteristics and location). Two of the neighboring springs (Harper and Dempster/Harrision) are at lower elevations than the Resort Well. However, as discussed below, monitoring of the nearest of these two springs (Harper) revealed no effect during the September 2002 pumping test by RCS.

Spring flow measurements were monitored by Adobe Associates before and during the pumping test to investigate any well interference effects that pumping of the Resort and Winery Wells may have. The results of the monitoring were analyzed and discussed by RCS. Graywood Ranch Spring, Harper Spring, and Foster Spring were monitored 14 days before the start of the pumping test to obtain background flow data for the springs. The pre-pumping test flow data show natural fluctuations in the flowrates over time, likely due to changes in the weather. The monitoring data during the pumping test did not appear to affect the normal cycling of the spring flow. Given the upgradient location of the springs (relative to the wells) and the likelihood that the springs draw from a different water source based on water quality, the results of the spring monitoring were not unexpected. Impacts to neighboring springs from well interference would be less-than-significant.

Mitigation Measure 5.5-4 No mitigation would be required.

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[49] (1-0.18) x 30 gpm

[50] *Geology & Ground Water Potential of the Auberge Resorts Property, Kenwood, California*, *op. cit.*

Impact 5.5-5 Cumulative Water Supply Impacts.

Nearly all of the cumulative projects, or portions thereof, are located in the groundwater recharge area and major groundwater basin (Class I groundwater area) that underlies the flatter topography of the valley. The cumulative loss of recharge area would decrease the amount of water recharging to this water source; however, the overall effect would be small. A cumulative groundwater recharge – water demand analysis for the Class I groundwater basin study area [51] at buildout indicates that cumulative long-term water uses are would be within the available groundwater supply, and that the project water demands would be at or below the "low" average for the area as a whole. The projected cumulative water demands would likely exceed groundwater recharge during drought periods; but the effects would be short-term due to the rapid response of the aquifer to subsequent normal rainfall conditions. The pumping tests and analysis of drawdown effects for the Sonoma Country Inn water supply wells indicate that the impact to nearby wells would be less-than-significant. Any interference effects on wells (existing or new) located at greater distances from the project wells would be negligible because of the exponential decline in impact with distance. The cumulative groundwater recharge and groundwater use impacts would be a less-than-significant cumulative impact.~~Groundwater recharge and well interference effects from the proposed project would be less than cumulatively considerable and therefore a less-than-significant impact.~~

The cumulative development assumptions prepared for this EIR includes ~~12~~ 14 projects that are approved, under review, under construction, or are reasonably expected to be built in the vicinity of the project site. [52] Nearly all of these projects (11), or portions thereof, are located in the groundwater recharge area and major groundwater basin (Class I groundwater area) that underlies the flatter topography of the valley. [53] Class I groundwater areas have a known plentiful supply of groundwater, and, therefore, do not require a verified water supply for new development.

Eleven of the projects, including the *Sonoma Country Inn*, would increase the transient and/or permanent population within the recharge area (for instance, public tours, wine tasting and special events, or residential use), and six of the projects call for increases in winery production capacity. The development of undeveloped lands, and the increased population and winery production would result in loss of infiltrative area (for groundwater recharge) and additional groundwater use in the vicinity.

Cumulative Effects on Groundwater Recharge

Five of the projects would involve new construction or remodeling in the groundwater recharge area, thereby increasing the amount of impervious surface in this area. The loss of infiltrative area would decrease the amount of available area for groundwater recharge. Many residents rely upon groundwater from wells and springs as their primary drinking water source. The cumulative loss of recharge area in combination with the extraction and use of groundwater for project needs would contribute to a small decline in the groundwater levels in the basin. However, analysis of the proposed project and groundwater conditions of the area indicate that the project site presently contributes an average of ~~approximately 130 to 175~~234 to 287 AF/year of recharge to the groundwater basin, and that the development of the proposed project ~~should~~would decrease this by about ~~20 to 30~~35 to 40

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51 For the purpose of this cumulative groundwater analysis, the Class I groundwater basin area east of Oakmont was defined as the "Study Area". The Study Area includes a primary recharge area, as defined in the Sonoma County General Plan, and adjacent upland areas.

52 See ***Section 3.3 Cumulative Development Assumptions*** for further discussion of the cumulative projects.

53 *Sonoma County General Plan*, Figures RC-2e and RC-2i

AF/year, a reduction of roughly ~~15 to 20~~14 to 15 percent. [54] The project site would continue to serve as a substantial contributor to the groundwater resources of the area, regardless of other existing and potential future development projects in the area. ~~Therefore, it is concluded that the project impacts on groundwater recharge would be less than cumulatively considerable and therefore a less-than-significant impact.~~

In order to evaluate long term cumulative impacts, an additional cumulative assessment of groundwater resources impacts was also completed covering all existing and potential development for the Class I groundwater basin area study area, [55] as mapped in the Resource Conservation Element of the Sonoma County General Plan. The results of this analysis provide a basis for evaluating the expected long-term demand on the local groundwater resources compared with the ability of the resource to sustain these uses, based on the expected annual replenishment (recharge) of the aquifer. The analysis considers average year and drought conditions. The analysis does not address the water production capacity of individual wells or specific locations in the area. The details of this analysis are presented in Master Response K. Findings and conclusions of this additional cumulative groundwater analysis are summarized below:

- ***Groundwater Recharge Estimates*** The estimated annual recharge of the Class I groundwater basin area, contributed from the immediate overlying land area, is in the order of 4,000 to 5,000 AFY under average rainfall conditions. Under drought year conditions the annual recharge declines to about 240 to 340 AFY. This does not account for any recharge from the surrounding 9,500 acres of the Sonoma Creek watershed that contribute surface runoff and drain through the Class I groundwater basin area. On a "per acre" basis, for the 2,809 acres making up the Class I area, this translates to an annual recharge rate ranging from 1.42 to 1.78 AFY/acre for average rainfall conditions, and from 0.09 to 0.12 AFY/acre for drought year conditions.

- ***Cumulative Water Demand Estimates*** The estimated total projected water demand for the Class I groundwater basin area ranges from a low of 674 to a high of 1,932 AFY, according to the existing General Plan land use designations for the area. This equates to an estimated average annual water demand of 0.24 to 0.69 AFY/acre for the 2,809 acres making up the Class I area~~,~~.

- ***Average Year Comparison*** Under average rainfall conditions, estimated cumulative water demand, at the low end, is approximately 13 to 17 percent of the estimated average annual recharge estimates for the Class I groundwater basin. At the high end, the water demand estimates are approximately 38 to 48 percent the average recharge. Based on this, it can be concluded that the water demands for projected build-out of the area can be sustained by local recharge; however, to maintain a reasonable buffer for periodic dry year and drought conditions, development activities and water use practices that are consistent with the low end of the unit water demand estimates (i.e., 0.24 AFY/acre) should be encouraged. In this regard, the estimated water demand for the project is 0.16 AFY/acre.

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[54] The total reduction of groundwater recharge (approximately ~~20 to 30~~35 to 40 acre-feet per year) includes reductions from the loss of infiltrative area (~~7 to 9~~20 to 25 acre-feet per year) and the "net" extraction of groundwater for water use (15 ~~to 20~~ acre-feet per year). The "net" extraction of groundwater is the amount of water pumped from the wells (~~35~~30.7 acre-feet per year) less the amount of water is recharged from on-site wastewater disposal fields (~~15 to 20~~about 15.4 acre-feet per year) (see Impact 5.5-3).

[55] For the purpose of this cumulative groundwater analysis, the Class I groundwater basin area east of Oakmont was defined as the "Study Area". The Study Area includes a primary recharge area, as defined in the Sonoma County General Plan, and adjacent upland areas.

- ***Drought Year Conditions*** Under drought year conditions, the estimated water demand, at the low end, will exceed the annual recharge of the groundwater basin by approximately 100 to 167 percent. Projected water demand at the high end will exceed the estimated recharge by approximately 550 to 750 percent. As presented in Master Response J, the historical water level information for the groundwater basin shows convincing evidence that the groundwater levels in the basin rebound very quickly in response to normal rainfall following a dry year. Therefore, long-term effects of a drought are very unlikely provided the average water demand and groundwater replenishment rates are in balance, with a reasonable factor of safety. The proposed project, which is estimated to have water demands equal to roughly 10 to 12 percent of the groundwater recharge contributed through onsite rainfall percolation easily meets this condition.

- ***Proposed Project Comparison – Average Conditions*** The proposed project is estimated to contribute a smaller amount of recharge per acre (1.19 to 1.46 AFY/acre) as compared with the average for the Class I groundwater basin area. However, the project will exert a lower than average demand (0.16 AFY/acre) on the groundwater resources as compared with projected average conditions in the area. On a percentage basis, the annual water demand for the project is in the range of 10 to 12 percent of the estimated onsite recharge contributed by the project site (not accounting for any credit from onsite percolation of treated wastewater). This compares with a range of 13 to 48 percent (water demand/recharge) for the Class I area as a whole. Therefore, the cumulative groundwater resources analysis presented here, along with the historical groundwater level information for the area (see Master Response J), support the conclusion reached in the Draft EIR that the impacts of the project on groundwater, in individual or cumulative terms, will be less than significant.

- ***Proposed Project Comparison – Drought Conditions*** Under drought conditions, the water demand for the project will exceed the groundwater recharge rate, as will the water demand from cumulative development/water use activities in the area. Although the historical groundwater level information and the recharge analysis indicates that this would not have a lasting negative impact on the groundwater basin, as a commercial operation the project has the ability to implement water use restrictions; this is the normal response to drought conditions virtually everywhere. This is feasible, since the major water use by the project facilities occurs during the spring, summer and fall months, when the existence of drought (or dry year) conditions can already be determined from the prior winter's rainfall. While not necessary to mitigate a significant cumulative impact, types of measures that could be implemented on year-to-year basis, as needed in direct response to annual rainfall conditions, include such things as: (a) limiting landscape irrigation; (b) limiting special events; (c) reduced hours of operation for the winery tasting room or restaurant; (d) reduction in lodge occupancy; and (e) water use restrictions for residential properties.

Based on the above findings from the cumulative groundwater recharge-water demand analysis, there would be a less-than-significant cumulative impact on the groundwater resources in the project area.

Cumulative Well Interference

Cumulative groundwater interference impacts could occur in the area as more wells are constructed or well production is increased; the same land area would be used for more wells and/or increased well production. Most of the proposed projects are scattered throughout the impact area (not clustered together), and would likely not interfere with one another, though each could individually impact other nearby neighboring wells. Although drawdown effects are additive, the amount of well interference decreases exponentially with distance from the pumping well. Therefore, the greatest impacts occur between wells that are situated close to one another and within each other's zone of influence. The pumping tests and analysis of drawdown effects for the *Sonoma Country Inn* water supply wells indicate that the impact to nearby wells would be less-than-significant (see Impact 5.5-4). Therefore,

any interference effects on wells (existing or new) located at greater distances from the project wells would be negligible because of the exponential decline in impact with distance. On this basis it is concluded that the well interference effects from the proposed project would be less than considerable. With respect to the nearest existing well at the Graywood Ranch, there is the potential for greater effects in the future if the use of the well for this neighboring property is expanded. The proposed Graywood Ranch Subdivision would permit three additional residential units to be constructed on newly proposed vacant parcels, bringing the total number of residential units on the property to seven. The reported yield of the Graywood Ranch Well is 50 gpm. Since each residential unit would require pumping of approximately one gpm (seven gpm total), the Graywood Ranch Subdivision would still have sufficient capacity to obtain water, even during an extended 180-day dry period when pumping at the *Sonoma Country Inn* could possibly decrease the Graywood Ranch Well's yield by about five percent (two to three gpm) as a result of drawdown effects. Therefore, cumulative well interference effects would be less-than-significant.

Mitigation Measure 5.5-5 No mitigation would be required.

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9.4 RESPONSE TO COMMENTS

Response to Written Comments

All comments submitted to Sonoma County on the Draft EIR in Comment Letters 1 through 64 are presented in the following pages. The original letters are reproduced, and comments are numbered for referencing with responses. Some responses refer readers to other comments or responses in this section or to the pages in the Draft EIR where specific topics are discussed.

LETTER 1

KENWOOD FIRE PROTECTION DISTRICT

9045 SONOMA HIGHWAY
P.O. BOX 249
KENWOOD, CALIFORNIA 95452

Chief
Robert J. Uboldi

(707) 833-2042
FAX (707) 833-4412

June 10, 2003

Melinda Grosch
Sonoma County P.R.M.D.
2550 Ventura Avenue
Santa Rosa, Ca 95403

RECEIVED
JUN 12 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Dear Ms.Grosch:

I am writing on behalf of the Board of Directors of the Kenwood Fire Protection District to respond to the draft Environmental Impact Report for the proposed Sonoma Country Inn project.

As you are aware this project is within our Fire District. Kenwood personnel would be expected to respond to medical aids, structure fires and wildland incidents at this development. After reviewing the Draft Environmental Report we have determined that we have two major concerns with this project.

Our first concern is that we have total conformance with the Sonoma County Fire Safe Standards. This project is located in a high fire danger area and every effort should be taken to
1 ensure the safety of the public and emergency responders. Of primary concern to us is the lack of a secondary emergency access to the project. The report states in Impact 5.2-13 that fire sprinklers would make this a less than significant impact. As a Fire Chief I have to disagree with this statement. Access and the existence of secondary accesses are extremely important for a project of this size.

Our other concern would relate to the traffic needs of the project. The year 2005 Signalization Need Impacts would severely effect the operation of our fire station. It would cause the loss of ten parking spaces that are regularly used by volunteers responding to emergency calls. It would
2 make it difficult for apparatus to respond out of the station and would encroach into the current driveway area of the firehouse. A traffic study by the Department of Transportation in 1999 showed that a traffic signal at Randolph Ave.and Hwy 12 would necessitate the closure of nearby intersections at Greene Street, Shaw Avenue and Maple Avenue. This would increase traffic on Randolph Ave. and make acessing the fire station more difficult.

Sincerely,

Bob Uboldi

Bob Uboldi

RESPONSE TO LETTER 1 -- BOB UBOLDI, KENWOOD FIRE PROTECTION DISTRICT

Response to Comment 1-1

After the close of the Draft EIR public review period Bob Uboldi, Chief, Kenwood Fire Protection District met with Jerry Faddis of the County's Department of Emergency Services and Fire Marshall Jack Rosevear regarding mitigation of the project's fire impacts. As a result of that meeting Bob Uboldi, Jerry Faddis, and Jack Rosevear "unanimously concurred that fire impacts can be mitigated to a level below significance without a secondary emergency access to the project provided that certain alternative mitigations are included". [56] These measures are as follows:

- A 22 foot road width, with two foot shoulders, from State Route 12 to the inn/restaurant/spa.
- A fire hydrant system.
- The installation of fire sprinkler systems in all structures.

Each of these measures would be incorporated as standard conditions of approval into the proposed project.

Response to Comment 1-2

The fact that a signal warrant is met for one future analyzed time period (2012 Friday AM peak hour) does not mean that a signal will be installed. It is an indication that Caltrans should study the intersection to see if warrants are, indeed, met. This intersection serves school traffic, thus the fact that the peak hour warrant (Warrant 11) is met during a weekday morning peak hour is likely due to the influence of school traffic. The growth increments shown at this intersection may or may not occur due to growth in school traffic (as well as other Kenwood community traffic), however, identification of this impact should cause Caltrans to monitor this location. The commentor's concern regarding loss of parking area adjacent the fire station is acknowledged, and should be a major factor in Caltrans consideration of signalization if warrants are met in the future. [57] As stated in the Draft EIR (page 5.2-45-46) the Caltrans traffic manual contains 11 possible tests for determining whether a traffic signal should be considered for installation. These tests, called warrants, consider criteria such as actual traffic volume, pedestrian volume, presence of school children, and accident history. Two or more warrants must be met before a signal is installed. The EIR applied the test for peak hour volumes

---

[56] Letter to Melinda Grosch, Sonoma County PRMD from Bob Uboldi, Chief, Kenwood Fire Protection District, July 28, 2003.

[57] It should be noted that the reason this intersection was chosen for analysis in the Draft EIR was to determine whether installation of traffic signals at the south (Warm Springs Road) and north ends of town would be feasible. Having signals at such strategic locations could create gaps in traffic for minor streets and individual driveways intersecting State Route 12, potentially decreasing delays at all Kenwood intersections along the State Route 12 corridor, and benefiting left turn opportunities for turns into and out of driveways and intersections west of Kenwood. The gaps created by a signal at the north end of the community could benefit left turns from driveways and intersections well west of Randolph Avenue (i.e., Green Street, Adobe Canyon Road, Hoff Road, Lawndale Avenue, Graywood Ranch driveway, etc.). Randolph Avenue was chosen for analysis as the "best" location to test at the north end of Kenwood. The fact that a signal warrant is not met until the ten year horizon, and only for one time period (AM peak hour) is not necessarily a strong indication that ~~a~~ other signal warrants will be met.

(Warrant #11), using "Rural" warrant criteria... In the future, the County or Caltrans could conduct detailed analyses to determine whether other signal warrants are met.

The purpose of Mitigation Measure 5.2-1(a), provision of a second northbound approach lane to State Route 12, is to improve traffic operation. If the intersection is eventually signalized, the Fire Department should also benefit from improved access to and from State Route 12. However, if consideration is given to signalization at the Randolph Avenue/State Route 12 intersection, alternative parking may have to be provided to compensate for the loss of this necessary feature of the existing facility.

In response to this comment the text on page 5.2-45 is revised to read as follows:

> (1) ~~Remove the 90-degree parking adjacent to the Fire Station on the east side of Randolph Avenue and widen to provide a second northbound approach lane to State Route 12. Prior to such action, secure alternative parking that is acceptable to the Fire Protection District and station personnel.~~Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking.

LETTER 2

Kenwood Village Water Company
4984 Sonoma highway
Santa Rosa, CA 95409

Ms. Melinda Grosch
Sonoma County PRMD
2550 Ventura Ave.
Santa Rosa, CA 95403

June 18, 2003

RECEIVED
JUN 20 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Dear Ms. Grosch:

My name is Jim Downey; I am President of Altos Sonoma Corporation (ASC), a California corporation. ASC owns and operates the Kenwood Village Water Company (KVWC), located in the unincorporated area of Sonoma County in and around Kenwood under a Certificate of Convenience issued by the California Public Utilities Commission and an operating license issued by the Department of Health Services. KVWC provides potable water service to approximately 300 customers, primarily family residences dependent on our supply as their sole source of water. The company also provides water service to the Kenwood School and provides fire protection flows at some 20 fire hydrants located throughout the community.

The primary source of water for the KVWC system is a groundwater well and pumping operation on Green Street in Kenwood called K-1. A secondary well, K-2, and two
1 metered turnouts from the Sonoma County Water Agency aqueduct in town serve as back supplies. While the aqueduct is a useful emergency water source, it is not a primary source because of the high cost of water (six times more expensive than K-1 per acre-foot), KVWC's limited entitlement to aqueduct water, and because peak period pressure provided is less than minimum requirements.

The K-1 well is 372 feet in depth with a 14 inch steel casing to full depth. The well pump is a 30 hp submersible which provides distributions flows to the system and lifts water to an elevated 210,00 storage tank. K-1 provides over 98% of the KVWC system water supply.

The company installed a continuous well water level monitor in 2001, and has less regular water level date for prior periods. When the K-1 pump is producing its maximum output (350-400 gpm), the dynamic water level in the well is approximately 100 feet, as measured in August 2001, September 2002, June 2003, and numerous intermediate times. Rainfall was near normal in the winters preceding these summertime peak usage readings.

In August 1987, again in a near normal rainfall period, the dynamic water level in K-1 was measured at 55 feet. We suspect that the large drop of the dynamic water level between 1987 and the present time reflects the impact on the local aquifer of the many new winery operations that have been installed in the Kenwood area since 1987. This is a significant dropoff.

During the mid-1990's, rainfall was less than normal. In the summer of 1997, the dynamic water level in K-1, again at 350-400 gpm, dropped to 180-200 feet. This was an alarming decline of the water level from 1987 of approximately 130-140 feet.

Although the dynamic water level has recovered somewhat from the 1997 reading following near normal rainfall winters, as reported above, KVWC is greatly concerned that in future multi-year periods of below normal rainfall, the summertime K-1 water level during peak production periods may be severely impacted.

KVWC is the sole (affordable) water source for hundreds of citizens living in the Kenwood area. No one can predict with any accuracy when the next sequence of drought years will occur, but we all know they will occur. Because of our responsibility to provide adequate water service to the community, as mandated by the regulatory requirements of both the PUC and the DHS, KVWC is opposed to any new large taps into the local aquifer that will undoubtedly increase the severity of future droughts on the our local groundwater table. We strongly believe that prudent planning by the County should protect the citizens in the established community of Kenwood from future water outages.

The planned Sonoma Country Inn on the Graywood Ranch property off Highway 12 represents a serious unquantified threat to the security of the water supply of the community in the eventual time of drought years. Because of this, we urge you to reject this project, and any other in the Kenwood area of similar or larger magnitude.

Please call the undersigned at (650) 948-8652 if you require additional information regarding the KVWC operation. Thank you for your consideration.

Sincerely Yours,

Jim Downey

James B. Downey
President, ASC

CC: Supervisor Michael Kerns
Supervisor Valerie Brown

RESPONSE TO LETTER 2 -- JAMES B. DOWNEY, KENWOOD VILLAGE WATER COMPANY

Response to Comment 2-1

Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

With specific regard to the Kenwood Village Water Company (KVWC) wells, the commentor speculates that the significant dynamic drawdown observed in recent years (as compared with 1987) at their main K-1 well during pumping may be due to impacts on the local aquifer from new winery operations in the Kenwood area. While other water wells close to the K-1 well may be contributing to a localized decline in the groundwater, this does not appear to be a basin-wide condition (see Master Response J). Moreover, there are other factors not noted by the commentor that are equally, if not more, likely to be the cause of the greater observed dynamic drawdown at the K-1 well. Specifically, review of information contained in the August 27, 2003, Water System Inspection Report for the Kenwood Village Water Company by the State Department of Health Services (DHS) indicates that well K-1 had to be re-cased in 1998 as a result of failure of the original steel casing which was installed in 1946. The design and condition of the well casing can have a significant effect on the efficiency of a well and, hence, the drawdown characteristics during pumping. The K-1 well is not in the same condition today as it was in 1987; and this alone could explain the greater drawdown observed during pumping.

Another contributing factor is the increased water demand to supply a larger number of customers in the KVWC service area. In 1987 DHS records indicate that KVWC had approximately 225 connections. Currently, KVWC serves nearly 300 customers, including about 30 that were previously served by the McFarren water system before it was acquired by KVWC in the mid-1990s, along with well K-2. Consequently, water production from the K-1 and K-2 wells combined is greater today than it was in 1987; and the two pumping wells themselves have greater potential to affect local water levels and drawdown levels as compared with other wells located farther away. As explained in the Draft EIR, drawdown effects decrease exponentially with distance from the pumping well.

LETTER 3

MEMORANDUM

DATE: June 30, 2003

TO: Melinda Grosch, Planner III

FROM: Philip Sales, Park Planning & Design Administrator

SUBJECT: PLP01-0006 Sonoma Country Inn DEIR Comments

Having reviewed the Draft EIR of the above project, please find our comments below.

We became aware of the letter dated March 27, 2003 from Stephen Butler, the attorney for the applicant in mid June. Subsequently, we met with PRMD, Stephen Butler and Ed Nagle to discuss this letter on June 23, 2003. At this meeting it was agreed that the applicant would dedicate an easement for public use across the driveway from Highway 12 to the trail parking lot. That would satisfy our request to ensure future permanent public access.

In addition we meet with the California Department of Fish and Game and the applicant on June 18, 2003 to review their concerns about the proposed trail alignment, as described in CDFG's letter to PRMD dated June 17, 2003. Following the meeting we are comfortable that the trail on Lot 11 in the Ceanothus Preserve area can be accommodated and is feasible. County Parks will determine a final route and connection to Hood Mountain Regional Park property with CDFG consultation in a separate project. We also identified ways in which the trail would be feasible through the creek area. Attached is a letter documenting the meeting with CDFG and the applicant.

1 Our understanding is that the EIR will sufficiently address the trail from the parking lot to the Lot 11 to insure the trail is buildable once the EIR and project are approved.

3.0 Description of Proposed Project p.3.0-27

2 "...the applicant would dedicate the right of way... along the property line of residential lot 7 to residential lot 11."

We request that the trail dedication along this section of property allows for a 8 foot wide with 2 foot shoulders trail. There is no width identified in the plan for the path dedication in this area.

RECEIVED

JUL 01 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

OK. per Melinda Grosch

3.0 Description of Proposed Project p.3.0-8
Tentative Map

3 There is a discrepancy between "Road A Detail" that illustrates an adjacent path dedication and where the project description proposes to dedicate the path. Please clarify which part of Road A is proposed to contain the referenced detail.

5.2 Traffic and Circulation 5.2-10 page 5.2-67

4 Provide a plan view and cross section that illustrates where "Road C" is located in relation to the parcels and include the proposed trail dedication.

5.6 Biological Resources: 5.6-2(a)

"(3) Design the trail to be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement..."

5

Following a visit to the site with the Department of Fish and Game, we recommend compacted blue shale or similar material as the best choice for a trail surface at this particular area, rather than native earth or asphalt.

5.6 Biological Resources: 5.6-4(a)

6 Lot 7 has two building envelopes on the tentative map. If the "lower building envelope" is to be removed on Lot 7 as the draft EIR recommends, insure that the "upper alternative building envelope" will have an adequate distance and/or vegetative buffer with the trail dedication.

S:\PLANNING\ACQUISITION PROJECTS\HOOD\GRAYWOOD\CORRESPONDANCE\PRMD MEMO DEIR 6-30-03DOC.DOC

cc: Tim Mayer, PRMD
Paula Stamp, PRMD
Jennifer Barrett, PRMD
Ed Nagle, Auberge Resorts
Stephen Butler, Clement, Fitzpartick, & Kenworthy

June 23, 2003

Allen Buckman
Associate Wildlife Biologist
California Department of Fish & Game
PO Box 47
Yountville, CA 94599

RE: Sonoma Country Inn Project PLP01-0006

Dear Allen:

Thank you for the opportunity to review two segments of the proposed trail of the Sonoma Country Inn project at the site on Wednesday, June 18, 2003 with Ed Nagel, Greg Zitney and yourself.

At the meeting, we agreed that the following was acceptable to the developer, California Department of Fish & Game and Regional Parks.

- A trail that would begin at the junction of Residential Lot 7 and 11 could be located on Residential Lot 11 and end at Hood Mountain Regional Park. The trail would go through the Ceanothus Preserve and result in the impact of some plants, but due to the size of the colony, this was not considered a significant issue with CDFG. At the time of design in this portion, Regional Parks will work with CDFG to minimize the impacts. CDFG's letter dated January 31, 2002 to Denise Peter reflects this position.

- The trail could be located between "Road A" and Graywood Creek through the canyon area (along the northern boundary of the project, near Lots 2, 4 and the Inn Parcel B) with the following mitigations:
    - The trail surface would consist of compacted blue shale or similar material in order to reduce siltation and erosion.

    - The trail could wander away from "Road A" in order to avoid the removal of trees. The final trail dedication area would reflect the alignment of the trail and any deviations from the road.

- In order to avoid manure from reaching the creek, the trail will drain to areas where there is sufficient vegetation to naturally filter the runoff. In situations where the trail crosses a minor tributary to the creek, the trail will drain away from the tributary. The easement dedication area will include the necessary area to properly drain the trail.

- In difficult environmental situations it is acceptable to us that the full trail width (8' with 1-2' shoulders) can be narrowed for a short distance to trail widths down to 4'.

This letter summarizes our agreement of how the trail design modifications the developer will include in the final environmental document. With these measures, it was our understanding that the proposed trail would not threaten the creek or require the removal of significant native vegetation and that the concerns as expressed in the letter from CDFG on June 17, 2003 to Melinda Grosch would be adequately addressed.

If you would like to discuss any of this or other aspects of the proposed trail project, I can be reached at 707-565-1107.

Sincerely,

Steve Ehret
Park Planner II

S:\PLANNING\ACQUISITION PROJECTS\HOOD\GRAYWOOD\CORRESPONDANCE\LETTER TO BUCKMAN-CDFG-6-19-03.DOC

cc: Philip Sales, SCRPD
Tim Mayer, PRMD
Melinda Grosch, PRMD
Ed Nagel, Auberge Resorts

RESPONSE TO LETTER 3 -- PHILLIP SALES, SONOMA COUNTY PARK PLANNING & DESIGN ADMINISTRATIONI

Response to Comment 3-1

CEQA does not require a certain amount of specific information be available for environmental review, such as the exact location of all development, or the style and size of homes. Instead, environmental review is done on the information that is currently available -- in this case, the information contained in the Sonoma Country Inn development plan and Tentative Map application. This EIR has analyzed the potential impacts of the proposed trail given the current specificity of the project description, as required under CEQA.

Response to Comment 3-2

The impacts of building the trail are described in the project description and are discussed in the EIR. No constraints were identified that would make the trail unbuildable. If the trail design departs substantially from that described in the EIR, additional environmental review may be needed prior to construction of the trail. Also, please see response to comment 3-3.

Response to Comment 3-3

The project applicant has provided additional clarification regarding the proposed trail. [58] Based on the information provided, the following information is added to page 3.0-27 of the Draft EIR under the heading "Trail":

> ***State Route 12 to Trail Parking Near Winery***
>
> No separate and independent trail is proposed from State Route 12 to the trail parking areas near the winery. It is proposed that a note be placed on the Final Map for the project that includes an access easement for public use over Road A from State Route 12 to the trail parking lot. Pursuant to this easement, both bicyclists and automobile drivers would have legal access over Road A from State Route 12 to the trail parking lot. Should pedestrians desire to access the trail parking lot by foot, they could walk along the shoulders of Road A. [59] It is the intention of the project applicant to limit the public use easement to exclude non-trailered equestrian use from State Route 12 to the trail parking areas. Equestrian users would be able to access the trail parking areas by trailering their horses from State Route 12 to the trail parking area.
>
> ***Trail Parking Area to Residential Lot 7***
>
> The proposed trail from the trail parking area to residential lot 7 would generally consist of a six- to eight-foot right of way dedication generally adjacent to Road A (see Exhibit 3.0-8 in the Draft EIR). The six- to eight-foot trail dedication may wander away from Road A in order to avoid the

---

[58] Letter to Paula Stamp, Sonoma County PRMD from Stephen K. Bulter, Clement, Fitzpatrick & Kenworthy, August 26, 2003.

[59] As shown on Exhibit 3.0-8 in the Draft EIR Road A would be built with a 22 foot width and two-foot shoulders on both sides.

unnecessary removal of any trees. [60] The trail would be located between Road A and Graywood Creek in this segment of the trail route. The actual trail may be as narrow as four feet for a short distance in the event that a reduction in the width of the trail would be necessary to avoid adverse environmental effects. [61] As shown in Exhibit 3.0-8 in the Draft EIR Road A would extend from State Route 12 to the point where it reaches residential lot 7.

Regional Parks has indicated that in order to prevent horse manure from reaching Graywood Creek, the trail would drain to areas where there is sufficient vegetation to naturally filter the runoff. In situations where the trail crosses a minor tributary to Graywood Creek, the trail would drain away from the tributary. The easement dedication area would need to include the necessary area to properly drain the trail. [62] The project applicant does not, however, propose to offer for dedication any additional drainage areas in order to deal with the issue of horse manure. It is the project applicant's position that at the time the Regional Parks Department designs and constructs the trail from the trail parking areas to the boundary of residential lot 11, Regional Parks would either have to propose a design solution in which necessary drainage improvements can be accommodated within the offered trail right-of-way or alternatively may elect to avoid equestrian use of the trail. [63]

Residential Lot 7 to Residential Lot 11

From the point the trail reaches the boundary of residential lot 7, it is proposed to extend the trail alignment along the boundary of residential lot 7 in a generally northerly and then easterly direction to the point where it reaches the boundary of residential lot 11. The trail along this boundary is proposed to be identical to the width of the trail proposed from the trail parking area to residential lot 7, except where environmental considerations require a narrower width.

Residential Lot 11 to Hood Mountain Regional Park

The proposed project does not include a trail alignment through residential lot 11. The project applicant has offered a floating six- to eight-foot trail dedication through residential lot 11. If, in the future, the Sonoma County Regional Parks Department decides to align and construct a trail across residential lot 11 to connect to Hood Mountain Regional Park, the alignment of the trail would be identified by the Regional Parks Department at which time the floating easement would be given a particular legal description and alignment. Any Regional Parks trail project would be an independent project which may or may not be pursued by the Regional Parks Department in the future. Additional environmental review would be required if Regional Parks elects to build a trail through residential lot 11.

---

[60] Letter to Allan Buckmann, Associate Wildlife Biologist, California Department of Fish and Game from, Steve Ehret, Park Planner II, Sonoma County June 23, 2003.

[61] Letter to Allan Buckmann, Associate Wildlife Biologist, California Department of Fish and Game from, Steve Ehret, Park Planner II, Sonoma County June 23, 2003.

[62] Letter to Allan Buckmann, Associate Wildlife Biologist, California Department of Fish and Game from, Steve Ehret, Park Planner II, Sonoma County June 23, 2003.

[63] Letter to Paula Stamp, Sonoma County PRMD from Stephen K. Bulter, Clement, Fitzpatrick & Kenworthy, August 26, 2003.

Response to Comment 3-4

Road C was discussed in a June 2, 2002 memorandum from Merrill Van Fleet to Tim Mayer and Paula Stamp in an attempt to describe a road section that would be used above the intersection of Roads A and B, to access the water tank site and subdivision lots on other portions of the property. Neither the Development Plan (Exhibit 3.0-7) nor the Tentative Map (Exhibit 3.0-8) was revised to include Road C.

Subsequent to the publication of the Draft EIR it was determined that Road C would not be incorporated into the project.

Response to Comment 3-5

Comment noted. Details on surface treatment of the proposed trail would be resolved through further negotiations with the County. Mitigation Measure 5.6-2(a)(3) simply states that use of any asphalt pavement shall be minimized and the trail shall be as natural as possible.

Response to Comment 3-6

Refinement of building envelope locations and final design of future residences would include consideration of the relationship of proposed improvements to nearby roadways and trails, including the proposed trail alignment along Road A.

LETTER 4

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
Governor

Tal Finney
Interim Director

June 24, 2003

RECEIVED
JUN 26 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

Melinda Grosch
Sonoma County Permit and Resources Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Sonoma Country Inn
SCH#: 2002052011

Dear Melinda Grosch:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that
1 reviewed your document. The review period closed on June 23, 2003, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
(916)445-0613 FAX(916)323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2002052011
Project Title Sonoma Country Inn
Lead Agency Sonoma County Permit and Resources Management Department

Type EIR Draft EIR

Description Construction of an inn with spa and restaurant, construction of a winery with 30 special events per year, construction of 11 residences. The project would require a General Plan Amendment/Specific Plan Amendment/Zone Change to allow the requested property development; Lot Line Adjustment; Use Permit for winery, inn/spa/restaurant; Subdivision of 114 acres into eleven residential lots.

Lead Agency Contact

Name Mclinda Grosch
Agency Sonoma County Permit and Resources Management Department
Phone 707-565-1392 **Fax**
email
Address 2550 Ventura Avenue
City Santa Rosa **State** CA **Zip** 95403

Project Location

County Sonoma
City
Region
Cross Streets Highway 12/Pythian Road
Parcel No. 051-010-013,017;-020-006,019,045
Township 7N **Range** 6W **Section** 19 **Base** Mdiablo

Proximity to:

Highways 12
Airports
Railways
Waterways Sonoma Creek
Schools Kenwood School
Land Use Undeveloped/Zone
RRD (Resources and Rural Development); DA (Diverse Agriculture); RVSC (Recreation and Visitor Serving Commercial)

Project Issues Aesthetic/Visual; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Recreation/Parks; Septic System; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Department of Housing and Community Development; Department of Health Services; Regional Water Quality Control Board, Region 2; Native American Heritage Commission; State Lands Commission

Date Received 05/09/2003 **Start of Review** 05/09/2003 **End of Review** 06/23/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

RESPONSE TO COMMENT 4 -- TERRY ROBERTS, DIRECTOR, STATE CLEARINGHOUSE

Response to Comment 4-1

Comment noted. No additional response necessary.

LETTER 5

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION
P. O. BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
(510) 286-4454 TDD

Flex your power!
Be energy efficient!

June 23, 2003

SON-12-25.00
SON012410
SCH 2002052011

Ms. Melinda Grosch
County of Sonoma
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Ms. Grosch:

Sonoma Country Inn – Draft Environmental Impact Report (DEIR)

Thank you for continuing to include the California Department of Transportation (Department) in the environmental review process for the proposed project. We have reviewed the DEIR and have the following comments to offer:

State Route 12 (SR 12) Operations

1. The following questions are in reference to information on Pages 5.2-16 and 5.2-29 titled "Measures Recommended to Improve Existing/ Base Case Operating Conditions":

   a) Since the citizens of Sonoma Valley are concerned with protecting the rural character of the valley and are opposed to widening along SR 12 (Page 5.2-16), is future widening considered feasible?

1 If not, continued development in this area will eventually result in unacceptable operations. According to the Department's guidelines, SR 12 already operates unacceptably, as mentioned on Page 5.2-33. Is there a point at which additional development will not be allowed?

   If widening along SR 12 is considered feasible, are any "fair share" payments currently being collected or are there plans to collect them from future developers?

   b) These sections also recommend widening shoulders that are less than 8 feet wide
2 and providing turn lanes at major intersections as needed. Where are these improvements needed?

3 2. Mitigation Measures 5.2-1,2, and 3 list improvements on the minor street approaches to SR 12 as well as the possibility of signalizing the intersections. How much additional delay would be incurred by through traffic on SR 12 as a result of these signals? Without signalization, unacceptable operating conditions would be expected primarily on the minor street approaches, rather than SR 12.

Visual/ Aesthetic Concerns

4 1. Page 3.0-31, Sewage Disposal: There is the potential for extensive loss of trees if care is not taken to limit trenches for sewage and leach lines to arboriculturally suitable distances from existing trees.

5 2. Page 3.0-31, Slopes/ Vegetation: Reference is made to vegetation removal to reduce fire hazards. There should be some general guidelines regarding what is intended. For example, is the intention only to remove fire ladders (low branches, dead vegetation, shrubs near trees, etc.)? The description as proposed is too broad. Please provide a more specific description of vegetation removal, and possible impacts of this action.

6 3. Page 5.8-6, Visual Changes Created by the Project: References are made to the use of metal roofs. The colors should be dark (blending with natural background colors) and non-glossy finishes.

7 4. Page 5.8-9, Visual and Aesthetic Quality – Setting, Impacts, and Mitigation Measures; Impacts: There is a statement regarding tree removal around building pads and structures, but it does not tie in with the proposed tree removal for fire control. Page 5.8-2 discusses tree removal for both fire control and to open up views from building sites to the valley. This statement is too broad to determine what the actual impacts might be. Please provide more detailed tree removal information, and the impacts of the removal.

8 The statement that the view of the winery from SR 12 is "negligible" may be correct during the summer when the trees have their leaves. However, during the winter, views to the winery would be much more open. For this reason, the winery buildings should not be lighter than the surrounding trees. They should be similar in color to the trees behind the winery so that they would blend in especially during the winter. Also, the parking areas that could be visible from the highway should be screened.

Accident Data

9 Paula Stamp (County of Sonoma Planner) asked the Department to provide data for accidents resulting in fatalities for the portion of SR 12 near the proposed project site. According to our data, which is provided by the California Highway Patrol, there was one accident in August 1999, which resulted in 1 fatality and one accident in March 2003, which resulted in two fatalities. Both of these fatal accidents occurred at the curve in the roadway near the Sonoma Creek bridge, south of Hoff Road. To provide motorists increased awareness of this curve, the Department is placing "curve signs" at this location. The signs have been ordered and will be in place within the next six months.

Encroachment in State Right-of-Way (ROW)

1. The project applicant has applied for an encroachment permit from the Department to construct the proposed improvements to SR 12 at the project driveway. The current project driveway is located approximately 300 feet west of the Lawndale Road/ SR 12 intersection. The proposed deceleration lane (westbound right-turn lane from SR 12 to the project driveway) will be 320 feet long according to the permit application. In order to avoid conflicting vehicle movements in this deceleration lane, we strongly
10 recommend one of the following actions as a condition of approval for the proposed project:

   - Relocate project driveway directly across from Lawndale Road, and provide a left-turn lane from westbound SR 12 to Lawndale Road. This will reduce conflicting access points onto SR 12, and benefit drivers turning left onto Lawndale Road.

   - Reduce the proposed 320-foot deceleration lane to begin west of the SR 12/ Lawndale intersection. Please provide an explanation for why the applicant is proposing the length of 320 feet for the deceleration lane. Why is such a long deceleration area needed?

2. All proposed improvements at the project access driveway must be designed to the
11 Department's design standards found in the Highway Design Manual (HDM) Sections 201 through 206 and Section 405. The HDM can be accessed on the internet at the following address: http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm

We look forward to receiving a response to our comments at least ten days prior to certification of the EIR pursuant to Section 21092.5(a) of the CEQA.

Should you require further information or have any questions regarding this letter, please call Maija Cottle of my staff at (510) 286-5737.

Sincerely,

Patricia Maurice for

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Philip Crimmins (State Clearinghouse)
Paula Stamp (County of Sonoma)

RESPONSE TO LETTER 5 -- TIMOTHY C. SABLE -- CALIFORNIA DEPARTMENT OF TRANSPORTATION

Response to Comment 5-1

Widening of State Route 12 to four lanes is not considered feasible. Page 5.2-16 of the Draft EIR quotes the Initial Study prepared for this project to address this political issue. The Initial Study concludes that "the citizens of Sonoma Valley have continuously strongly opposed construction of ...modifications to the highway that would affect the rural, scenic character of the valley. Therefore, improvements to Sonoma Highway are primarily based on [moderate improvements to accommodate] traffic flow, while keeping rural densities low."

Traffic mitigation fees are collected and would be applied to specific road improvements that have been identified in the County's traffic fee mitigation ordinance. Widening of State Route 12 has not been identified as one of these projects.

Response to Comment 5-2

Intersection volumes at the Randolph Avenue and Lawndale Road intersections with State Route 12 were checked against Caltrans warrant for provision of left turn lanes. [64] Left turn volumes at these intersections for all time periods analyzed appear to fall below the minimum percent left turn criteria contained in the table (five percent criterion) for roadways with operating speeds of 50 to 60 miles per hour. Thus it was concluded that the Caltrans warrant for provision of left turn lanes at the Randolph Avenue and Lawndale Road intersections is not met for any time period analyzed.

The Draft EIR states "widen shoulders wherever they are less than eight feet wide; widen the highway to provide continuous turn lanes wherever needed; provide improvements such as turn lanes at major intersections." In the opinion of the EIR traffic analyst, this recommendation describes the reasonable maximum improvements to increase capacity without widening the highway to four lanes. Specific recommendations for State Route 12 widening requires study to determine locations for widening. A recent nearby traffic study conducted for the Deerfield Ranch Winery (August 25, 2003) recommends providing a left turn lane on State Route 12 at the Deerfield Ranch Winery entrance and provision of 8-foot wide shoulders along its frontage; a study for the Kenwood Inn (June 5, 2001) recommends provision of a left turn lane at the entrance to the Inn. The Chateau St. Jean Special Events Traffic Study (August, 2002) recommends lengthening an existing left turn lane to accommodate anticipated vehicle queues as well as widening shoulders and providing continuous turn lanes wherever needed.

Response to Comment 5-3

A total of from 3.9 seconds to 9.5 seconds of delay would result from the recommended signal installations at SR 12 intersections. The range differs depending upon the time of day and condition analyzed. If signals are installed at the Adobe Canyon Road, Randolph Avenue and/or Lawndale Road intersections, each would operate acceptably within the LOS A range for all time periods analyzed. The commentor is correct that without signalization unacceptable operating conditions would be expected primarily on the minor street approaches/turning movements to State Route 12.

---

[64] *Hourly Volume Warrants for Provision of Left Turn Deceleration Lanes on Two-lane State Highways,* Caltrans *Guidelines for Reconstruction of Intersections*, 1985.

Response to Comment 5-4

Potential impacts of the proposed project, including installation of leach lines and other improvements, was considered as part of the assessment under Impact 5.6-4 on page 5.6-25 of the Draft EIR. Please see Master Response D for additional information on estimated tree removal associated with project implementation.

Response to Comment 5-5

Potential impacts of the proposed project, including tree removal or thinning necessary to reduce fire risk, were considered as part of the assessment under Impact 5.6-4 on page 5.6-25 of the Draft EIR. Please see Master Response D for additional information on estimated tree removal associated with project implementation.

Response to Comment 5-6

It should be noted that Mitigation Measure 5.8-3 states that prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. Concerns regarding the use of metal roofs would be evaluated by the County Design Review Committee.

In response to this comment and other comments regarding the color of the roof of the inn/spa/restaurant Mitigation Measure 5.8-3 on page 5.8-19 is revised to read as follows:

> ***Mitigation Measure 5.8-3*** In order to minimize visual impacts, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant with the immediately surrounding setting so that the project would not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible. The measures shall require:
>
> - Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. <u>Roof colors shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape.</u>
>
> - The height of guest cottage buildings (building types D and F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road.
>
> - Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road.
>
> - The finish floor elevation of the main house shall not exceed 722 feet elevation and the finish floor elevation of the second floor shall not exceed 736 feet elevation.
>
> - Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee.

Response to Comment 5-7

Please see Master Response D which provides additional information regarding tree removal including requirements for fire control.

Response to Comment 5-8

As shown in Exhibit 3.0-15 most of the winery parking lots would be located north of one or more of the buildings in the winery area. The winery buildings would provide a partial screen of the parking lots viewed from State Route 12.

It is correct, as stated in this comment, that exterior colors of the winery and landscaping could be used to further screen the winery parking lots from State Route 12. Based on this comment Mitigation Measure 5.8-3 on page 5.8-19 is revised to read as follows:

> ***Mitigation Measure 5.8-3*** In order to minimize visual impacts, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant and the winery with the immediately surrounding setting so that the project would not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible. The measures shall require:
>
> - Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof colors shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape.
>
> - The height of guest cottage buildings (building types D and F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road.
>
> - Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road.
>
> Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the 147-vehicle winery parking lot from State Route 12.
>
> - The finish floor elevation of the main house shall not exceed 722 feet elevation and the finish floor elevation of the second floor shall not exceed 736 feet elevation.
>
> - Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee.

Response to Comment 5-9

Comment noted.

Response to Comment 5-10

In response to this letter the applicant's engineer has eliminated the right turn lane and replaced it with a 150-foot transition (see Exhibit 9-14). Following Caltrans advice, the redesigned access intersection schematic drawing cites "intersection design tapers per Highway Design Manual Figure 405.7." Caltrans responded with a letter dated September 23, 2003 stating that the schematic drawing is adequate, "except it should include 8-foot (2.4-meter) shoulders throughout the project limits, which are required by the Department's design standards. Design of the proposed left-turn lane from southbound [eastbound] State Route12 to the project driveway, and other design details will be finalized during the encroachment permit phase." [65] County staff will recommend that subdivision conditions of approval requiring the dedication of land sufficient to accommodate eight-foot shoulders and completion of frontage improvements acceptable to Caltrans.

Response to Comment 5-11

Comment noted. No additional response is necessary.

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[65] Crane Transportation Group conversation with Timothy Sable, District Branch Chief, California Department of Transportation.

State of California - The Resources Agency
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500

GRAY DAVIS, Governor

LETTER 6

June 17, 2003

RECEIVED
JUN 18 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Ms. Melinda Grosch
Permit and Resource Management Department
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Ms. Grosch:

Sonoma County Inn
Kenwood, Sonoma County
SCH No. 2002052011

Department of Fish and Game (DFG) personnel have reviewed the Draft Environmental Impact Report for the Sonoma County Inn in Kenwood, Sonoma County. The environmental document is generally adequate to meet our needs. We do, however, have comments on a few elements of the document.

Mitigation Measure 5.6-2(a)

1 Item (1) of this mitigation measure would "prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank." While this is generally a good concept, it may not prove to be the best approach at some locations along the road. This would be true where the slope on the uphill side of the road is particularly steep and where it has a dense stand of trees. In this case, it may be better to do some of the road widening on the creek side of the road, even where the edge of the road is within 50 feet of the top of bank. This mitigation measure should be changed to state that "roadway improvements any closer to Graywood Creek than the edge of the existing road, where those improvements would be within 50 feet of the top of bank, are prohibited unless it can be demonstrated that making those improvements within less than 50 feet from the top of bank will result in less impact to native vegetation or substantially less grading of steep and erodable slopes."

Mitigation Measure 5.6-2(a)

Items (3) and (6) mention the trail that may be developed on this project site, but there is no discussion of the potential impacts of this trail in the discussion of Impact 5.6-2. It is our understanding that the intent would generally be to have the trail sited between the access road and Graywood Creek. It is also our

understanding that the trail would be intended for horses as well as for hikers. Much of the access road is very close to the creek, leaving little room for a horse trail. It is our opinion that development of a horse trail between the road and the creek would result in substantial impacts to the riparian and other vegetation, and to the wildlife which relies on that vegetation for habitat, where clearing would be required to make room for such a trail. There would also be substantial impacts to Graywood Creek from erosion off the trail and the run-off of animal waste into the stream. A narrow hiking trail may be acceptable between the road and the creek if it can be designed to have minimal impact. A mitigation measure should be added to require that the horse trail be relocated away from the creek to a site where it will not threaten the creek or require the removal of significant native vegetation.

2

DFG has direct jurisdiction under Fish and Game Code sections 1601-03 in regard to any activities that would divert or obstruct the natural flow or change the bed, channel, or bank of any stream. We recommend early consultation, since modification of the proposed project may be required to avoid impacts to fish and wildlife resources. Formal notification under Fish and Game Code Section 1603 should be made after all other permits and certifications have been obtained. Work cannot be initiated until a Streambed Alteration Agreement (SAA) has been executed. The applicant should contact DFG at (707) 944-5520 for an SAA package.

3

We are available to discuss our concerns or recommendations in more detail. To arrange a meeting, please contact Bill Cox, Associate Fishery Biologist, at (707) 823-1001; of Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

Sincerely,

Cindy Catalano

for Robert W. Floerke
Regional Manager
Central Coast Region

cc: State Clearinghouse
Post Office Box 3044
Sacramento, CA 95812-3044

STATE OF CALIFORNIA - THE RESOURCES AGENCY GRAY DAVIS, Governor

DEPARTMENT OF FISH AND GAME
POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500

July 1, 2003

Ms. Melinda Grosch, Planner
Permit and Resource Management Department
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403
Via fax (707) 565-1103

Dear Ms. Grosch:

Sonoma County Inn
Draft Environmental Impact Report (DEIR)
Southern Portion of Historic Graywood Ranch
Highway 12, Kenwood, Sonoma County SCH 2002052011

Department of Fish and Game (DFG) personnel have completed review of the subject DEIR regarding terrestrial issues. We previously submitted comments to you regarding aquatic issues in our June 17, 2003 letter.

The addition of biotic surveys during the appropriate survey season has modified the project. There are now identification and jurisdictional determinations of seasonal wetlands on-site, clarification of plant distributions, and proposals for expanded "preserves" recognized in the DEIR.

Special Status Plant Species

Two special status plant species have been identified in the project area. These species are the narrow-anthered California brodiaea (*Brodiaea californica* var. *leptandra*) and the Sonoma ceanothus (*Ceanothus sonomensis*). Both plants are California Native Plant Society List 1B plants and are considered threatened. DFG believes the status of these plants requires that impacts be addressed under the California Environmental Quality Act (CEQA), Section 15380. Both plants are seriously threatened by development. The ceanothus is known from approximately ten occurrences.

The brodiaea is associated with, but not limited to, seasonal wetland habitat. Some plants occur in upland habitat adjacent to the wetland habitat. Successful protection of the brodiaea population will require protection of the wetland habitat with an adequate upland buffer.

Major potential future threats to the brodiaea population include soil disturbance or other direct disturbance of its habitat, changes in hydrology, and invasion of brodiaea habitat by weedy plants. We consider that a substantial hydrological threat may be the prolongation of the duration of wet conditions in the seasonal wetland habitat by surface or subsurface runoff from summer irrigation. Increased soil moisture during the summer would change the nature of the wetlands, and change the associate species composition thereby promoting the invasion of the wetland habitat by weedy plants which could result in the elimination of the brodiaea. 4

During the June 18, 2003 site visit, DFG personnel observed the brodiaea in the northern wetland of the proposed northern brodiaea preserve. This new occurrence documents the brodiaea in all the wetland segments designated in the preserve. The preserves for the Sonoma manzanita and narrow-anthered California brodiaea should be protected in perpetuity by a conservation easement.

DFG recommends a minimum 100-foot wide buffer around the wetland boundaries at the brodiaea preserves. There should also be specific actions to prevent summer irrigation from affecting the brodiaea wetland hydrology. The buffer would be measured out from the wetland boundary or the outermost brodiaea plants in areas where the brodiaea occurs outside the wetland boundary. The 100-foot buffer could be reduced, in consultation with DFG, if site-specific design features are incorporated that specifically address potential threats to the brodiaea, e.g., habitat disturbance and changes in summer hydrology. With appropriate design features, in consultation with DFG, it may be possible to construct a linear feature (e.g., road) on the upland ridge between the two seasonal wetlands of the northern brodiaea preserve, and a reduced setback for the Spa. The design of the western side of the Spa could be enhanced by the reduction of proposed features to a concrete walkway with a short rock wall with maximum setback from the preserve. A short rock wall feature adjacent to the preserve could be used as a use separator and a bench, a viewing area for the preserve, and a fireproof firebreak. 5

In the DEIR, Measure (4), relocation of the road around the expanded brodiaea preserve traverses at least three drainages. All construction adjacent to the preserve should include conditions that restrict disturbance to wetland areas. We

recommend a permanent fence for the brodiaea preserve such as split rail or other attractive barrier that provides wildlife
6 passage. The proposed Convents, Conditions and Restrictions are to protect the habitat area. Instead, DFG proposes a conservation easement as the means of providing habitat protection in perpetuity. We recommend that the applicant contact the Sonoma Land Trust at (707) 526-6030 for further information.

Mitigation Measure 5.6-1(a) recommends avoidance of the mapped occurrences of Sonoma ceanothus by relocation of the water
7 tank and lines. DFG recognizes that this relocation would also significantly restrict water pressure for support facilities. Considering that the proposed impact area is inhabited by only a few ceanothus plants and a reserve is being established for the plant, this impact is considered insignificant, and we have determined that the relocation is not necessary.

A final mitigation plan is essential for the long-term conservation of the ceanothus population, and we recommend mitigation measures that direct the locations of lines to minimal impact areas and protection measures that provide long-term
8 protection for the plants. Only local varieties of ceanothus should be planted to prevent genetic modification of the population. DFG remains available for consultation regarding the mitigation planning phase of this project. We are certainly willing to continue our consultations with the applicants on the Mitigation Plan.

Trail Development

Impacts to the ceanothus population from the proposed trail have very little discussion in the DEIR. However, we believe that a well designed trail with non-erosive surface and stabilized edges would be an acceptable impact to the ceanothus
9 population if the trail location selects a route with minimum plant impact. The historic fire road should be restored to its former condition and/or revegetated with the sensitive ceanothus. The trail should be significantly reduced in size along the narrow creek areas and the road should be designed with maximum distance from the drainage. In our June 18, 2003 meeting with involved parties, the applicants and Sonoma County Regional Parks representatives indicated they would work together to reduce sizes through this area and accommodate a better design, as follows:

- The trail would begin at the junction of residential lots 7 and 11, and be located on lot 11 and end at Hood Mountain Regional Park. The trail would go through the ceanothus preserve and result in impacts to some of the plants. Due to the size of the colony, careful placement of the trail and restoration of the fire road to ceanothus habitat and permanent protection thereafter would not result in significant impact. At the time of trail design, DFG personnel are available to work with Sonoma County Parks to design the trail to minimize impacts.

- The trail can be located between Road A and Graywood Creek through the canyon area (along the northern boundary of the project, near lots 2, 4, and the Inn Parcel B) with the following mitigations:

  1) The trail surface would consist of compacted blue shale or similar material in order to reduce siltation and erosion.

  2) The trail could wander from Road A in order to avoid tree removal. The final trail dedication area would reflect the alignment of the trail and any deviations from the road.

  3) In order to avoid manure from reaching the creek, the trail will drain to areas where there is sufficient vegetation to naturally filter runoff. Where the trail crosses tributary drainages, runoff will be directed away from such drainage. The easement dedication area will include the necessary area to properly drain the trail.

  4) In difficult environmental situations, it is acceptable to Sonoma County Parks that the full trail width (8 feet with 1-2 foot shoulders) can be narrowed for a short distance to trail widths down to 4 feet.

10 The DEIR Final Mitigation Plan applied to the Sonoma ceanothus population is appropriate. It should be transferred to Sonoma County Regional Parks Department for long-term management of the ceanothus preserve.

Impact 5.6-4 Wildlife Habitat and Connectivity Impacts Exclusion Fencing/Habitat Fragmentation/Fire Suppression

11 Exclusion fencing around property lines or areas that contain native habitat can restrict movements of some terrestrial wildlife. Mitigation measures that limit this kind of fencing to areas around gardens, home sites, or other buildings would be better and less restrictive to wildlife movement.

12 Development of the 11 building sites poses the largest habitat fragmentation issue. One proposal is to cluster the buildings in a line near the west end of the parcels. Another proposal is to scatter the buildings and provide more distance between them. DFG recommends the first alternative so that impacts are minimized.

13 The original proposal for the fire thinning or suppression plan for understory chaparral and select trees was developed in consultation with DFG. We would expect significantly reduced fire hazard with minimal effect on plant communities. The action could be described as the maintenance of existing plant communities with management of the understory in an early successional stage to reduce fire impacts. Forest thinning would be an appropriate measure if the area was proposed for long-term tree management (logging) as the sapling density and chaparral understory are extremely dense, which could also kill larger trees if a fire occurred. We see the issue as only a question of management for fire suppression. We do not agree with the DEIR that shrub maintenance would damage the habitat. New sprouts have very high protein content for deer utilization, and forest openings provide more new shrub growth and greater habitat diversity. A program of hand pruning will result in re-sprouting and should increase browse vegetation for deer, and is little different from fire removal of above-ground foliage. The recommended program simply replaces fire as the management method for vegetation control with pruning and thinning.

14 Tree mitigation for lost forest habitat should be provided. DFG supports the proposed mitigation in the DEIR to replace trees in the valley oak and riparian habitats as more environmentally valuable.

DFG supports the recommendation made for Mitigation Measure 5.6-4(a), items 1-6. In items 1 and 3, DFG prefers the removal of
15 the eastern building site and leachfield on lot 7, and the alternate tank site should not be used in favor of the original site. We would support the relocation of the alternate tank site away from the drainage if this is the chosen location.

Water Line through the Valley Oak Preserve

DFG would not object to a water line through the valley oak
16 preserve if its construction avoids significant trees. We suggest encasing the line in a separate pipe that would deflect future roots and allow replacement without digging the line up.

If you have any questions regarding this letter or for further coordination on these issues, please contact Mr. Allan Buckmann, Associate Wildlife Biologist, at (707) 944-5537; Mr. Gene Cooley, Plant Ecologist, at (707) 944-5524; or Mr. Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

Sincerely,

Robert W. Floerke
Regional Manager
Central Coast Region

cc: Mr. Steve Ehret
Sonoma County Regional Parks
2300 County Center Drive #120A
Santa Rosa, CA 95403

Mr. Greg R. Zitney
Zitney & Associates
7 Villa Vista Court
Novato, CA 94947

State Clearinghouse
Post Office 3044
Sacramento, CA 95814

RESPONSE TO LETTER 6 -- ROBERT W. FLOERKE, CALIFORNIA DEPARTMENT OF FISH AND GAME

Response to Comment 6-1

The edge of the existing roadway in question is already within 50 feet of Graywood Creek along much of the proposed roadway segment. Mitigation Measure 5.6-2(a)(1) was recommended to prevent any further encroachment where the edge of the existing roadway already falls within 50 feet of the top of bank, which in some locations is as little as ten feet. The commentor is correct that any restriction on encroachment into the creek setback zone should be balanced with loss of vegetation upslope from the road and creek. In response to the comment, Mitigation Measure 5.6-2(a)(1) on page 5.6-21 of the Draft EIR is revised to read as follows.

(1) Prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank <u>unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes</u>.

Mitigation Measure 5.3-3(a) on page 5.3-21 of the Draft EIR is revised to read as follows:

> The applicant shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank <u>unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes</u>.

Response to Comment 6-2

The potential limitation of accommodating the proposed pedestrian trail along Graywood Creek is acknowledged on page 5.6-20 of the Draft EIR. The recommendation in Mitigation Measure 5.6-2(a)(3) was intended to ensure that any trail constructed between Road A and Graywood Creek is as natural as possible and minimize use of any asphalt placement within the riparian corridor. Details of modifications to be made in the design of the trail are summarized in the letter of June 23, 2003 to Allan Buckmann, Associate Wildlife Biologist, CDFG, from Steve Ehret, Park Planner II, which is included as an attachment to Comment Letter 3. Details on the design of the proposed trail, including surface material, variable width, and need to filter runoff and direct it away from Graywood Creek and tributary drainages, would be incorporated as part of the final improvement plans for the project.

Response to Comment 6-3

The California Department Fish and Game is identified as a Responsible Agency on page 3.0-36 of the EIR. Mitigation Measure 5.6-3(e) acknowledges the need for the applicant to secure permits and authorization from regulatory agencies, including the CDFG.

Response to Comment 6-4

Impact 5.6-1 on page 5.6-15 of the Draft EIR provides a detailed discussion of potential impact on the narrow-anthered California brodiaea occurrence on the site, including changes in surface water quality and duration expressed by the commentor.

Response to Comment 6-5

Mitigation Measure 5.6-1(b) provides detailed recommendations to adequately avoid and protect the population, including expansion of the proposed Brodiaea Preserve to encompass the two mapped wet meadow/seasonal wetlands and the intervening grassland and woodland. This would generally provide at least a 100-foot wide buffer around the occurrence, as suggested by the commentor. The vegetation management program and drainage restrictions called for in Mitigation Measures 5.6-1(b)(3) and (4) would address the concerns expressed regarding changes in surface water quality and quantity. Details of the final Mitigation Plan would be prepared in consultation with the CDFG, providing an opportunity to address any other concerns of the commentor.

Response to Comment 6-6

Comment noted. Mitigation Measure 5.6-1(b)(1) and (2) include provisions to permanently protect the Brodiaea Preserve through development restrictions and establishment of an effective barrier system. Details of the final Mitigation Plan would be prepared in consultation with the CDFG, providing an opportunity to address any other concerns of the commentor.

Response to Comment 6-7

Comment noted. As indicated by the commentor, adequate avoidance of individual Sonoma ceanothus plants in the vicinity of the proposed water tank and distribution line would be achieved though establishment of the preserve and through conduct of an additional survey to verify that no or only a few plants would be affected by proposed improvements. In response to the comment, Mitigation measure 5.6-1(a)(1) on page 5.6-16 is revised to read as follows:

> (1) <u>If the water tank is constructed on residential lot 10, avoid the mapped occurrence of Sonoma ceanothus to the extent possible.</u>~~Avoid the mapped occurrence of Sonoma ceanothus by relocating the water tank location on residential lot 10 to below an elevation of 880 feet and restricting any associated access and pipeline distribution improvements downslope of this elevation, if this location is selected as the water tank site for the project, or use the adjusted location at the alternate tank site.~~

Response to Comment 6-8

Comment noted. Details of the final Mitigation Plan would be prepared in consultation with the CDFG, providing an opportunity to address any other concerns of the commentor.

Response to Comment 6-9

Comment noted. As acknowledged on page 5.6-15 of the Draft EIR, if the trail and fire break improvements are carefully designed and constructed they should not have a significant impact on the overall viability of the Sonoma ceanothus population. Details of the final Mitigation Plan would be prepared in consultation with the CDFG, providing an opportunity to address any other concerns of the commentor.

Any Regional Parks trail project would be an independent project which may or may not be pursued by the Regional Parks Department in the future. Additional environmental review would be required if Regional Parks elects to build a trail through residential lot 11.

Response to Comment 6-10

Comment noted. Details of the final Mitigation Plan would be prepared in consultation with the CDFG, providing an opportunity to address any other concerns of the commentor.

Response to Comment 6-11

Comment noted. Impact 5.6-4 of the Draft EIR provides a discussion of the potential impact of the project on wildlife habitat and opportunities for wildlife movement. The commentor is correct that exclusionary fencing around property lines can restrict wildlife movement. Mitigation Measure 5.6-4(d)(1) on page 5.6-27 of the Draft EIR states that the CC&Rs for residential lots shall include a provision that fencing which obstructs wildlife movement be restricted to the building envelopes, and shall not be allowed elsewhere on the site

Response to Comment 6-12

Comment noted. As discussed under Impact 5.6-4, the potential effects of development on wildlife habitat and connectivity were considered to be significant. Mitigation Measure 5.6-4 includes recommendations to address fragmentation and attempts to maintain opportunities for wildlife movement through the developed portion of the site.

Response to Comment 6-13

Comment noted. Please see Master Response D for a detailed discussion of anticipated tree removal, hazard posed by existing overly dense forest vegetation, and recommended mitigation to address potential impacts. The conclusion in the Draft EIR that potential impacts on wildlife habitat would be significant related to the collective removal of forest canopy and fragmentation with new residences and other facilities, not shrub removal as suggested by the commentor.

Response to Comment 6-14

Comment noted. Mitigation Measure 5.6-4(a), (b), and (c) all address potential impacts on tree resources and the need to provide replacement plantings. Please see Master Response D for a detailed discussion of anticipated tree removal, hazard posed by existing overly dense forest vegetation, and recommended mitigation to address potential impacts, including a new minimum tree planting standard for Mitigation Measure 5.6-4(c).

Response to Comment 6-15

Comment noted. Adjustments to the final boundaries of the expanded preserves would be determined in the field in consultation with the CDFG, as indicated in Mitigation Measure 5.6-4(a).

Response to Comment 6-16

Comment noted. Mitigation Measure 5.6-4(a)(5) was recommended to accurately determine tree trunk locations and ensure avoidance of additional tree resources as part of the final Vegetation Management Plan. In response to this comment, Mitigation Measure 5.6-2(a)(4) is revised to read as follows:

(4) Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves, except underground pipelines. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of Valley oaks unless a certified arborist determines that the excavation will not significantly impair the health of the tree.

LETTER 7

BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

ALAMEDA COUNTY
Roberta Cooper
Scott Haggerty
(Chairperson)
Nate Miley
Shelia Young

CONTRA COSTA COUNTY
Mark DeSaulnier
Mark Ross
Gayle Uilkema
(Secretary)

MARIN COUNTY
Harold C. Brown, Jr.

NAPA COUNTY
Brad Wagenknecht

SAN FRANCISCO COUNTY
Willie Brown, Jr.
Chris Daly
Jake McGoldrick

SAN MATEO COUNTY
Jerry Hill
Marland Townsend
(Vice-Chairperson)

SANTA CLARA COUNTY
Liz Kniss
Julia Miller
Dena Mossar
(Vacant)

SOLANO COUNTY
John F. Silva

SONOMA COUNTY
Tim Smith
Pamela Torliatt

William C. Norton
EXECUTIVE OFFICER/APCO

June 12, 2003

Melinda Grosch
Permit and Resource Management Department
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

JUN 16 2003

Subject: Sonoma Country Inn

Dear Ms. Grosch:

Bay Area Air Quality Management District (District) staff have reviewed your agency's Draft Environmental Impact Report (DEIR) for the Sonoma Country Inn project. The County is considering a use permit to allow development of a fifty-room inn, a spa, a restaurant and a winery as well as creation of eleven residential lots on a 186-acre parcel near Highway 12 in southeastern Sonoma County.

We agree with the DEIR's finding that particulate matter emissions from woodsmoke could cause a significant air quality impact, and we support the proposed mitigation measures. High concentrations of particulate matter can lead to serious health problems including impaired lung function and cardiopulmonary-related deaths. We have long been concerned about the amount of particulate matter produced from woodburning appliances such as stoves and fireplaces, and District staff continue to work with Bay Area cities and counties to adopt local woodsmoke ordinances. While we prefer the installation of natural gas fireplaces in new construction, we support the County's requirement that clean-burning EPA-certified wood-burning appliances and pellet-fueled stoves may also be installed in the Sonoma Country Inn project. In addition, we recommend that the County adopt a woodsmoke ordinance for fireplaces and woodstoves to insure that future projects will similarly reduce particulate pollution throughout Sonoma County. District staff are available to assist the County in the development of a local woodsmoke ordinance. If your agency is interested in learning more about the District's model woodsmoke ordinance program, please contact Luna Salaver, Public Information Officer, at (415) 749-5196 or by email at lsalaver@baaqmd.gov. 1

For more details on our agency's guidance regarding environmental review, we recommend that the County refer to the *BAAQMD CEQA Guidelines: Assessing the Air Quality Impacts of Projects and Plans (1999)*. The document provides information on best practices for assessing and mitigating air quality impacts related to projects and plans, including construction emissions, land use/design measures, project operations, motor vehicles, nuisance impacts and more. If you do not already have a copy of our guidelines, we recommend that you obtain a copy by calling our Public Information Division at (415) 749-4900 or downloading the online version from the District's web site at http://www.baaqmd.gov/planning/plntrns/ceqaguid.htm.

If you have any questions regarding these comments, please contact Suzanne Bourguignon, Environmental Planner, at (415) 749-5093.

Sincerely,

William C. Norton
Executive Officer / APCO

WN:SB

cc: BAAQMD Director Tim Smith
BAAQMD Director Pamela Torliatt

RESPONSE TO LETTER 7 -- WILLIAM C. NORTON, BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Response to Comment 7-1

See Response to Comment 12-1 for revised mitigation language.

LETTER 8

LAW OFFICES OF
CLEMENT, FITZPATRICK & KENWORTHY
INCORPORATED
3333 MENDOCINO AVENUE, SUITE 200
SANTA ROSA, CALIFORNIA 95403
FAX: 707 546-1360

TELEPHONE: (707) 523-1161

STEPHEN K. BUTLER

June 30, 2003

RECEIVED
JUN 30 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

HAND DELIVERED
Tim Mayer
Sonoma County Permit & Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Sonoma Country Inn / Project Applicant Comments to Draft EIR

Dear Mr. Mayer:

Please find enclosed comments on the May 2003 Draft Environmental Impact Report ("DEIR") for the Sonoma Country Inn project. These comments are submitted by the project applicant. Comments consist of the following documents:

1. A June 24, 2003, letter from Dalene Whitlock of W-Trans commenting on certain traffic aspects of the project.

1

2. A June 28, 2003, letter from McNair and Associates, Consulting Arborists and Horticulturists, on portions of the EIR discussing tree removal.

3. A June 30, 2003, letter from Mr. Phillip Greer, Associate Plant Ecologist, commenting on certain biotic aspects of the DEIR.

4. A June 30, 2003, letter from James Reyff of Illingworth & Rodkin commenting on certain air quality aspects of the DEIR.

5. An additional document entitled "Comments to the Sonoma Country Inn EIR" consisting of 12 additional comments.

Thank you for the opportunity to comment on the EIR.

Very truly yours,

STEPHEN K. BUTLER

SKB:cj
c: client

RESPONSE TO LETTER 8 -- STEPHEN K. BULTER, CLEMENT, FITZPATRICK & KENWORTHY

Response to Comment 8-1

Comment noted. No additional response necessary.

LETTER 9

June 24, 2003

w-trans

Whitlock & Weinberger Transportation, Inc.

509 Seventh Street
Suite 101
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

Mr. Tim Mayer
County of Sonoma
Permits and Resource Management Department
2250 Ventura Avenue
Santa Rosa, CA 95403

Comments on the Sonoma Country Inn DEIR

Dear Mr. Mayer,

At the request of the applicant for the Sonoma Country Inn project, W-Trans has performed a peer review of the traffic analysis provided in the DEIR, and prepared by Crane Transportation Group (CTG). Our review focused on the information in Section 5.2 together with two volumes of Technical Appendices provided by CTG, with an emphasis on the criteria and analysis used to determine significant cumulative impacts. Having prepared literally dozens of traffic studies that have been presented to and accepted by the County of Sonoma, we were particularly interested in the application of the new draft standards for significance presented in the DEIR and their potential effect on all future development in the County, but especially along the Sonoma Highway (S.R. 12) corridor.

Based on our review, we have noted several areas that we believe warrant further consideration in terms of analysis and policy.

- *Intersection Configuration Assumptions.* In evaluating the level of service for several of the intersections, the existing lane configurations have been inaccurately coded. This issue is of particular import at the Highway 12 intersections with Adobe Canyon Road and Randolph Avenue where the project has been determined to have significant impacts that may not have been deemed significant if the input data more accurately reflected the actual existing configuration.

1 Adobe Canyon Road has been coded as having separate left-turn and right-turn approach lanes at Highway 12 even though this is a single lane approach. There is sufficient width at the intersection for both turns to be made simultaneously, however, this situation is more accurately coded by including a flared right-turn lane with the capacity for two or three vehicles, thereby capturing the operation when there is a queue of three or more left-turning vehicles restricting access to the widened approach and forcing right-turning vehicles also to wait.

  Highway 12 has existing center turn lanes at both Adobe Canyon Road and Randolph Avenue that provide refuge for vehicles turning left onto Highway 12 and allow drivers to make "two-part" left-turns. Since the center turn lane is one of the measures often considered to mitigate unacceptable operating conditions for side street traffic, and the presence of these lanes has a beneficial impact on operation, the resulting analysis projects average delays that are considerably higher than would actually be experienced or were observed at the study intersections.

- *Growth Factor Application.* Since the application of growth factors to all movements at an intersection

2 can substantially change the results, it is suggested that growth factors reflecting regional traffic growth be applied only to the through traffic on Highway 12, with side street traffic increased only when there is a specific development proposal that would generate such an increase.

- *Growth Factor Development.* The DEIR indicates that the growth factors applied were based on historical growth, although the period of time used to develop these factors was not stated. Given the current
3 economy's impact on land development issues and their associated traffic generation the assumed 3 percent increase per year applied in the DEIR for near-term conditions may be overly conservative and a lower growth factor should be considered. For reference, please see the enclosed copy of the article, "County's Growth Slowest in 7 Years," published in the *Press Democrat* on May 6, 2003.

- *Double Counting of Project Trips.* Since regional growth would presumably include all development, it seems reasonable to assume that project trips would already be included in the growth factor based
4 on regional increases. If this is the case, then the analysis should *deduct* the project trips from the future volumes obtained through applying the growth factor to reflect Baseline (without Project) conditions, then add them back in to achieve Baseline plus Project results. The project trips are otherwise double counted.

- *Diversion to New Signal.* Upon the signalization of the intersection at Warm Springs Road, it appears reasonable to assume that some of the drivers currently entering Highway 12 at Randolph Avenue will
5 divert to the signal to enter the roadway more quickly and safely, particularly as volumes continue to increase on the highway. Year 2005 and 2012 volumes should therefor be *lower* than existing volumes, not higher.

- *Significant Impacts although Mitigation Not Warranted.* Under criteria applied in prior EIRs, the County has deemed the impacts to minor, unsignalized intersections as less-than-significant unless some
6 improvements were warranted. Specifically, if the volumes were not adequate to meet warrants for signalization, the impact was not found significant. The criteria applied in the DEIR takes a sizable step away from this concept, assigning significant impacts at intersections where no mitigation is anticipated or even warranted.

We believe that upon further review and analysis you will find that many of the findings in the Draft EIR will need to be modified to reflect that the project will have less-than-significant impacts. Please feel free to call me if you have any questions regarding our comments.

Sincerely,

Dalene J. Whitlock, P.E., PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
Exp. 9/30/06
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX166.L 6-24-03.wpd

Enclosure

COUNTY'S GROWTH SLOWEST IN 7 YEARS
Published on May 6, 2003
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BYLINE: MIKE McCOY
THE PRESS DEMOCRAT

PAGE: A1

Sonoma County and its nine cities grew last year by the smallest number of people since an economic slowdown ended seven years ago.

The county's population rose by 5,792 residents to 472,686, according to figures released Monday by the state Department of Finance.

The previous low in annual population growth was in 1996, when the county added 5,300 residents. That came a year before a turnaround in the local economy sparked a new wave of home building throughout the county.

City, county and building industry officials cite escalating new home costs, rising unemployment and slowing housing construction resulting in part from the need to protect the endangered tiger salamander as major reasons for the slowdown in population growth.

``The economy has a lot to do with it. With so many major employers laying people off, people are being more cautious," said Charlie Carson, executive director for the Home Builders Association of Northern California.

He expects the downturn to continue at least another year.

``My guess is people who want to move here or move up are deciding to stay where they are until they have a better feel for their future and their jobs," Carson said.

Neighboring Mendocino and Lake counties also grew more slowly than the statewide average. Mendocino County grew by 600 residents to 88,200, and Lake County increased by 800 residents to 61,300.

The combined growth rate for Sonoma County and its cities was 0.9 percent, about half the growth rate of 1.7 percent statewide. Mendocino grew by 0.7 percent and Lake by 1.3 percent.

Of North Coast cities, Santa Rosa added the most residents, 2,526, a 1.7 percent increase that raised its population total to 154,453. Cloverdale, which added 177 residents to boost its population to 7,511, grew at the fastest pace, 2.4 percent.

California's population increased from 35 million to nearly 35.6 million, according to the report. The Department of Finance annually readjusts population estimates for the state's 58 counties and 476 cities.

The state's population number for Sonoma County is about 4,000 residents higher than that contained in a recent Census Bureau estimate, which pegged Sonoma County's population at 468,386 as of July 1, 2002.

The census report is based on a fiscal year, while the state's estimates are based on a calendar year.

Mary Heim, the state department's chief of demographic research, said the population estimates are based on a variety of reports received throughout the year from cities and counties.

They include building permits, inhabited annexations, birth and death rates, demolitions of existing housing and people moving in and out of an area.

Heim said the numbers for most counties and cities will be adjusted over the coming months to take into account actual births and deaths for 2002.

``Once we get those updated numbers, we will fine-tune the estimates," she said.

Those readjustments can sometimes be significant. A year ago, the state estimated Santa Rosa's population at 152,898 as of Jan. 1, 2002.

But Monday's report, with adjusted numbers, said the city's actual population on Jan. 1, 2002, was 151,927.

The numbers are of particular importance to cities and counties because the state doles out revenues from vehicle license fees, gas taxes and a few other taxes on a per-capita basis.

While politically it makes sense to have lower population numbers, Santa Rosa Finance Director Ron Bosworth said a higher number ``means we get a lot more money from Sacramento."

Local finance directors say the amount returned to cities can range between $19 and $39 a person, based on the type of tax.

Based on the state's new estimates, several cities in Sonoma and Mendocino counties won't be getting any additional financial assistance.

Sebastopol, which has come under criticism for not providing new housing, especially for lower-income residents, saw its population grow by only three residents.

Planning Director Kenyon Webster noted, however, that 26 new residential units were built in his city last year. The previous year, 15 homes were built in Sebastopol, but the state credited the town with having 65 new residents.

While Sebastopol may get a few additional dollars from the state, three Mendocino communities are likely to get nothing extra.

Point Arena and Fort Bragg didn't add a single new resident, according to the state report. The state also said Willits lost 50 residents, one of 33 cities statewide to see a drop in its population numbers.

Despite the financial consequences, Pete Parkinson, director of Sonoma County's Permit and Resource Management Department, said estimates the county's unincorporated area is growing by 0.1 percent are

good news.

"The county's general plan attempts as much as possible to focus new growth in cities and urbanized areas so you don't see a whole lot of new residential growth in the (unincorporated) county," he said.

NORTH COAST POPULATION GROWTH

Sonoma County	Jan. 2002	Jan. 2003	% change
Cloverdale	7,334	7,511	2.4
Cotati	6,815	6,875	0.9
Healdsburg	11,447	11,468	0.2
Petaluma	55,727	56,014	0.5
Rohnert Park	42,198	42,57	2 .9
Santa Rosa	151,927	154,453	1.7
Sebastopol	7,808	7,811	0.0
Sonoma	9,328	9,460	1.4
Windsor	24,111	24,496	1.6
Unincorp.	150,199	152,026	0.1
Total	466,894	472,686	0.9

RESPONSE TO LETTER 9 -- DALENE J. WHITLOCK, W-TRANS

Response to Comment 9-1

The commentor is correct in stating that the Adobe Canyon Road approach to SR 12 is striped as a single lane approach, and is also correct in stating that there is sufficient width at the intersection for both (left and right) turns to be made simultaneously. She states that the most accurate coding would be as a Aflare@ with the capacity for two or three vehicles, thereby Acapturing the operation when there is a queue of three or more left-turning vehicles restricting access to the widened approach and forcing right-turning vehicles to also wait.@ This method of analysis would be the most accurate if vehicle queues were observed to reach Athree or more left-turning vehicles in a queue,@ however, the low-volume of left turning vehicles observed at this intersection allows the short queues of left and right turning vehicles to separate (as though the intersection were striped [painted] with separate left- and right-turn lanes. In other words, queues of three or more left turning vehicles were not observed (during any count period) to prevent right-turning vehicles to separate. Right-turning vehicles were not observed to be held up by left turners. Using the commentor=s suggestion to model the Adobe Canyon Road intersection as a Aflare@ would not significantly change the level of service or delay calculations reported in the Draft EIR. Tests conducted by the EIR analysts using both methods revealed little difference whether the approach is coded with a flare or as separate left and right turn approaches.

The commentor is correct about the existence of an SR12 center turn lane at the Adobe Canyon Road intersection but incorrect about the SR 12 center turn lane at Randolph Avenue. The Draft EIR used a conservative approach and did not consider the use of the SR 12 refuge lane at Adobe Canyon Road as recommended by the commentor. This was based on the EIR traffic analyst=s observations that few motorists at this intersection use the center lane as a refuge with any frequency. The EIR analysts consider this lane not to invite use for the Atwo-part@ left turns described by the commentor due to the hazard perceived by the user. High-speed through traffic on SR 12 can be daunting to Aturn into.@ The available center turn lane was observed to be used by eastbound SR 12 traffic when making left turns, but was rarely observed to be used as a left turn refuge lane for making Atwo-part@ turns from Adobe Canyon Road as described by the commentor. Both the EIR analysts and the commentor sought the advice of County staff regarding how this intersection should be modeled. Tests conducted by the EIR analysts indicate the determining factor for the large difference in level of service results is whether or not Adobe Canyon Road left-turning vehicles use the center turn lane as a left turn refuge. The commentor followed up with field study of the frequency of use of the center lane as a left turn Arefuge,@ and found that during the PM peak hour of the day observed, approximately 25 percent of left-turners use the lane in this manner.[66] In the opinion of the EIR preparers, this would not recommend use of the modeling software to assume the refuge as a major factor in reducing delays for left turns at this location. Seventy-five percent of left-turners during the PM peak hour would not benefit from this reduction in turning delay during the PM peak hour. In summary, the EIR analysts determine that delays experienced for left turners at the Adobe Canyon Road intersection during the heaviest traffic on weekdays and Sundays can be very lengthy, and are more accurately depicted by use of the modeling software reported in the DEIR, with no credit given for use of the center lane as a left-turn refuge. For these reasons, the EIR analysts presented the level of service results as shown in the EIR.

---

[66] Crane Transportation Group conversation with Dalene Whitlock, W-Trans, September 16, 2003.

After receiving the comment, the County requested Caltrans to provide guidance regarding the appropriate assumptions to make at these intersections. Caltrans engineers concluded that it is acceptable to model the Adobe Canyon Road intersection with the refuge lane (personal communication, Maija Cottle, California Department of Transportation, October 20, 2003). There is no need to revise the analysis of the Randolph and Lawndale intersections because Caltrans engineers do not consider that there are adequate lanes at these intersections.

Based on Caltrans= communications with County staff, analysis of the Adobe Canyon Road intersection is revised to account for the use of the center turn lane as a refuge. Draft EIR Exhibits 5.2-6. 5.2-7, 5.2-8, 5.2-33, and 5.2-34 are revised consistent with text changes (specific text revisions are shown below, and revised exhibits are at the end of Response to Letter 9). The resulting level of service at the SR 12/Adobe Canyon Road intersection is far better than presented in the Sonoma County Inn DEIR for all time periods analyzed. For example, rather than the left turning movement being considered to operate at LOS F (existing 2002 PM peak hour conditions), indicating lengthy delays for this turning movement, it would be considered to operate at LOS C (existing conditions), and at LOS D or E (by year 2012).

An additional revision to the Draft EIR is necessary due to an oversight on the part of the EIR analysts: the SR 12/Adobe Canyon Road intersection just meets the Caltrans rural peak hour signal warrant during the existing (year 2002) Sunday PM peak hour, having an approach volume of 75 vehicles (the minimum approach volume required to meet the peak hour Arural@ signal warrant).

Due to the changed intersection analysis (i.e., credit given for use of the center turn lane as a refuge lane, per Caltrans= direction) and the peak hour signal warrant being met under existing conditions, the text of the Draft EIR is hereby changed. Specific changes to the text of the Draft EIR are as follows**:**

Draft EIR Page 5.2-9, final paragraph addressing *Existing (Summer 2002) Level of Service* is revised as follows:

> *SR 12/Adobe Canyon Road*
>
> Stop-sign-controlled left turns from Adobe Canyon Road to eastbound SR 12 operate acceptably at LOS C~~E~~ during the Friday AM and PM peak hours and at LOS D~~F~~ during the ~~Friday PM and~~ Sunday PM peak hours. Left turns from eastbound SR 12 to Adobe Canyon Road operates at LOS A or B during all three analyzed peak hours.

Draft EIR Page 5.2-13, paragraph addressing *Standards* are revised to read as follows:

> Summer 2002 traffic volumes at the SR 12/Warm Springs Road intersection would exceed warrant criteria levels during the Sunday PM peak hour, and be just below warrant criteria levels during the Friday AM peak hour. Volumes would be well below warrant criteria levels during the Friday PM peak hour. Summer 2002 traffic volumes at the SR 12/Adobe Canyon Road intersection would just meet rural peak hour signal warrant criteria levels during the Sunday PM peak hour, and be well below meeting the rural peak hour warrant during the Friday AM and PM peak hours. Other unsignalized intersections along SR 12, such as Lawndale Road~~, Adobe Canyon Road~~ and Randolph Avenue do not approach meeting signal warrant criteria levels during any of the three analyzed peak hours.

Draft EIR Page 5.2-28 addressing *Year 2005 and 2012 Base Case Operation* regarding year 2005 is revised as follows:

At the SR12/Adobe Canyon Road intersection the stop-sign-controlled Adobe Canyon Road southbound left turn to SR 12 would operate acceptably at LOS C~~F~~ during the Friday AM and PM peak hours and at LOS D during the Friday PM and Sunday PM peak hours. ~~all three analyzed peak hours.~~ The SR 12 eastbound left turn to Adobe Canyon Road would operate acceptably at LOS A or B during all three analyzed peak hours. ~~the Friday AM peak hour and LOS B during the Friday PM and Sunday PM peak hour.~~

Draft EIR Page 5.2-28 addressing *Year 2005 and 2012 Base Case Operation* regarding year 2012 is revised as follows:

At the SR12/Adobe Canyon Road intersection the stop-sign-controlled Adobe Canyon Road southbound left turn to SR 12 would operate acceptably at LOS D ~~F~~ during the Friday AM and PM peak hours and unacceptably at LOS E during the Sunday PM ~~all three analyzed~~ peak hours. The SR 12 eastbound left turn to Adobe Canyon Road would operate at LOS B during all three analyzed peak hours.

Draft EIR Page 5.2-28 addressing *Base Case Intersection Signalization Needs* is revised as follows:

BASE CASE INTERSECTION SIGNALIZATION NEEDS

Year 2005

Year 2005 base case volumes would not meet rural peak hour signal warrant criteria levels at the SR 12 intersections with Lawndale Road~~, Adobe Canyon Road~~ or Randolph Avenue during any of the three analyzed time periods.

Year 2012

Year 2012 base case volumes would meet rural peak hour signal warrant criteria levels at the SR 12/Randolph Avenue intersection during the Friday AM peak hour (but not during the Friday or Sunday PM peak hours). In addition, 2012 base case volumes would not meet signal warrant criteria levels at the SR 12 intersections with Lawndale Road ~~or Adobe Canyon Road~~ during any of the three analyzed time periods.

Draft EIR Page 5.2-38 addressing *Base Case-Plus-Project Intersection Operation* is revised as follows:

BASE CASE-PLUS-PROJECT INTERSECTION OPERATION

Impact 5.2-1 2005 Intersection Operation with Project and No Special Events

Year 2005 base case-plus-project volumes would result in five seconds or more increase in average control delay for critical movements at the SR 12 intersection~~s~~ with ~~Adobe Canyon Road and~~ Randolph Avenue where base case conditions are at LOS F. This would be a significant impact.

Year 2005 Intersection Level of Service

Exhibits 5.2-6, 5.2-7, and 5.2-8 show that with the addition of project traffic the SR 12/Oakmont Drive and SR 12/Pythian Road signalized intersections would maintain LOS A or B operation by 2005 during all three analyzed peak hours.

At the SR 12/Lawndale Road intersection the stop-sign-controlled Lawndale Road northbound approach to SR 12 would change from LOS E to LOS F operation during the Friday AM peak hour. The Lawndale Road northbound approach to SR 12 would remain LOS F with increased average control delay during the Friday and Sunday PM peak hours: however, critical movement average control delay would increase *less than* five seconds. This would be a less-than-significant impact.

At the SR12/Adobe Canyon Road intersection the stop-sign-controlled Adobe Canyon Road southbound left turn to SR 12, ~~operating at LOS F during all three analyzed peak hours, would experience an 8.4 second increase in average control delay during the Sunday PM peak hour. This would be a significant impact.~~ would operate acceptably at LOS C or D during all three analyzed peak hours. The SR 12 eastbound left turn to Adobe Canyon Road would operate acceptably at LOS A or B during all three analyzed peak hours.

At the SR 12/Randolph Avenue intersection the stop-sign-controlled Randolph Avenue northbound left turn to SR 12 would continue to operate at LOS D during the Friday PM peak hour, LOS E during the Sunday peak hour and LOS F during the Friday AM peak hour, with increased average control delay for all time periods. While critical movement average control delay would increase less than five seconds during the Friday and Sunday PM peak hours, delay would increase by 5.9 seconds during the Friday AM peak hour due to project-generated traffic. This would be a significant impact.

The SR 12/Warm Springs Road intersection is planned to be signalized by 2005, and operation would be at acceptable levels during all three analyzed peak hours (LOS A or B) with the addition of project traffic.

Draft EIR Page 5.2-45 is revised as follows:

Year 2005 Signalization Need Impacts

Volumes would not be increased above signal warrant criteria levels with the addition of project traffic at the SR 12 intersections with Lawndale Road~~, Adobe Canyon Road,~~ or Randolph Avenue. This would be a less-than-significant impact. Project traffic would add to SR 12 volumes at the Adobe Canyon Road intersection which meets peak hour signal warrant criteria levels during the Sunday PM peak hour, however, the project traffic contribution would not result in adding 5 seconds or more control delay for critical movements. This would be a less than significant impact.

DEIR Page 5.2-45, Mitigation Measure 5.2-1 is revised to omit the measure regarding widening and restriping Adobe Canyon Road as follows:

Mitigation Measure 5.2-1 In addition to Roadway Improvement Fund fees required by Article 98 of the Sonoma County Zoning Ordinance, the project applicant shall pay the project's fair share contribution [67] of the following measures:

Mitigation Measure 5.2-1(a)

---

[67] "Fair share" shall be calculated consistent with Caltrans "Guide for the Preparation of Traffic Impact Studies" June 2001.

(1) ~~Remove the 90-degree parking adjacent to the Fire Station on the east side of Randolph Avenue and widen to provide a second northbound approach lane to SR 12.~~ Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking. [68]

~~(2) Widen Adobe Canyon Road and stripe to improve and clearly separate the two southbound approach lanes to SR 12.~~

Even with these improvements the northbound left turn movement at Randolph ~~Avenue and the southbound left turn movement at Adobe Canyon Road~~ would continue to operate unacceptably (at LOS F), but average control delay for respective right turns would be improved.

Mitigation Measure 5.2-1(b)

(1) Signalize the SR 12 intersection~~s~~ with Randolph Avenue ~~and Adobe Canyon Road~~ when warranted.

Significance After Mitigation Implementation of Mitigation Measure 5.2-1(a) "widening and restriping" would reduce project impacts, but the impact would remain significant. With these improvements average control delay for Randolph Avenue northbound right turns would be improved, but the northbound left turn movement ~~at each intersection~~ would continue to operate unacceptably (at LOS F). This would be a significant unavoidable impact.

The only feasible method to reduce project impacts to a less-than-significant level would be to implement Mitigation Measure 5.2-1(b) signalization of the SR 12 intersection~~s~~ with Randolph Avenue. ~~and Adobe Canyon Road.~~

The Caltrans Traffic Manual contains eleven possible tests for determining whether a traffic signal should be considered for installation. These tests, called "warrants", consider criteria such as actual traffic volume, pedestrian volume, presence of school children, and accident history. Two or more warrants must be met before a signal is installed. This EIR applied the test for peak hour volumes (Warrant #11), using "Rural" warrant criteria. Based upon year 2005 and 2012 Base Case Plus Project traffic volumes, except for the SR 12/Randolph Avenue intersection during the Friday AM peak hour Warrant 11 would not be met; specifically, the peak hour traffic volume of the minor street approach would not meet or exceed the 75 vehicles per hour required by Caltrans Warrant #11.

In the future, the County or Caltrans could conduct detailed analyses to determine whether other signal warrants are met. Until such time that signalization occurs ~~at these two intersections~~ this impact would remain a significant unavoidable impact.

Responsibility and Monitoring The applicant would be responsible for funding its fair share of Mitigation Measure 5.2-1. The County would be responsible for collecting funds and determining when funds would be applied to improvements.

---

[68] Note: This mitigation measure is revised in response to Comment 1-2.

Draft EIR Page 5.2-46 is revised as follows:

Impact 5.2-2 2012 Intersection Operation with Project and No Special Events

The project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the SR 12 intersections with ~~Adobe Canyon Road and~~ Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact. The project traffic contribution to year 2012 cumulative volumes at the SR 12/Randolph Avenue intersection would add to Friday AM peak hour approach volumes meeting rural signal warrant levels. This would be a significant cumulative safety impact.

Cumulative Conditions (Year 2012-plus-project) Intersection Level of Service

Exhibits 5.2-6, 5.2-7, and 5.2-8 show that the SR 12/Oakmont Drive and SR 12/Pythian Road signalized intersections would operate at LOS A, B, or C by 2012 during all three analyzed peak hours. This would be a less-than-significant impact.

The stop-sign-controlled Lawndale Road northbound approach to SR 12 would operate at LOS F during all three analyzed peak hours and there would be a significant cumulative impact. The project would contribute *less than* a five-second increase in average control delay during Friday AM, Friday PM and Sunday PM peak hours. The proposed project's contribution to the cumulative impact therefore would not be cumulatively considerable.

At the SR12/Adobe Canyon Road intersection the stop-sign-controlled Adobe Canyon Road southbound left turn to SR 12 ~~operating at LOS F during all three analyzed peak hours would experience a 9.4-second increase in average control delay during the Friday PM peak hour and an 18-second increase in average control delay during the Sunday PM peak hour. This would be a significant cumulative impact and the proposed project's contribution would be cumulatively considerable.~~ would operate acceptably at LOS D during the Friday AM and PM peak hours, and unacceptably at LOS E during the Sunday PM peak hour. However, the project would contribute less than a 5-second increase in average control delay during the Sunday PM peak hour, thus the proposed project's contribution to the cumulative impact would be less than cumulatively considerable. The SR 12 eastbound left turn to Adobe Canyon Road would operate acceptably at LOS B during all three analyzed peak hours.

At the SR 12/Randolph Avenue intersection the stop-sign-controlled Randolph Avenue northbound left turn to SR 12 would continue to operate at LOS E during the Friday PM peak hour, and LOS F during the Friday AM and Sunday peak hours, with a 14.7-second increase in average control delay during the Friday AM peak hour. This would be a significant cumulative impact and the proposed project's contribution would be cumulatively considerable.

Critical movement vehicle delay would increase less than five seconds during the Friday and Sunday PM peak hours. The proposed project's contribution to the cumulative condition, therefore, would be ~~is~~ less than cumulatively considerable during these three periods.

The SR 12/Warm Springs Road intersection is planned to be signalized before 2005, and operation would be at acceptable levels during all three analyzed peak hours (LOS A or B). There is no current plan to signalize Adobe Canyon Road, but if signalized, operation would be at acceptable levels during all three analyzed peak periods. ~~This would be a~~ The project would have less-than-significant impacts at these intersections.

Cumulative Conditions (Year 2012) Signalization Need Impacts

The increment of project traffic would further increase cumulative (year 2012-plus-project) traffic volumes above rural peak hour signal warrant criteria levels at the SR 12/Randolph Avenue intersection during the Friday AM peak hour. This would be a significant cumulative safety impact and the proposed project's contribution would be cumulatively considerable. The project's contribution to critical movement delay would be less than 5 seconds at the SR 12/Adobe Canyon Road intersection, thus would be less than cumulatively considerable.

Volumes at the SR 12 intersections with Lawndale Road ~~and Adobe Canyon Road~~ would not be increased to meet peak hour signal warrants during any of the analyzed time periods with the addition of project traffic. Volumes at the SR 12 intersection with Randolph Avenue would not be increased to meet peak hour signal warrants during the Friday or Sunday PM peak hours with the addition of project traffic. Likewise, at the SR 12 intersection with Adobe Canyon Road volumes would not be increased to meet peak hour signal warrants during the Friday AM or PM peak hours with the addition of project traffic. Therefore, there would be no cumulative impact related to signal warrants during these time periods.

Mitigation Measure 5.2-2

Same as Mitigation Measure 5.2-1.

Significance After Mitigation Same as Mitigation Measure 5.2-1.

Responsibility and Monitoring Same as Mitigation Measure 5.2-1.

Draft EIR Page 5.2-49, Impact and Mitigation Measure 5.2-4 are revised ~~(omitted)~~ as follows:

~~***Impact 5.2-4 – 2005 Intersection Operation with Proposed Project and Average Size Special Event***~~

~~*Year 2005 base case-plus-project-plus-project with average size special event traffic would increase average control delay for a critical movement by more than five seconds at the SR 12 intersection with Adobe Canyon Road where the base case-plus-project condition is LOS F. This would be a significant impact.*~~

~~***Year 2005***~~

~~Exhibits 5.2-33 and 5.3-34 show year 2005 base case-plus-project-plus-project average size special event traffic impacts at major intersections along SR 12 for two time periods (Friday PM peak hour [5:00 to 6:00 PM] and Sunday PM peak hour [3:30 to 4:30 PM]) when project special event traffic would occur during periods of peak ambient traffic flow. The SR 12/Oakmont Drive, SR 12/Pythian Road and SR 12/Warm Springs Road signalized intersections would maintain acceptable LOS A, B or C operation during both analyzed peak hours. This would be a less-than-significant impact.~~

~~The stop-sign-controlled SR 12/Adobe Canyon Road intersection with a southbound left turn movement operating at LOS F would have a 12 second increase in average control delay during special event peak hours due to project average size special event traffic. This would be a significant impact.~~

~~Volumes during the Friday and Sunday PM peak traffic hours would not be increased above signal warrant criteria levels with base case-plus-project-plus-project average size special event traffic at the SR 12 intersections with Lawndale Road, Adobe Canyon Road, or Randolph Avenue. This would be a less-than-significant impact.~~

~~***Mitigation Measure 5.2-4*** For SR 12/Adobe Canyon Road mitigation would be the same as Mitigation Measure 5.2-1(a)(2) and 5.2-1(b).~~

~~***Significance After Mitigation*** With the road improvements to Adobe Canyon Road described in Mitigation Measure 5.2-1(a)(2) the impact during the Sunday PM peak hour would still be significant.~~

~~***Responsibility and Monitoring*** For SR 12/Adobe Canyon Road responsibility and monitoring would be the same as Mitigation Measure 5.2-1(a)(1) and 5.2-1(b).~~

Draft EIR Page 5.2-56 is revised as follows:

Impact 5.2-5 2012 Intersection Operation with Proposed Project and Average Size Special Event

The project increment (project average size special event traffic) of cumulative condition (year 2012-plus-project with average size special event traffic) would increase average control delay for critical movements by more than five seconds at the SR 12 intersections with Lawndale Road, ~~Adobe Canyon Road~~ and Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact.

Cumulative Condition (Year 2012-Plus-Project)-plus-Project with Average Size Special Event

Exhibits 5.2-33 and 5.2-34 show cumulative condition (year 2012 base case-plus-project)-plus-project with average size special event traffic impacts at major intersections along SR 12 for two time periods (Friday PM peak hour [5:00 to 6:00 PM] and Sunday PM peak hour [3:30 to 4:30 PM]) when project special event traffic would occur during periods of peak ambient traffic flow. The SR 12/Oakmont Drive, SR 12/Pythian Road and SR 12/Warm Springs Road signalized intersections would maintain acceptable LOS A, B, or C operation during both analyzed peak hours. This would be a less-than-significant impact.

The stop-sign-controlled SR 12/Lawndale Road, SR 12/Adobe Canyon Road, and SR 12/Randolph Avenue intersections would have approaches or turning movements operating at LOS E or F during special event peak hours, which would be a significant cumulative impact. The project average size special event volume would increase delay by more than five seconds at the Lawndale Road intersection during the Friday PM peak hour and at the Randolph Avenue intersection during the Sunday PM peak hour. ~~.~~ ~~Therefore~~ This would be a significant cumulative impact, and the proposed project's contribution would be cumulatively considerable.

Volumes during the Friday and Sunday PM peak traffic hours would not be increased above signal warrant criteria levels due to project volumes with~~-~~ cumulative-plus-project average size special event traffic at the SR 12 intersections with Lawndale Road~~, Adobe Canyon Road,~~ or Randolph Avenue. This would be a less-than-significant impact.

Mitigation Measure 5.2-5

For ~~SR 12/Adobe Canyon Road and~~ SR 12/Randolph Avenue: Same as mitigation measure 5.2-1.

For SR 12/Lawndale Road: Widen Lawndale Road to provide a second northbound approach lane to SR 12 or signalize SR 12/Lawndale when warranted.

Significance After Mitigation With the improvements proposed in Mitigation Measures 5.2-1 and 5.2-5, the project's contribution to the cumulative impact would not be cumulatively considerable at Lawndale Road or Randolph Avenue ~~but would still be cumulatively considerable at Adobe Canyon.~~

Responsibility and Monitoring Same as for Mitigation Measure 5.2-1.

Draft EIR Pages 5.2-60 and 5.2-64 are revised as follows:

Impact 5.2-8 SR 12 Operating Conditions with Cumulative Average Size Special Events

Cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road SR12 intersections operating at LOS E or F. This would be a cumulative significant impact. The project impact would be cumulatively considerable at the Randolph Avenue intersection.

Years 2005 and 2012

Based upon expected average size events, Exhibit 5.2-37 shows the expected post-event outbound flow traffic volumes at each facility (which would occur during the peak traffic hour along SR 12 on a Sunday afternoon). Automobile occupancy of 2.7 people per vehicle and 70 percent arrival/departure within the peak traffic hour (as found through surveys conducted at Chateau St. Jean) have been utilized to project traffic flows from each facility. Traffic flow patterns (west-east along SR 12) as found at the Chateau St. Jean surveyed special event have also been used to distribute special event traffic from the other facilities. Exhibits 5.2-38 and 5.2-39 show the resultant average size special event traffic volumes along SR 12 for year 2005 and 2012 conditions.

Exhibit 5.2-34 shows year 2005 and 2012 Sunday post-event intersection operating conditions with average size special events in progress at all of the existing, approved, or proposed facilities identified near the *Sonoma Country Inn* project site (see list above). Exhibit 5.2-11 shows year 2005 and 2012 Sunday post-event roadway operation for the same conditions.

As shown in Exhibit 5.2-11, the SR 12 signalized intersections with Oakmont Drive, Pythian Road and Warm Springs Road would maintain acceptable LOS A, B, or C operation during year 2005 or 2012 analysis periods. The stop-sign-controlled SR 12/Lawndale Road, SR12/Adobe Canyon Road and SR 12/Randolph Avenue intersection approaches or turning movements operating at LOS E or F would experience large increases in average control delay due to average size special event-generated traffic. This would be a cumulative significant impact and the project's contribution would be cumulatively considerable at the ~~Lawndale Road and~~ Randolph Avenue intersections because it would result in over five seconds delay at ~~these~~this intersection~~s.~~ As stated in Impacts 5.2-2 and 5.2-5, project traffic would make a cumulatively considerable contribution to significant cumulative impacts at the Randolph Avenue~~, Adobe Canyon Road~~ and Lawndale Road intersections.

Volumes would not be increased above rural peak hour signal warrant criteria levels with the addition of cumulative special event traffic at the SR 12 intersection with Lawndale Road. Randolph Avenue and Adobe Canyon Road would already meet warrants without event traffic by ~~in~~ 2012. ~~At the SR 12/Adobe Canyon Road intersection, volumes would meet rural signal warrant criteria levels due to cumulative event traffic.~~

Based on the above revisions to ***Section 5.2 Traffic and Circulation, Section 7.2 Cumulative Impacts*** of the Draft EIR is revised to read as follows:

7.2 CUMULATIVE IMPACTS

This EIR assesses the effects of implementing the proposed project under existing environmental conditions and under anticipated future conditions. Future cumulative conditions are discussed in ***Section 3.3 Cumulative Development Assumptions*** and where appropriate under the cumulative impact analysis for each topic of analysis. The list of cumulative projects includes 12 projects that are approved, under review, or under construction, or are reasonably expected to be proposed in the vicinity of the *Sonoma Country Inn* project site at the time Sonoma County issued the Notice of Preparation to prepare a Draft EIR for the proposed project. The locations of the cumulative projects are shown in Exhibit 3.0-19. A summary of the cumulative impacts is provided below.

- Cumulative projects within the area could result in increased conflicts with agricultural uses. The project's contribution to the cumulative impacts wound not be cumulatively considerable and therefore this cumulative impact would be less-than-significant. (*Impact 5.1-5)*

- The project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the SR 12 intersection~~s~~ with ~~Adobe Canyon Road and~~ Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact. The project traffic contribution to year 2012 cumulative volumes at the SR 12/Randolph Avenue intersection would add to Friday AM peak hour approach volumes meeting rural signal warrant levels. This would be a significant cumulative safety impact. (*Impact 5.2-2*)

- The project increment (project average size special event traffic) of cumulative condition (year 2012-plus-project with average size special event traffic) would increase average control delay for critical movements by more than 5 seconds at the SR 12 intersections with Lawndale Road~~, Adobe Canyon Road,~~ and Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact. (*Impact 5.2-4*~~*)*~~

- Cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road SR12 intersections operating at LOS E or F. This would be a cumulative significant impact. The project impact would be cumulatively considerable at Randolph Avenue.

- Cumulative projects within the area could exacerbate existing flooding problems along Sonoma Creek, increase erosion, and degrade water quality in the Sonoma Creek Watershed and its developed subwatersheds. Although the proposed project's impact on downstream flooding would be small, its contribution would represent part of the cumulative impact of all of the projects combined; this would be a significant cumulative impact. The project's contribution to

the cumulative water quality and erosion impacts would less than cumulatively considerable after incorporating mitigation measures required by the EIR. (*Impact 5.3-8)*

- Potential cumulative impacts that may arise from the use of on-site sewage disposal systems relate specifically to changes in groundwater hydrology or water quality. Background nitrate levels in the cumulative study area are relatively low compared to the drinking water standard (10 mg/L), and it is unlikely that additional nitrate loading from wastewater disposal would significantly increase regional groundwater nitrate concentrations. Cumulative impacts to groundwater hydrology and water quality would therefore be less-than-significant. Further, the proposed project's contribution to any potential cumulative impacts would be less than considerable, due to mitigation measures required by the EIR, and, therefore, the cumulative impact would be less-than-significant. (*Impact 5.4-6)*

- Nearly all of the cumulative projects or portions thereof, are located in the groundwater recharge area and major groundwater basin (Class I groundwater area) that underlies the flatter topography of the valley. The cumulative loss of recharge area would decrease the amount of water recharging to this water source; however, the overall effect would be small. The pumping tests and analysis of drawdown effects for the Sonoma Country Inn water supply wells indicate that the impact to nearby wells would be less-than-significant. Any interference effects on wells (existing or new) located at greater distances from the project wells would be negligible because of the exponential decline in impact with distance. Groundwater recharge and well interference effects from the proposed project would be less than cumulatively considerable and therefore a less-than-significant impact (*Impact 5.5-5*)

- With implementation of required mitigation measures the proposed project would not contribute to a cumulative significant loss of woodland, forest, and grassland habitat in the northeastern area of the Sonoma Valley. (*Impact 5.6-5)*

- Implementation of the proposed project would result in new lighting sources on the project site, which together with other proposed development, could lead to increased light pollution. This would be a significant cumulative impact. (*Impact 5.8-4*)

- Year 2012 cumulative traffic plus project traffic plus special events traffic at all area wineries would contribute to local carbon monoxide concentrations but these cumulative impacts would be less-than-significant. (*Impact 5.10-2*)

These impacts are described in detail in Chapter 5.0 Environmental Setting, Impacts, and Mitigation Measures

Based on the above revisions to ***Section 5.2 Traffic and Circulation, Section 7.3 Significant Unavoidable Impacts*** of the Draft EIR is revised to read as follows:

7.3 SIGNIFICANT UNAVOIDABLE IMPACTS

This section identifies impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the proposed project or other mitigation measures which could be implemented. These impacts are described in detail in ***Chapter 5.0 Environmental Setting, Impacts, and Mitigation Measures***.

5.1-1 Conflict with Applicable Land Use Plan, Policy, or Regulation Implementation of the proposed project would result in potential conflicts with the *Sonoma County General Plan* and *North Sonoma Valley Specific Plan*, resulting in adverse physical effects. The physical effects resulting from the conflict with *Sonoma County General Plan* Objective CT-2.2 would not be reduced to a less-than-significant level. This would be a significant unavoidable impact.

5.2-1 2005 Intersection Operation with Project and No Special Events Year 2005 base case-plus-project volumes would result in five seconds or more increase in average control delay for critical movements at the SR 12 intersection~~s~~ with ~~Adobe Canyon Road and~~ Randolph Avenue where base case conditions are at LOS F.

5.2-2 2012 Intersection Operation with Project and No Special Events The project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the SR 12 intersection~~s~~ with ~~Adobe Canyon Road and~~ Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact. The project traffic contribution to year 2012 cumulative volumes at the SR 12/Randolph Avenue intersection would add to Friday AM peak hour approach volumes meeting rural signal warrant levels. This would be a significant cumulative safety impact.

~~***5.2-4 2005 Intersection Operation with Proposed Project and Average Size Special Event*** Year 2005 base case plus project plus project with average size special event traffic would increase average control delay for a critical movement by more than five seconds at the SR 12 intersection with Adobe Canyon Road where the base case plus project condition is LOS F.~~

5.2-5 2012 Intersection Operation with Proposed Project and Average Size Special Event The project increment (project average size special event traffic) of cumulative condition (year 2012-plus-project with average size special event traffic) would increase average control delay for critical movements by more than five seconds at the SR 12 intersections with Lawndale Road~~, Adobe Canyon Road,~~ and Randolph Avenue where base case conditions are at LOS F. <u>If mitigation is determined to be infeasible this would be a significant cumulative unavoidable impact.</u>

5.2-8 SR 12 Operating Conditions with Cumulative Average Size Special Events Cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road SR12 intersections operating at LOS <u>E or</u> F. This would be a cumulative significant impact. The project impact would be cumulatively considerable<u> at the Randolph Avenue intersection</u>. If mitigation is determined to be infeasible this would be a significant cumulative unavoidable impact.

5.8-4 Light Pollution Implementation of the proposed project would result in new lighting sources on the project site, which together with other proposed development, could lead to increased light pollution. This would be both a significant project impact and a significant cumulative impact.

Response to Comment 9-2

As stated in the DEIR, yearly and seasonal adjustments were made to counts conducted in August, September and November 2000 and May 2002. The August and September 2000 counts were adjusted by from 0 to 3 percent, depending upon location, and November counts were adjusted by (at

most) about 1.5 percent. May 2002 counts were seasonally adjusted by 2 to 4 percent, depending upon location and time of count. Grape harvest and processing (crush season) begins in September and extends through October, with production extending into early November. Some of the counts were conducted when crush activities were occurring at wineries along SR 12. [69] As a result of a consensus decision made County staff as advised by the EIR traffic consultant, a combination of available and new traffic count data were utilized. This approach resulted in a system of traffic volumes that represent peak periods of activity along SR 12. The traffic counts in the DEIR analysis are inclusive of peak late summer/early fall tourist activity and encompass periods which included crush traffic and back-to school traffic (a factor along roadways such as Randolph Avenue which is school-traffic influenced during the weekday AM peak hour). Applying a growth factor to side streets is a reasonable and prudent approach, given that future development proposals cannot always be predicted accurately. As demonstrated in Master Response F, where comparisons are provided between future traffic volumes determined by using a growth factor versus those determined using a list of proposed projects supplied by the County, side street traffic in excess of the growth factor was added to two intersections. With or without the growth factor added, for example, to the Lawndale Road intersection, the level of service and delay calculations are not substantially different (i.e., it is the additional traffic on SR 12 that causes most of the impact).

Response to Comment 9-3

Please see Master Response F. Ten years of Caltrans SR 12 traffic data (1992 - 2002) were reviewed to determine growth rates along the highway. The data included volumes at monitoring stations located at the north end of Sonoma Valley (near Glen Ellen), extending to Santa Rosa. Rates were found to vary year to year and location to location, however, within the past four years a three percent growth rate is evident in the many of the locations examined. As stated in the DEIR, a reduced rate for the ten year projection was considered appropriate because the three year growth rate is high for some sections of the roadway, and considered unlikely to be sustained throughout the study area over the 2002 - 2012 time period. This is perhaps supported by the May 6, 2003 Press Democrat article provided by the commentor.

Response to Comment 9-4

The approach suggested by the commentor would be appropriate for a situation in which future traffic conditions are predicted based upon a General Plan traffic model and the proposed project is consistent with the General Plan. However, that approach is not appropriate here because we did not use a General Plan based traffic model for our projections. The proposed project is not consistent with the General Plan, as it is requesting a General Plan amendment.

Response to Comment 9-5

Currently the distribution of traffic in Kenwood reflects individuals accessing the freeway via stop sign-controlled roadways (there are no signalized intersections in Kenwood). Once the planned signal

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69 Interviews conducted over the course of this analysis with operators of six wineries located along SR 12 revealed that the crush season can interfere with normal staff duties, interrupting event activities and other normal operations, as staff are asked to Apitch in@ to help with harvest and production during the crush season. Several operators stated that staffing increases may amount to only two or three persons per shift, and shifts may consist of very long, nonstandard hours. When the grapes are delivered, at whatever hour, they must have immediate attention. Events are often not scheduled during this extraordinarily busy time. Crush season is characterized with increased truck activity on SR 12, as grapes are harvested and delivered throughout the wine country. However, other activities may decrease during this period.

at SR 12/Warm Springs Road is in place, some vehicles currently turning left onto SR 12 from streets such as Jessie Street or Laurel Avenue, that is, streets located very near Warm Springs Road, may divert to Warm Springs Road in order to use the signal for northbound left turns. No diversions of traffic would be expected for northbound right-turning vehicles from these streets. The question is then, how many drivers would choose to divert to Warm Springs Road to turn left: how many drivers would choose to travel east to then travel west? The DEIR traffic analysts think it likely that few vehicles would divert to travel 0.4-mile east in order to have a signal-controlled northbound left turn to then travel west. Rather, the gaps created by the Warm Spring Road signal will have the effect of making turns easier from all Kenwood stop sign-controlled streets connecting to SR 12. Instead of traffic diverting to Warm Springs Road to make northbound left turns, the effect may be to encourage turns made from streets such as Randolph Avenue, Maple Avenue, Cypress Avenue, Laurel Avenue and Jessie Street, as gaps in traffic will be more frequent and predictable due to the signal at Warm Springs Road.

Response to Comment 9-6

The Draft EIR describes the criteria used and notes that they depart from criteria in older EIRs. Appendix 8.6 in the Draft EIR describes the older criteria and how the impacts would change if these criteria were to be used instead of those in the Draft EIR.

EXHIBIT 5.2-6 (REVISED)
INTERSECTION LEVEL OF SERVICE FRIDAY 7:30 – 8:30 AM

Intersection	Existing (Summer 2002)	Year 2005		Year 2012	
		Base Case	Base Case + Project (w/o Special Events)	Base Case	Base Case + Project (w/o Special Events)
SR 12 / Oakmont Dr.	B-11.9 [a]	B-13.5	B-13.9	B-17.4	B-18.0
SR 12 / Pythian Rd.	A-5.3 [a]	A-5.8	A-5.9	A-6.8	A-7.0
SR 12 / Project Access	E-39.9/A-9.6 [b]	E-44.7/A-9.8	F-53.6/A-10.0	F-58.2/B-10.2	F-72.4/B-10.4
SR 12 / Lawndale Road	E-40.0/A-9.5 [c]	E-49.0/A-9.7	F-51.3/A-9.7	F-84.3/B-10.1	F-89.0/B-10.1
SR 12 / Adobe Canyon Rd	C-21.6/A-9.5 ~~E-48.8/A-9.5~~ [d]	C-23.0/A-9.7 ~~F-58.3/A-9.7~~	C-23.3/A-9.7 ~~F-60.6/A-9.7~~	D-27.1/B-10.1 ~~F-94.1/B-10.1~~	D-27.4/D-10.2 ~~F-98.3/B-10.2~~
SR 12 / Randolph Avenue	E-47.7/A-9.7 [e]	F-65.5/A-10.0	F-71.4/A-10.0	F-127.3/B-10.5	F-142/B-10.5
SR 12 / Warm Springs Rd. / Kenwood Winery	D-25.7/F-63.6 A-8.9/A-9.7 [f]	A-5.2 [a]	A-5.2	A-5.8	A-5.8

[a] Signalized level of service– control delay (in seconds).

[b] Side street stop sign controlled level of service–average control delay (in seconds). Project Access driveway southbound left turn to SR 12/SR 12 eastbound left turn to Project Access driveway.

[c] Side street stop sign controlled level of service–average control delay (in seconds). Lawndale Road northbound approach to SR12/ SR 12 westbound left turn to Lawndale Road.

[d] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12. Adobe Canyon Road changes are due to revised level of service methodology (see Response to Comment 9-1).

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn to SR 12.

[f] Side street stop sign controlled level of service–average control delay (in seconds). Warm Springs Road northbound approach to SR 12/Kenwood Winery southtbound approach to SR 12/SR 12 westbound left turn to Warm Springs Road/SR 12 eastbound left turn to Kenwood Winery.

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

EXHIBIT 5.2-7 (REVISED)
INTERSECTION LEVEL OF SERVICE FRIDAY 5:00 – 6:00 PM

Intersection	Existing (Summer 2002)	Year 2005		Year 2012	
		Base Case	Base Case + Project (w/o special events)	Base Case	Base Case + Project (w/o Special Events)
SR 12/Oakmont Dr.	B-13.7 [a]	B-15.4	B-16.1	C-22.1	C-23.6
SR 12/Pythian Rd.	A-5.7 [a]	A-7.6~~A-6.3~~	A-7.8~~A-6.4~~	A-8.4~~A-7.6~~	A-8.6~~A-7.8~~
SR 12/Project Access	NA [g]/B-10.0 [b]	E-45.3/B-10.2	F-66.1/B-10.4	F-69.8/B-10.8	F- 94.7/B-11.0
SR 12/Lawndale Road	E-42.9/A-9.5 [c]	F-52.2/A-9.7	F-54.6/B-10.0	F-85.5/B-10.1~~2~~	F-90.1/B-10.3
SR 12/Adobe Canyon Rd	C-23.7/B-10.4 ~~F-62.0/B-10.4~~ [d]	D-25.9/B-10.7 ~~F-76.0/B-10.7~~	D-26.3/B-10.7 ~~F-79.4/B-10.8~~	D-30.3/B-11.3 ~~F-123.6/B-11.5~~	D-30.8/B-11.4 ~~F-133/B-11.6~~
SR 12/Randolph Avenue	D-27.8/A-9.3 [e]	D-31.9/A-9.5	D-34.2/A-9.6	E-42.6/A-9.9	E-46.2/A-9.9
SR 12/Warm Springs Rd./ Kenwood Winery	D-31.3/E-44.9/ A-9.8/A-9.4 [f]	A-5.6 [a]	A-5.6	A-6.8	A-6.9

[a] Signalized level of service– control delay (in seconds). Pythian Road changes are due to added cumulative volumes (see Master Response F).

[b] Side street stop sign controlled level of service–average control delay (in seconds). Project Access driveway southbound left turn to SR 12/SR 12 eastbound left turn to Project Access driveway.

[c] Side street stop sign controlled level of service–average control delay (in seconds). Lawndale Road northbound approach to SR12/ SR 12 westbound left turn to Lawndale Road.

[d] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12. Adobe Canyon Road changes are due to revised level of service methodology (see Response to Comment 9-1) and added cumulative volumes (see Master Response F).

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn to SR 12.

[f] Side street stop sign controlled level of service–average control delay (in seconds). Warm Springs Road northbound approach to SR 12/Kenwood Winery souhtbound approach to SR 12/SR 12 westbound left turn to Warm Springs Road/SR 12 eastbound left turn to Kenwood Winery.

[g] NA = Not applicable, no left turns.

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

EXHIBIT 5.2-8 (REVISED)
INTERSECTION LEVEL OF SERVICE SUNDAY 3:30 – 4:30 PM

Intersection	Existing (Summer 2002)	Year 2005		Year 2012	
		Base Case	Base Case + Project (w/o Special Events)	Base case	Base Case + Project (w/o Special Events)
SR 12/Oakmont Dr.	B-12.8 [a]	B-14.3	B-14.7	B-19.2	C-20.0
SR 12/Pythian Rd.	A-5.7 [a]	A-6.3	A-6.4	A-8.2	A-8.5
SR 12/Project Access	E-42.2/A-9.6 [b]	E-48.4/A-9.8	F-62.4/B-10.0	F-62.7/B-10.3	F-89.0/B-10.5
SR 12/Lawndale Road	E-40.0/A-9.6 [c]	F-48.1/B-10.1	F-50.0/A-9.9~~B-10.2~~	F-75.3/B-10.3	F-79.2/B-10.3
SR 12/Adobe Canyon Rd.	D-26.6/B-10.1 ~~F-92.4/B-10.1~~ [d]	D-29.2/B-10.4 ~~F-128.6/B-10.4~~	D-29.8B-10.5 ~~F-137/B-10.5~~	E-36.7/B-11.1 ~~F-276/B-11.1~~	E-37.4~~F-294~~/B-11.1
SR 12/Randolph Avenue	D-38.4/A-9.5 [e]	E-45.0/A-9.7	E-47.8/A-9.7	F-62.4/B-10.1	F-67.0/B-10.2
SR 12/Warm Springs Rd./ Kenwood Winery	F-145/E-47.5/ A-9.9/A-9.7 [f]	B-11.8 [a]	B-12.0	B-14.8	B-15.0

[a] Signalized level of service– control delay (in seconds).

[b] Side street stop sign controlled level of service–average control delay (in seconds). Project Access driveway southbound left turn to SR 12/SR 12 eastbound left turn to Project Access driveway.

[c] Side street stop sign controlled level of service–average control delay (in seconds). Lawndale Road northbound approach to SR12/ SR 12 westbound left turn to Lawndale Road.

[d] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left turn to SR 12. Adobe Canyon Road changes are due to revised level of service methodology (see Response to Comment 9-1).

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn to SR 12.

[f] Side street stop sign controlled level of service–average control delay (in seconds). Warm Springs Road northbound approach to SR 12/Kenwood Winery souhtbound approach to SR 12/SR 12 westbound left turn to Warm Springs Road/SR 12 eastbound left turn to Kenwood Winery.

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

EXHIBIT 5.2-33 (REVISED)
INTERSECTION LEVEL OF SERVICE FRIDAY 5-6 PM TIME OF MAXIMUM INBOUND FLOW TO SONOMA COUNTRY INN SPECIAL EVENT

Intersection	Year 2005		Year 2012	
	Base Case (No Special Events)	Base Case + Project + Project Average Size Special Event	Base Case (No Special Events)	Base Case + Project + Project Average Size Special Event
SR 12 / Oakmont Dr.	B-15.4 [a]	B-16.4	C-22.1	C-24.3
SR 12 / Pythian Rd.	A-7.6~~A-6.3~~ [a]	A-7.9~~A-6.5~~	A-8.4~~A-7.6~~	A-8.8~~A-8.0~~
SR 12 / Project Access	E-45.3/ B-10.2 [b]	F-72.3/ B-10.6	F-69.8/ B-10.8	F-105/ B-11.3
SR 12 / Lawndale Road	F-52.2/ B-10.2 [c]	F-55.1/ A-9.7	F-85.5/ B-10.1	F-91.1/ B-10.2
SR 12 / Adobe Canyon Rd	D-25.9/B-10.7 ~~F-76.0/B-10.7~~ [d]	D-26.5/B-10.8 ~~F-80.2/B-10.8~~	D-30.3/B-11.3 ~~F-124/B-11.5~~	D-30.9/B-11.4 ~~F-134/B-11.6~~
SR 12 / Randolph Avenue	D-31.9/ A-9.5 [e]	D-34.4/ A-9.6	E-42.6/ A-9.9	E-46.5/ A-9.9
SR 12 / Warm Springs Rd. / Kenwood Winery	A-5.6 [a]	A-5.7	A-6.8	A-7.0

[a] Signalized level of service–control delay (in seconds). Pythian Road changes are due to added cumulative volumes (see Master Response F).

[b] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Project Access driveway/ Project Access driveway southbound left turn to SR 12

[c] Side street stop sign controlled level of service–average control delay (in seconds). Lawndale Road northbound approach/ SR 12 eastbound left turn to Lawndale Road.

[d] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to SR 12/ Adobe Canyon Road southbound left turn to SR 12. Adobe Canyon Road changes are due to revised level of service methodology (seee Response to Comment 9-1) and added cumulative volumes (see Master Response F).

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 west~~h~~bound approach to Randolph Avenue/ Randolph Avenue northbound left turn to SR 12.

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

EXHIBIT 5.2-34 (REVISED)
INTERSECTION LEVEL OF SERVICE SUNDAY 3:30- 4:30 PM TIME OF MAXIMUM OUTBOUND FLOW FROM SONOMA COUNTRY INN SPECIAL EVENTS

Intersection	Year 2005			Year 2012		
	Base Case (No Special Events)	**Base Case + Project + Project Average Size Special Event**	**Base Case + Project + Average Size Special Event at Sonoma Country Inn & All Nearby Wineries [a]**	**Base Case (No Special Events)**	**Base Case + Project + Project Average Size Special Event**	**Base Case + Project + Average Size Special Event at Sonoma Country Inn & All Nearby Wineries [a]**
SR 12 / Oakmont Dr	B-14.3 [b]	B-15.0	C-23.5	B-19.2	C-20.8	C-37.9
SR 12 / Pythian Rd	A-6.3 [b]	A-6.5	A-8.9	A-8.2	A-8.7	B-10.4
SR 12 / Project Access	E-47.7/ A-9.8 [c]	F-67.4/ B-10.0	F-91.9/ B-10.6	F-62.7/ B-10.3	F-99.2/ B-10.5	F-139/ B-11.1
SR 12 / Lawndale Rd	F-48.0/ A-9.9 [d]	F-50.5/ A-9.9	F-67.4/ B-10.0	F-75.3/ B-10.3	F-80.1/ B-10.3	F-114/ B-10.5
SR 12 / Adobe Canyon Rd	D-29.2/B-10.4 ~~F-127/B-10.4~~ [e]	D-29.9/B-10.5 ~~F-139/B-10.5~~	D-34.2/B-11.1 ~~F-225/B-11.1~~	E-36.7/B-11.1 ~~F-174/B-11.1~~	E-37.6/B-111.1 ~~F-298/B-11.1~~	E-43.8/B-11.8 ~~F-462/B-11.8~~
SR 12 / Randolph Ave	E-45.0/ A-9.7 [f]	E-48.2/ A-9.8	F-54.8/ B-10.0	F-62.4/ B-10.1	F-67.7/ B-10.2	F-78.0/ B-10.5
SR 12 / Warm Springs Rd / Kenwood Winery	B-11.8 [b]	B-12.0	B-13.0	B-14.8	B-15.0	B-15.8

[a] Where allowed by use permit

[b] Signalized level of service–control delay (in seconds).

[c] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to Project Access driveway/ Project Access driveway southbound left turn to SR 12

[d] Side street stop sign controlled level of service–average control delay (in seconds). Lawndale Road northbound approach/ SR 12 eastbound left turn to Lawndale Road.

[e] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 eastbound left turn to SR 12/ Adobe Canyon Road southbound left turn to SR 12. Adobe Canyon Road changes are due to revised level of service methodology (see Response to Comment 9-1).

[f] Side street stop sign controlled level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn to SR 12.

Sources: Year 2000 Highway Capacity Manual Operations Methodology & Crane Transportation Group

LETTER 10

MACNAIR & ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS

June 28, 2003

Ms. Melinda Grosch
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Sonoma Country Inn: DEIR Comments on Tree Removal Estimates

Dear Ms. Grosch:

The following is an outline of issues relating to tree removal estimates discussed in the DEIR. Generally, I believe the original tree removal estimates were high because of the early construction area estimates and the desire to provide a very conservative estimate of the number of trees that may have to be removed. Also, the estimate of tree removals is dependent upon the size criteria for a tree. If Sonoma County's standard of a 9" trunk diameter is used, then the original tree removal estimate is likely unrealistically high.

1 1.) The original tree removal estimate was intended to show relative compliance to the Sonoma County Tree Protection and Replacement Ordinance. The estimate provided a maximum potential impact that assumed all trees within construction areas would be removed. Realistically, a significant number of trees within construction areas will be retained.

2 2.) The original tree estimate was based upon preliminary estimates of the proposed construction areas. These areas need recalculation to provide a more accurate tree removal estimate.

3 3.) The tagging of trees in prototypical fire management zones provided information relative to tree densities. The evaluations in lots 6, 7, and 11 showed that the average density for trees with trunk diameters equal or greater than 9" (4.5' above grade) is approximately 100 trees per acre and less than the original estimate of 150 to 200 trees per acre.

4 4.) The fire management requirements are not as severe as originally thought. The tree tagging in the prototypical fire management zones showed that adequate vegetation reduction could be achieved through removal of small diameter bays (*Umbellularia californica*) and Douglas firs (*Pseudostuga menziesii*), as well as dead trees. Generally, oaks of all sizes can be retained as well as bays and firs with trunk diameters 12" or greater.

Crown separation requirements for trees on slopes proved not to be a significant impact. Tree clusters and larger trees can be retained as long as potential ladder fuel (vegetation below crowns of trees) is removed. This criteria and the prototypical fire management

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areas were reviewed and approved by Mr. Pete Martin, Fire Inspector for the Department of Emergency Services.

5.) The 12/13/00 Preliminary Recommendations report suggested the replacement of 'significant trees' at a 1:1 ratio. This term 'significant trees' was not defined and is ambiguous in terms of the tree ordinances and tree densities appropriate for the site.

5

The intention of this discussion was not to imply a 1:1 replacement of all trees removed, but rather a replacement plan for maintaining the oak savannah and other desirable plant communities, while adhering to fire management requirements.

6.) Tree replacement plantings should generally be limited to new plantings of valley oak (*Quercus lobata*) in the Oak Tree Preserve. Exceptions would include new tree plantings as part of the future landscape plantings within construction areas.

6

Another potential planting area is the wastewater expansion zone adjacent to Highway 12. The designation of this area as a possible future wastewater disposal zone does not exclude its use for the planting of valley oaks.

Please contact me with any questions, or if additional information is required.

Sincerely,

James MacNair
International Society of Arboriculture Certified Arborist WC-0603
Member American Society of Arboricultural Consultants

RESPONSE TO LETTER 10 -- JAMES MACNAIR, MACNAIR & ASSOCIATES

Response to Comment 10-1

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation.

Response to Comment 10-2

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation.

Response to Comment 10-3

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation.

Response to Comment 10-4

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation.

Response to Comment 10-5

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation and clarification of tree replacement standards called for in Mitigation Measure 5.6-4(c).

Response to Comment 10-6

Comment noted. Please see Master Response D for an update of the anticipated tree removal estimates associated with project implementation and clarification of tree replacement standards called for in Mitigation Measure 5.6-4(c). Replacement plantings would be provided in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions.

LETTER 11

Wetlands Research Associates, Inc.

June 30, 2003

Mr. Tim Mayer
County of Sonoma
Permit and Resource Management Department
2250 Ventura Ave.
Santa Rosa, California 95403

SUBJECT: Comments on EIR for the Sonoma Country Inn project.

Dear Mr. Mayer,

At the request of Auberge Resorts I have prepared comments on the EIR for the Sonoma Country Inn project, dated May 2003. In 2001, I conducted the special status plant survey of the site used that was referenced in the EIR. My qualifications include an MA in Ecology and Systematic Biology with an emphasis in plant ecology from San Francisco State University. I have over seven years experience conducting vegetation, special status plant and wetland studies in a variety of habitats in California.

I have reviewed the Biological Resources sections of the EIR and have the following comments.

Pg. 5.6-6 Wet Meadow/Potential Seasonal Wetland
Line 1:

1 "The two areas identified as Wet Meadow in the Exhibit 5.6-1 support a unique seasonal wetland habitat at the northwestern end of the plateau, with runoff then continuing downslope into ephemeral drainages and entering the main channel of Graywood Creek."

Although only 150 feet apart, the seasonal wetlands on the plateau are associated with drainages from separate watersheds. Both watersheds are approximately 50 acres. The wetlands are separated by a low divide which forms the boundary between Drainage 1b to the north and Drainage 1 a to the south. As a result, there is no hydrologic connection between the two seasonal wetlands. The wetlands occur on the rim of the plateau where soils are thin over shallow bedrock. Water from the two drainages spreads out over the shallow bedrock resulting in prolonged saturation of the thin soils.

Pg. 5.6-10 narrow-anthered California brodiaea
Line 5:

2 "Several hundred individuals were observed by WRA in 2001 in the southern wet meadow and along the rocky ephemeral drainage that flows into the area".

The narrow-anthered California brodiaea is found on the site associated with wetlands, however, it is not a wetland species nor is it dependent on wetland conditions. The species is not listed in the National List of Plant Species that Occur in Wetlands (Reed, 1988) which is used in determining the presence of wetland vegetation in federal wetland jurisdictional determinations.

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The brodiaea occurs in relatively dry, rocky microsites within the southern jurisdictional seasonal wetland and on shallow soils of adjacent uplands. No brodiaea occur within the channel of the east fork of Graywood Creek which flows along the southern edge of this wetland. Thirty individuals were mapped at or above the top of bank of the creek for 400 feet upslope from the southern jurisdictional wetland. Several additional individuals were observed in the lower southwestern portion of the northern seasonal wetland on June 19, 2003 .

The brodiaea is found in association with non-wetland plant species indicating that it does not require saturated (wetland) conditions. Associated species at upland sites include: non-native annual grasses; silver European hairgrass (*Aira caryophyllea*), and hedgehog dogtail (*Cynosurus echinatus*), non-native invasive yellow star thistle (*Centaurea solstitialis*), and native annual and perennial species, clarkia (*Clarkia purpurea*) and zauceschneria (*Epliobium canum*). At dry microsites within the seasonal wetland associated species include onion (*Allium amplectens*) and yellow star thistle, both upland species.

At other another location in nearby Chiles Valley in Napa County, this species was observed on a ridgetop with serpentine soils and manzanita (*Arctostaphylos* sp.) dominated chaparral vegetation.

Pg. 5.6-10 Sonoma ceanothus

The following description of the life history of Sonoma ceanothus is provided to support mitigation measures proposed below.

3 Occurrence of Sonoma ceanothus is limited by the species growth and reproductive characteristics. The relatively short Sonoma ceanothus is found on the site at locations where it is not shaded by taller growing chaparral shrubs and invading trees. A few individuals occur along roads in the lower portion of the area mapped as Sonoma ceanothus habitat. Most of the individuals occur on the rock shallow soils of the upper ridges of the site where competing vegetation is shorter and less dense.

Unlike many other species found in the local chaparral, most species in the genus *Ceanothus* do not resprout following fire. *Ceanothus* species have generally adapted to fire through production of a large soil seed bank. A seed bank accumulates because few seeds germinate in the absence of the stimulating effect of fire. Species which resprout after fire do not typically produce large seed banks. Following a fire and removal of the shading effects of the mature shrubs, large numbers of *Ceanothus* seedlings become established.

Growth of chaparral shrubs and invasion of chaparral by trees as a result of fire suppression may lead to a reduction in Sonoma ceanothus individuals. In the absence of fire, reproduction of Ceanothus may occur following other types of disturbance which remove canopy and lead to seed germination. Observation of seedlings of Sonoma ceanothus along roads in the vicinity indicates that disturbance may help maintain this species in the absence of fire.

Page 5.6-15, Impact 5.6-1 Special Status Species

4 Second paragraph, line 2:

"As currently proposed, the common driveway to residential lots 3 and 4 would pass thorough the southeastern edge of the population, based on mapping prepared by WRA in 2000. The proposed driveway alignment does not follwo the existing unpaved road through this area, and its

construction would most likely result in loss of individual brodiaea plants."

The proposed alignment of the common driveway to residential lots 3 and 4 will be adjusted to follow the existing dirt road where it passes through the brodiaea population as described in Mitigation Measure 5.6-1 (a) (3).

Second paragraph, line 9:

" As discussed in Section 5.3 Hydrology and Water Quality(See Impact 5.3-5 (see Impact 5.3-5 Increased Flows to the Narrow-anthered California Brodiaea Colony), new impervious surfaces created by the project would contribute to an increase in post-development runoff levels by an estimated 13 percent for the subwatershed emcompassing the brodiaea occurrence, which could result in increased erosion and sedimentation, changes in the soil moisture balance, and other factors affecting the long-term viability of the population."

5 The brodiaea will not likely be affected by potential increases in runoff levels associated with new impervious surfaces. Runoff associated with new impervious surfaces will be delivered through vegetated swales or filtered catch basins to drainages on the site. The narrow-anthered brodiaea is a wetland associated, but not wetland dependent, species that occurs in relatively dry, rocky microsites within the seasonal wetlands and on shallow soils of adjacent uplands. Because this species occurs outside the channel of the associated drainages it will not be affected directly by increases in peak (wet season) runoff. Any increases in erosion or sedimentation would primarily impact the channel where the brodiaea does not occur. Indirect effects are not likely because increases in runoff associated with new impervious surfaces would occur during the wet season and would be temporary and therefore would not alter the distribution or duration of soil moisture within the brodiaea habitat.

Increase in the distribution or duration soil moisture during the dry season could have a significant impact on the brodiaea. An increase in dry season soil moisture could affect growth or reproduction of the brodiaea directly or may increase competition by altering growth and composition of associated vegetation. Due to the shallow bedrock and thin soils in the vicinity of the brodiaea, and potential connectivity to adjacent upslope areas, adjacent irrigation could increase dry season soil moisture in the brodiaea habitat. Upslope irrigation in excess of infiltration rates may produce overland flow that reaches brodiaea habitat. Upslope irrigation on shallow soils may produce subsurface flow that could reach adjacent brodiaea habitat.

This potential impact can be adequately mitigated by creation of brodiaea preserve areas that includes a buffer adjacent to developed areas to ensure that landscape irrigation does not increase dry season soil moisture in the occupied habitat. A final boundary of the brodiaea preserve areas will be determined in the field in consultation with CDFG. Alternatively, limits on dry season irrigation or other mitigation can reduce the potential impact to an insignificant level.

Paragraph 3, line 5:

6 "The boundary of the Ceanothus Preserve was based on GPS mapping by WRA, and it is likely that a number of individual plants would be removed to accommodate grading and access for the tank at this location"

Few Sonoma ceanothus individuals occur in the tall and dense vegetation of the undisturbed portion of the lower slope of the mapped habitat. In these areas individuals observed were confined to the open canopy along existing roads. Relocation of the tank and access road would

not be necessary if surveys find that no ceanothus individuals occur within tank and road footprints.

Pg. 5.6-16 Mitigation Measure 5.6-1(a):

"(1) Avoid the mapped occurrence of Sonoma ceanothus by relocating the water tank location on residential lot 10 to below an elevation of 880 feet....."

7 As described above, few individuals of Sonoma ceanothus occur on the lower slopes of the mapped habitat. The tank site and access road footprint should be surveyed to determine if individual ceanothus plants are present. The location of the tank site and access road should only be realigned if necessary to avoid significant impacts to Sonoma ceanothus.

Pg. 5.6-16 Mitigation Measure 5.6-1(b):

"(1) Establish in the Codes, Covenants, and Restrictions (CC&Rs) for the subdivision a biotic resource preserve encompassing the brodiaea population. Expand the proposed Brodiaea Preserve to encompass the portion the brodiaea population upgradient of the proposed common driveway to the residential lots 3 and 4; the two mapped wet meadow/seasonal wetlands and the
8 intervening grassland and woodland (see Exhibit 5.6-3). Exhibit 5.6-3 is a conceptual plan for biotic preserves. Final boundaries to expanded preserves will be determined in the field in consultation with CDFG."

As described above, the two seasonal wetlands are associated with drainages from separate watersheds. In addition, they are separated by a low divide which results in no hydrologic connection between the two seasonal wetlands. Therefore, the inclusion of the intervening grassland and woodland on the divide between the two wetlands is not necessary for the protection of the narrow-anthered brodiaea or the seasonal wetlands. A final boundary to the preserves will be determined in the field in consultation with CDFG.

Please call me with any questions or comments.

Sincerely

Philip Greer
Associate Plant Ecologist

RESPONSE TO LETTER 11 -- PHILIP GREER, WETLANDS RESEARCH ASSOCIATES

Response to Comment 11-1

Comment noted. The discussion on page 5.6-6 of the Draft EIR was not intended to imply that the two drainages are hydrologically connected. However, they are in close enough proximity that they provide suitable habitat for associated flora and fauna. The recent discovery of narrow-anthered California brodiaea along the northern drainage in summer of 2003 (see Letter 6 from CDFG dated July 1, 2003) indicates a likelihood that plant dispersal occurs between these seasonal wetland features.

Response to Comment 11-2

Comment noted. Please see Response to Comment 11-1.

Response to Comment 11-3

Comment noted. Refer to the discussion of Sonoma ceanothus on page 5.6-10 of the Draft EIR for additional information on the status and distribution of this species on the site.

Response to Comment 11-4

Comment noted. Mitigation Measure 5.6-1(a)(3) calls for relocation of the proposed common driveway to residential lots 3 and 4 to minimize disturbance through the population of narrow-anthered California brodiaea.

Response to Comment 11-5

Comment noted. Mitigation Measures 5.6-1(b)(3) and (4) address the need for an adequate buffer and the potential for changes in surface water flows through the narrow-anthered California brodiaea population. No revisions are considered necessary in response to the comment.

Response to Comment 11-6

Comment noted. Adequate avoidance of individual Sonoma ceanothus plants in the vicinity of the proposed water tank and distribution line would be achieved though establishment of the preserve and through conduct of an additional survey to verify that no or only a few plants would be affected by proposed improvements which would not be significant. Please see Response to Comment 6-7 for a revision to Mitigation Measure 5.6-1(a)(1).

Response to Comment 11-7

Please see Response to Comment 11-6.

Response to Comment 11-8

The commentor points out that narrow-anthered California brodiaea is not restricted to seasonal wetland habitat in comment 11-2, but is known from the surrounding upland grasslands. Individuals were found in the vicinity of the northern seasonal wetland in summer 2003 (see Letter 6 from CDFG dated July 1, 2003), indicating that plant dispersal most likely occurs between these seasonal wetland

features and the importance of protecting the intervening grassland and woodland habitat. The recommended expansion of the Brodiaea Preserve should be required to protect this intervening habitat, as called for in Mitigation Measure 5.6-1(b)(1).

LETTER 12

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

June 30, 2003

Greg Zitney
Zitney & Associates
7 Villa Vista Court
Novato, CA 94947-3649

Subject: Sonoma Country Inn DEIR

Dear Greg:

You requested that we comment on the Sonoma Country Inn Draft EIR regarding wood burning emissions and your possible plans to install a wood burning appliances at the restaurant and Inn components of the project.

Page 5.10-4 defines the significance criteria used to evaluate the projects affect on air quality. The criteria that most applies to word burning emissions from the project would be the emission significance thresholds for PM_{10} of 80 pounds per day (or 15 tons per year). We are not aware of any County policies, ordinances or regulations regarding wood burning appliances that are applicable to the project and the DEIR did not mention any. Wood smoke is a contributor to elevated levels of PM_{10}, just as automobile use is a contributor to elevated levels of ground level ozone and PM_{10}. The DEIR does not demonstrate by analysis that wood burning associated with the project would result in a significant impact (e.g., wood burning emissions were not calculated and compared to the thresholds). 1

Emissions from two wood burning fireplaces and a kitchen wood burning oven/stove were calculated to be 5.9 pounds of PM_{10} per day. This calculation is based on a monthly consumption rate of two cords of wood per month for kitchen wood burning and about 1 cord per month for fireplace burning[1]. Average emission rates of 30.6 pounds of PM_{10} per ton of wood burned in the kitchen stove or oven and 34.6 pounds of PM_{10} per ton of wood burned in fireplaces (source: EPA AP42, Volume I, 1995). These emission rates are based on average wood consumption used in California and do not take into account any features that would result in lower emissions. Such features could include catalytic stack features and use of only seasoned wood (i.e., less than 20% moisture content). These features could result in emission decreases upward of 50%. According to our conversations with Ed Nagel, kitchen stove/ovens would be "equipped with catalytic converters or some type of scrubbing unit" and only seasoned oak wood would be used in the fireplaces and kitchen units.

[1] Phone conversation with Ed Nagel on 6/24/2003

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Worst case, the combination of Project New Daily Emissions reported in the DEIR and wood smoke emissions (calculated above) would equal 11.2 pounds of PM_{10} per day, which is less than 80 pounds per day. The impact would be less than significant based on the applicable significance thresholds used in the DEIR. Inclusion of the "Inn/Spa/Restaurant" Inn Mitigation Measure 5.10-4 is unnecessary.

The finding of a "potentially significant impact" in the DEIR is based on a qualitative discussion of meteorological conditions that sometimes occur in the Sonoma Valley. There is no evidence (e.g., air dispersion modeling) put forth that demonstrates that wood smoke from the project would cause or contribute to a violation of an ambient air quality standard.

This concludes our review of the wood smoke issue regarding the Sonoma Country DEIR. If you have any questions, please feel free to contact us at (707) 766-7700.

Sincerely,

James A. Reyff
Senior Project Scientist
Illingworth & Rodkin, Inc.

cc Stephen Butler (VIA Fax: 707-546-1360)
Tim Mayer

RESPONSE TO LETTER 12 -- JAMES REYFF, ILLINGWORTH & RODKIN

Response to Comment 12-1

Mitigation Measure 5.10-4 is intended to control fireplace emissions used for space heating and was not intended to restrict kitchen stoves, but the term "wood burning stove" could be interpreted as affecting a cooking stove. The construction of two fireplaces and a wood-burning cooking stove within the inn/spa/restaurant portion would not result in a significant impact.

Based on this comment Mitigation Measure 5.10-4 on page 5.10-9 is revised to read as follows:

> ***Mitigation Measure 5.10-4*** A note shall be placed on the final map that states that only natural gas fireplaces, pellet stoves, or EPA-Certified wood-burning fireplaces or stoves, shall be allowed in the residences and only natural gas fireplaces shall be allowed in the inn/spa/restaurant and the winery. Conventional open-hearth fireplaces shall~~should~~ not be permitted. Prior to recording the final map a statement shall be included in the project's CC&Rs stating that only natural gas fireplaces, pellet stoves, or EPA-Certified wood-burning fireplaces or stoves shall be allowed in the residences. This mitigation does not apply to wood burning for cooking.

LETTER 13

COMMENTS TO THE SONOMA COUNTRY INN EIR

1 1. Page 3.0-4 - Footnote 2 references inconsistencies in the project application materials relating to the size of the Sonoma Country Inn project. The number of acres proposed in the project is 187. Page 3.0-13 - The referenced project size of 177 plus or minus acres should read 187 acres.

2 2. Page 3.0-32 - The reference to the CC&Rs should state that the County would be a third party beneficiary with the right, but not the obligation, to enforce the CC&Rs.

3 3. Page 4.0-13 - At the bottom, the discussion states that the project would be highly visible. This text should be modified to conform to the visual analysis in Section 5.8 of the EIR. Similar clarification may be needed on page 4.0-16.

4 4. Page 4.0-20 - When analyzing the concentration of "visitor serving uses," wineries are included. We do not believe that this is consistent with past County practice. Wineries are considered agricultural uses and not "visitor serving uses" for purpose of Policy AR-6g.

5 5. Page 4.0-30 - An erroneous reference to the project being "highly visible" from State Route 12 is again made.

6 6. Page 4.0-32 - An erroneous reference to "highly visible" from State Route 12 again appears.

7 7. Page 5.6-21 - Mitigation Measure 5.6-2(a), item (1): Based on site consultations with Department of Fish and Game (DFG) representatives, this measure is too restrictive as written. There are some locations along the road where it may be less impacting to complete improvements on the side of the road closest to the creek. Discussion with DFG indicate that they support incorporating such flexibility into the mitigation language, with final road adjustment and siting of improvements to be completed in consultation with DFG.

8 8. Page 5.6-21 - Mitigation Measure 5.6-2(a), items 4 and 5: In consultations with the Department of Fish and Game (DFG), it was determined to be acceptable to allow trenching and laying of underground pipe through proposed oak tree preserves if such activity would not impact the root system of existing trees. Therefore, it is suggested that this construction activity be allowed in oak tree preserves based on siting approved by a qualified arborist and DFG.

9 9. Page 5.6-21 - Mitigation Measure 5.6-2(a), item 6: It may be necessary to cross the Riparian Preserve proposed in the Draft EIR with underground utilities. It is suggested that this measure be modified to allow such crossings subject to review and approval of the Department of Fish and Game via the required Streambed Alteration Agreement.

10. Page 5.6-23 - Mitigation Measure 5.6-3(a), item 1: Expanding the Brodiaea Preserve to

encompass the seasonal wetland to the north does not seem to be warranted or justified. In order for Road B to avoid the expanded preserve as proposed in the Draft EIR, it would have to be routed around the wetland area to the north. This will likely not be feasible because such an alignment would be located on property not owned by the applicant. It is suggested that this measure be modified to allow a road alignment that would be acceptable to the Department of Fish and Game based on consultations with that agency.

10

11. Page 5.6-26 - Mitigation Measure 5.6-4(a), item b: The applicant agrees with the concept of minimizing disturbance to the extent feasible. Regarding the width of Road A, however, minimum width for fire safe standards may be unnecessarily restrictive for traffic flow. Road A will, for example, be used by trucks that will supply the inn and spa. This mitigation measure should be revised to "allow greater road width, where acceptable, based on consultations with the Department of Fish and Game."

11

12. The reference to Building D & F in mitigation measure 5.8.3 should be corrected. The reference in measure 5.8.3 should be to the "C" type buildings depicted on Exhibit 3.0-10.

12

RESPONSE TO LETTER 13 -- COMMENTS TO THE SONOMA COUNTRY INN EIR

Response to Comment 13-1

Footnote 2 on page 3.0-4 is correct. Exhibit 6A in the *Sonoma County Inn Project Description*, September 2000 states "For the easterly 177 +/- acres as shown on the approved Development Plan/Tentative Map". As described in ***Chapter 3.0*** the project site analyzed in the Draft EIR is 186 acres. Consistent with County past practice a complete survey of the subdivision would be made prior to the Final Map.

Response to Comment 13-2

Based on this comment the last paragraph on page 3.0-32 of the Draft EIR is revised to read as follows:

> The residential lots would be governed by a Homeowners' Association which would have the authority to manage and regulate aspects of the property. A detailed set of Conditions, Covenants, & Restrictions (CC&Rs) would be prepared for review and approval by Sonoma County prior to the project's Final Subdivision Map being recorded. Sonoma County would be a third party beneficiary with the right to enforce the CC&Rs.

Response to Comment 13-3

The word "highly" is subjective and can be deleted without changing the conclusion reached in the analyses. Based on this comment and the analysis of Impact 5.8-3 the text on pages 4.0-13 and 4.0-16 of the Draft EIR is revised as follows:

> As shown in the photosimulations in ***Section 5.8 Visual and Aesthetic Quality*** no part of the development is seen at or above the ridgeline. Although the proposed project would result in significant tree loss, including removal of a significant number of trees to accommodate roadways, buildings, and for fire protection, the project does use the existing vegetation to generally screen most of the proposed buildings from public view. However, as discussed in Impact 5.8-3, from State Route 12 (west of Adobe Canyon Road) portions of the proposed project would be ~~highly~~ visible due to the visual contrast of the form and color of the buildings with the immediately surrounding land forms and vegetation. Grading would be required to develop on-site roads, parking lots, building pads for the inn/spa/restaurant, the winery, plus the 11 residential buildings. As shown in the photosimulations, no ground-level features such as roads, driveways, or parking areas ~~are~~would be seen. Finally, the applicant proposes to underground both electric utility and telephone lines on-site.

Response to Comment 13-4

The proposed project includes a winery, open to the public, which would include a tasting room and wine retail sales. Policy AR-6d specifically includes wine tasting within the definition of visitor serving uses.

Response to Comment 13-5

Based on this comment and the analysis of Impact 5.8-3 the text on page 4.0-30 of the Draft EIR is revised as follows:

The winery and associated buildings would be set back more than 1,000 feet from State Route 12. As shown in the photosimulations in ***Section 5.8 Visual and Aesthetic Quality*** the combination of topography and trees would generally screen most of the proposed development from view. However, as discussed in Impact 5.8-3, from State Route 12 (west of Adobe Canyon Road) portions of the proposed project would be ~~highly~~ visible due to the visual contrast of the form and color of the buildings with the immediately surrounding land forms and vegetation, resulting in a significant visual impact from this location.

Response to Comment 13-6

Based on this comment and the analysis of Impact 5.8-3 the text on page 4.0-32 of the Draft EIR is revised as follows:

> ***Analysis --*** As shown in the photosimulations in ***Section 5.8 Visual and Aesthetic Quality*** the individual buildings would be sited below exposed ridgelines. Although the proposed project would result in significant tree loss, including removal of a significant number of trees to accommodate roadways and buildings plus for fire protection, the project does use the existing vegetation to generally screen most of the proposed buildings from public view. However, as discussed in Impact 5.8-3, from State Route 12 (west of Adobe Canyon Road) portions of the proposed project would be ~~highly~~ visible due to the visual contrast of the form and color of the buildings with the immediately surrounding land forms and vegetation, resulting in a significant visual impact from this location. Grading would be required to develop on-site roads, parking lots building pads for the inn/spa/restaurant, the winery, plus the 11 residential buildings. Finally, the applicant proposes to underground both electric utility and telephone lines on-site

Response to Comment 13-7

Comment noted. Please see Response to Comment 6-1.

Response to Comment 13-8

Recommendations made in Mitigation Measure 5.6-2(a) to protect trees in the Oak Tree Preserves do not specifically exclude installation of underground pipe through the preserves. However this should be discouraged due to possible short-term impacts on existing tree root zones and complications with establishment of new tree plantings recommended for replacement and enhancement purposes.

Response to Comment 13-9

Comment noted. It is assumed that roadway and utility crossings of the creek channel would be combined to avoid disturbance to the riparian corridor. However, Mitigation Measure 5.6-2(a)(6) simply refers to "new creek crossing" and does not specifically exclude installation of underground utilities. The measure also states that the final boundaries of the expanded preserves would be determined in the field in consultation with the CDFG, providing the commentor with an opportunity to further negotiate details of required improvements.

Response to Comment 13-10

Mitigation Measure 5.6-3(a)(1) was recommended to minimize potential impacts on jurisdictional wetlands any modifications to which may require authorization from the Corps and RWQCB. As indicated in the mitigation measure, the final boundaries of the expanded preserved would be determined in the field in consultation with the CDFG. Where complete avoidance of this feature is

determined to be infeasible, additional authorization and mitigation may be required from regulatory agencies as called for in Mitigation Measure 5.6-3(e).

Response to Comment 13-11

Comment noted. Reference to Fire Safety standards called for in Mitigation Measure 5.6-4(a)(6) would include adequate access to accommodate project-generated traffic and emergency vehicles and equipment. No revisions are considered necessary in response to the comment.

Response to Comment 13-12

The two-story buildings referred to in Mitigation Measure 5.8-3 are correctly identified as types D and F. These buildings are located east of the inn's main house and are in the row of buildings closest to State Route 12, i.e. the first row buildings relative to the highway. On further inspection of the project site with story poles erected, it is apparent that the building type D at the most easterly end of the first row of buildings would not be visible due to screening by topography and intervening fir trees. Therefore, the mitigation measure should be revised to refer only to building type that would be visible from State Route 12 and Adobe Canyon Road. The mitigation measure was not intended to refer to the two-story type C buildings in the second row of guest cottages relative to State Route 12 (behind the type D and F buildings). As seen from State Route 12, the buildings in the second row would be screened from view by those in the first row.

Based on this comment and comments 5-6 and 5-8 Mitigation Measure 5.8-3 on page 5.8-19 is revised to read as follows:

> ***Mitigation Measure 5.8-3*** In order to minimize visual impacts, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant <u>and the winery</u> with the immediately surrounding setting so that the project would not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible. The measures shall require:
>
> - Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. <u>Roof colors shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape.</u>
>
> - The height of guest cottage buildings (building type~~s D and~~ F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road.
>
> - Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road.
>
> <u>Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the 147-vehicle winery parking lot from State Route 12.</u>
>
> - The finish floor elevation of the main house shall not exceed 722 feet elevation and the finish floor elevation of the second floor shall not exceed 736 feet elevation.

- Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee.

LETTER 14

Valley of the Moon
Alliance

Melinda Grosch
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, Ca 95403

June 20, 2003

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

Subject: Sonoma Country Inn Draft EIR

The following are comments provided by the Valley of the Moon Alliance members and consultants that pertain to the public Draft EIR issued for the proposed Sonoma Country Inn Project in May 2003. The EIR is seriously flawed in many respects and must be revised and reissued for public review. Please carefully consider the following comments.

DEIR Elements:

2.0 Summary of Findings:

2.3 Evaluation of alternatives:

1 Only four alternatives were considered: (a no project, proposed project and a reduction in inn units to 24, with and without the winery). There are other possibilities that should be considered. You could eliminate the winery and put the inn in that location with 24 or 36 units. Another alternative would be to eliminate the inn and winery and simply build a few more private residences. Or limit the project to a 24 room inn with a dining hall and spa just for guests of the inn.

3.0 Description of the Proposed Project:

(Refer to the attached memo from Ernest Carpenter on additional comments dated June 12th detail DEIR deficiency)

3.1 Site location and land uses

2 The land use designations and zoning rules established in 1984 and 1988 have recently been interpreted by PRMD staff, in a manner consistent with the plans of the developer. According to staff's interpretation many errors exist in the 1984 and 1988 recordation of the Board of Supervisors' action. Before such a conclusion is acted upon, it should first be verified by publishing entirety of the public record surrounding the Board's 1984 and 1988 actions involving this project. Is there any legal authority for adding a restaurant and spa open to the public, a general store, a gallery, an event center etc. beyond the scope of zoning changes authorized by Bd. of Supervisors 19 years ago? At the Planning Commission hearing on June 5, staff said the proposed site for the inn is not location originally approved by the Board of Supervisors. What legal authority exists for moving

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the inn from one parcel to another? The DIR, at (p.4.0-3) says ***staff has made an interpretation*** of the 1984 Board action as authorizing expansion of the size of the inn and restaurant. Does County staff have legal authority to determine "technical corrections" of this magnitude exist with out a full review process of the original Board action? See DEIR page 3.0-14 and footnote 15. All documentation for this project as approved in 1984 and 1988 should remain as originally enacted. If "technical errors" were in fact made, they should correct as appropriate by the Board of Supervisors when project is reviewed.

What legal authority exists for changing the size of parcels of the RVSC from 5 acres approved in 1984 General Plan to 20 acres now and changing the parcels numbers allegedly based upon a technical error? (See pp. 3.0-8 and 4.0-4). Can a viable 36 inn with a spa and restaurant, be operated on 5 acres or less? The remodeled and soon to be re-opened Kenwood Inn and Spa is one example.

What was the typographical error that resulted in the size of the inn going from 35 to 36? The existing 1989 General Plan LU14 r states 35 units. Is it appropriate to rely on the developer's memo as the basis to make this change?

Density for the RRD zoning designation was also claimed to be in error.

Is there an expiration period for approved developments when the tentative subdivision map has not bee recorded? Were there legally required documents files in a timely manner? What is legal effect of the failure to record the tentative subdivision map after 19 years? (See p 3.0-10)

3 At p.3.0-14 the report says the inn with shops, offices, meeting rooms, etc. will occupy approximately 85,000 sq, ft.; but at p.3.0-18, and p.3.0-20, Ex. 3.0-11 says the same structures will occupy 70,000 sq. ft. Which is the accurate figure, and which figure was used in the DEIR analysis? This is a significant difference in size, and did it cause problems with the accuracy of the DEIR analysis?

4 At p.3.0-15 the report says the winery and accessory buildings will occupy 40,000 sq. ft.; but at p.3.0-27, and Ex. 3.0-11 at page 3.0-20 says those buildings will occupy 23,750 square feet. Which is correct, and which figures were used throughout in their analysis?

5 At pp. 3.0-14 & 15 the parking totals are shown as 269 spaces (147 for the winery and events center, etc., and 102 for the inn). Their traffic calculations for events use average car loads of 2.2 passengers, except for Sun. afternoons when they use 2.7 passengers. Assuming 200 people at an event, and 2.2 people in the cars, that means 90 cars. At p. 3.0-34 they say the winery will have a maximum of 6 employees. Even assuming they do not ride the company bus or car pool, which brings the total to 96 cars. That leaves 51 open spaces, less whatever they are allocating for trail parking. What is the justification for 147 spaces?

6 At pp. 3.0-14 and 15 is there adequate space for delivery, setup and operation of equipment by outside vendors and their employees? There can be 3 to 5 large vans parked at the site for the events setup process. Are there any plans to provide off-site overflow parking options for special events attendees and staff?

3.3 Cumulative Development Assumptions:

The list of cumulative projects was substantially understated. The impacts when added to this project analysis will change the results significantly. The map at p. 3.0-37, exhibit 3.0-19 is also incorrect because it does not depict numerous existing and/or approved projects. The following projects are approved or completed and reasonably expected to be impacted by the Sonoma Country Inn project as of May 2002.

7 Ledson Winery and event center:
Boys and Girls Home that will be twice as large as current structure:.
Juvenile Hall Expansion:
New Mount Hood park entrance at Pythian Road:
Restoration of the Hood Mansion:
Sugar Loaf State Park main entrance on Adobe Canyon has 1700 visitors a day (it is also planning to expand to 3000 a day based on their EIR report):
Oakmont development has expanded from 140 homes to 165 homes:.
Wedding event center "Gardens at Kenwood Farms" on Hwy 12 in Kenwood:
Deerfield Winery 45,000 case winery and events:

Other projects in the vicinity where also ignored. None of the activities in the Glen Ellen area were discussed in the DEIR. E.g. Mayo Winery at Arnold Drive and Hwy 12. There is potential of two hotels, a new winery tasting and event center also not addressed.

4.0 Consistency with Public Plans and Zoning:

4.1 Sonoma County General Plan

8 Staff interpretation of the project and consistency with the 1984 approved project implementation of policy LU-14r is questionable. A complete and accurate documentation of Board of Supervisor decisions involving this property in 1984 and 1988 should be provided. It is inappropriate that staff and memos from Common Ground Land Planning Services should be relied upon to interpret what the County Board of Supervisors intended to do 19 years ago. (P4.0-3)

9 The amount of weigh given to General Plan LU-14r is too great, considering the weight given to other Land and General Plan documents. The DEIR creator seams to selectively choose between General Plan land use categories and provisions, while ignoring others. They did not includ and analyzed any that directly related to project area LU5.2 and LU5d, and Lu9 as well.

10 General Plan Open Space element section 2.2, Scenic Landscape Unit and Community Separator has not been given appropriate consideration. The good of the people must prevail over the profits of the developer.

11 The Analysis of Objective OS-1.2 at p. 4.0-11 is of concern. What building footprint sizes did they use, and how did they determine the building locations? How can the analysis be considered complete when the applicant did not provide information concerning the location and size of the 11 residences? They also make unsubstantiated

assumptions as to what structures will be shielded from view when they admittedly do know which trees will be removed.

12 This project does not comply with the mandatory criteria of Policy OS-1c pp. 4.0-12 & 13; and Policy OS- 2c (p. 4.0-15 &16). Does that provide a legal basis to reject to the project?

13 In Analysis of Policy OS-2i at pp. 4.0-12 &13, the author states that "more restrictive sitting and setback policies" of the scenic landscapes and scenic corridors were applied. If they in fact wanted to apply such standards, couldn't they site the structures so they are not seen from any location on Hwy 12 or Adobe Canyon Road?

14 In Analysis of Policy Goal AR-6 at p. 4.0-19 they say the winery buildings and events center are compatible with a long-term agricultural use of the site. Without a vineyard on site, the winery is simply a processing plant. The events center makes it nothing more than an entertainment center. There is only 3400 sq. ft. for fermentation, and 4300 sq, ft. for barrel storage, for a total of 7700 sq. ft. The General Store at 3500 sq. ft. will be larger than the fermentation building, and the Events Pavilion at 4350 will be larger than the barrel storage. There will also be 750 sq. ft. for a gallery building. (See Ex. 3.0-11 at p. 3.0-20). The Staff & Maintenance building for the Winery (the Inn has a separate Service/staff building) will be 4450 sq. ft. for a winery with 6 employees. Is this to necessary to support the operation of a 10,000 case winery?

15 Analysis of Policy AR- 6.2 at p. 4.0-19, what percentage of products and merchandise sold in the General Store will actually be produced in Sonoma County? A fundamental question is a general store something that belongs on Ag land?

16 Policy AR-6g (p. 4.0-20) pertains to Concentration of Visitor Serving segments analysis failed to consider the existence of the three tasting rooms in Kenwood, the wedding facility, the Deerfield Winery, State and County Parks and County facilities at Los Guilicos.

17 The southern portion of the project which is most suitable for agricultural production will in fact be the waste water disposal sites for the inn/restaurant/spa and the winery. Nevertheless, it is stated that: ..."In a sense therefore, the project would 'protect agricultural soils for future generations" This, along with several other such statements, shows a total lack of unbiased objectivity on the part of the authors of the DEIR.

5.0 Environment Details

5.1 Land use

(Refer to the attached memo from Vicki Hill for additional comments dated June 13th detail DEIR deficiency)

Analysis of Mitigation Measure 5.1-4 at p. 5.1-13- this deals with ag activities (spraying, noise, dust, etc.) conflicting with guests and employees at the inn. The proposed

mitigation for guests is to provide the following written statement to them ***upon check-in:*** "The Sonoma Country Inn is located adjacent to agricultural lands and pesticide applications, dust, odor & other nuisances associated with agricultural activities may occur". To disclose this only after they have made their reservations, planned their vacation, paid their (probably non-refundable) deposits and traveled from wherever to Kenwood, is not reasonable or fair. If the risk is important enough to warrant a warning, it should be at the time they first make inquiry about reserving a room. Otherwise, it is like placing the warnings about smoking on the inside of the cigarette pack. 18

Mitigation Measures 5.1-5 p5.1-14 indicates no mitigation would be necessary. According to the initial study these facilities are adequate to serve the proposed project. Proper enforcement of Group A occupancies laws (structural, fire suppression systems, and pre-special events inspections) as noted within the Uniform Fire Code, the California Building Code and title 10 of the California Code of Regulations will impact public services, specifically fire agencies, including but not limited to fire agencies. 19

5.2 Traffic and Circulation

(Refer to the attached memo dated June 19, 2003 from TPG Consulting on additional Traffic detail DEIR deficiency)
(Refer to attached memo dated May 20, 2003 from George Ellman on additional Traffic detail DEIR deficiency)

Traffic analysis was again based on some previous reports done by traffic experts. It was based on numbers from 2000 and purportedly adjusted to reflect growth of 2002. How are you going to determine if the adjustment is correct and the 2002 numbers reflect all crush and bottling traffic that occurs at each winery? The project trip generations was based on interviews with applicants' representative or from manuals. These may or may not reflect actual trips from the project site. Of course the cumulative impacts are understated due to the fact they failed to account for more than 50% of the traffic contributors. (See list of cumulative facilities missed) The traffic safety records that currently exist in the area has not been reviewed. This should be acknowledged and factored into the significance of traffic in the area. 20

The only analysis the DEIR makes for Event traffic impacts assumes an average attendance of 100 people, (Exhibit 5.2-37) many of the wineries have been authorized to have many more attendees. Shouldn't the analysis assume the worse case possibility and utilize use approve use permit event approved numbers? They should at least do a comparison analysis using the higher attendance figures. All known event providers should also be included in the table including but not limited to the Kenwood Wedding event center, other tasting rooms in Kenwood, Deerfield Winery, Ledson Winery, Kunde Winery, State and County Parks programs etc. are not considered. 21

Their analysis assumes passenger loads of 2.2 per car for events, except Sunday afternoons when they assume 2.7 per car. They use the higher figure for Sundays because they assume several family members will attend. (See p. 5.2-48). This does not 22

appear to be a correct assumption for a winery event which would typically be attended only by adults over the age of 21.

Their Mitigation Measure 5.2-11 at p. 5.2-67 gives no consideration to the multiple hazards their proposed roadway configuration would create in the vicinity of the Lawndale Road/ Hwy 12 intersection versus traffic (1) exiting the project and heading east towards Sonoma; and (2) traffic entering the project heading east from Santa Rosa. There are numerous different potentials for collisions. Keep in mind that currently when westbound cars are stopped on Hwy. 12 waiting to turn left into Lawndale, westbound cars typically enter the bike lane to pass. The creation of a westbound "deceleration lane" to enter the project will create the following collision points:

23 (a). As westbound vehicles enter the deceleration lane to pass left turning cars, eastbound vehicles turning left out of the project may proceed onto Hwy 12, incorrectly assuming the westbound vehicles will be slowing to turn right into the project.

(b). As westbound vehicles enter the deceleration lane to pass vehicles turning left on to Lawndale eastbound vehicles turning left into the project may incorrectly assume the vehicles in the deceleration lane will be slowing to turn right into the project.

(c). As westbound vehicles enter the deceleration lane to pass vehicles turning left on to Lawndale they may impact vehicles in the deceleration ahead that are slowing to turn right into the project, that they incorrectly assumed would continue westbound towards Santa Rosa.

(d). As westbound vehicles approach vehicles turning left on to Lawndale they may incorrectly assume they will be able to enter the deceleration lane to pass ,on the right, only to discover that the vehicles ahead of them in the deceleration lane are actually slowing or stopping to turn into the project. In that case the westbound driver can elect to (1) rear end the left turning vehicle, (2) rear end the decelerating right turning vehicle, or (3) pass the left turning vehicle on the left and collide with eastbound cars.

(e). There will also be collisions between westbound vehicles turning left out of Lawndale onto Hwy 12 and eastbound vehicles turning left out of the project on to Hwy 12. Both vehicles will have to accelerate rapidly to merge with traffic and have almost no time or space for error. The distance between these two roadways is 300 feet. These collisions will be either "T-bone" or head-on accidents. The DEIR at p.5.2-67 reports traffic speeds on Hwy 12 in front of the project at 65 mph.

(f). This scenario does not necessarily involve a collisions, but it will impact traffic. As vehicles fill the deceleration lane to enter the project, and westbound vehicles are stopped to turn left onto Lawndale, westbound through traffic will be also stopped and backed up until vehicles turning left onto Lawndale have completed their turns. This creates the added risk of left turning, vehicles taking unwise risks to clear the lane for through traffic.

(g). I am sure there are other combinations that have not been considered.

(h) On top of all of this confusion, add bicyclists who frequently travel the hills of Lawndale and the setting sun for westbound vehicles.

There has been no acknowledgement of the existence of Frey, Hoff and Green Streets in their analysis. At Green Street the only gas station in the north end of the valley is on

24 the corner and very busy, and will get a lot busier. Vehicles entering and exiting these roadways will be severely impacted by resort traffic.

25 Mitigation measures suggesting signals placed at Lawndale, Randolph and Adobe Canyon are inconsistent with rural character of the area and the inherent beauty of this scenic highway. Too many signals resemble an urban environment and will detract from the area. There is already a community feeling that the signal planned at Warm Springs Road is not something that the community wants.

26 The only traffic count for the Lawndale/Hwy 12 intersection was done by the applicant's consultant in November of 2000. The numbers appear quite low and may be a reflection of a November survey almost three years ago.

27 Ex. 5.2-12 at p.5.2-21 (Planned and Approved Projects) does not include the planned expansion of Blackstone Winery, Ledson Winery ,Deerfield Winery, the proposed Anderson Winery, the Children's Home, the new Juvenile Justice Center, or the additional 25 homes at Oakmont (in additions to the previously mentioned 140) or local County and State parks.

28 At p.5.2-34 the report estimates that 70% of the projects employees will be approaching from the west, and only 30 % from the east. A large percentage of the resort's employees will be low-income workers and are more likely to live in Sonoma, Aqua Caliente or points east.

29 At pp 5.2-58 and 59 existing, approved or proposed facilities near the project were not completely identified. Many, if not all will have special events. (See listing of cumulative facilities missed) Therefore the traffic imposed by events at the other facilities was not properly addressed.

30 At p. 5.2-58, the report relied upon a single article appearing in a trade journal to determine the methodology to estimate vehicles queues on approaches to un-signalized intersections. This is not a scientifically recognized source upon which to base such calculations. If one searches long enough, it is possible to find an article to support almost any proposition.

31 At p.5.2-59 their Ex. 5.2-36 "Project Trip Generation" it is noted that the applicant estimated an "average size" event for all event centers in this area to be 100 people. The winery like St. Francis and Chateau's Jean holding much larger events that is not a fair analysis. If they include in St. Jean's six events at 2000 people, or the passport events like the Barrel Tasting, (3400 in a weekend) the results of their analysis should change markedly.

32 They did include any discussion or analysis of the very heavy bicycle traffic in the area of the project, Hwy 12 and Lawndale.

33 Traffic analysis did not include the annual winery "Crush" traffic. All local wineries in the area rely on grapes trucked in, increased labor forces additional delivery of supplies and increased tourist activity.

34 The DEIR traffic analysis did not address the circulation element considerations. The impact on other roadways when Highway 12 becomes impacted. (Arnold, Bennet Valley and Warm Springs) It also did not acknowledge that there is only one road into and out of the valley. Any accidents on Hwy 12 have a significant impact on everyone attempting to travel through the valley.

35 Traffic impacts on local driveways that enter and exit the highway was not considered. How will they be impacted was not addressed in the DEIR.

5.3 Hydrology and Water Quality

(Reference memo dated June 20, 2003 from ENTRIX, Inc for additional comments on DEIR deficiency.)

36 The climate section (p5.3-3) identifies the most climatically similar station to the project site as the rainfall recording station in Sonoma, 11 miles southeast of Kenwood. This is not the most climatically similar site, and greatly under-represents rainfall-runoff conditions. The northern portion of Sonoma Valley is subject to orographic lifting that result in higher annual and storm-event rainfall than recorded in Sonoma. Rainfall isoheytals developed by the USGS (*S.E. Rantz, Surface Water Hydrology of California Coastal Basins Between San Francisco Bay and Eel River, 1967*) indicate that Mean Annual Precipitation (MAP) in the project area is between 40-50 inches. The Sonoma County Water Agency *Flood Control Design Criteria, (1983)* manual indicates MAP is approximately 35-45 inches annually, not 29.9 inches as indicated by the EIR.

37 Rainfall stations that are much more climatically similar to the project site include the gauging station at Oakville with a MAP 40.4 inches, and at St Helena with a MAP of 41.5 inches.

38 The Climate section of the EIR should be revised to more accurately reflect rainfall conditions at the project site, Exhibit 5.3-2 should be similarly revised, and any analysis or discussion of runoff and flooding that is based upon the inaccurate rainfall data used in the EIR should be corrected. (1) Page 5.3-7 Exhibit 5.3-4

39 (a) The 10-Year peak runoff for pre-development is calculated using a runoff coefficient of 0.22 for Sub watershed 1 and a coefficient of 0.19 for Drainage 2a. The technical basis for selecting these coefficients is not presented, and therefore it is difficult to evaluate the accuracy of the runoff calculation. This deficiency of the DEIR should be corrected by making "transparent" the rationale and technical basis for using the selected coefficients

40 (b) It is our opinion that the Rational Method calculation presented in the DEIR significantly under-represents 10-Year peak runoff due to the use of coefficients that do

not accurately represent site conditions. Using the California Department of Transportation, *Highway Design Manual* (1995) guidelines and format for determining runoff coefficients in undeveloped areas, we suggest the following is a better estimate for the runoff coefficient (C):

Runoff Coefficient Calculation	
Topography =	0.28
Soil Infiltration =	0.10
Vegetative Cover =	0.07
Surface Storage =	0.10
C =	0.55

We would expect a similar identification of how the runoff coefficient is determined. Usually a weighted calculation is made based on different land-uses, soil types, vegetative cover, etc. within the watershed area of concern.

41 (c) Based on Comment 1, 2a and 2b, the 10-Year Peak discharge calculation should be revised and corrected to reflect the rational formula as presented in The Sonoma County Water Agency *Flood Control Design Criteria, (1983)* manual. The discharge calculation should include drainage area, runoff coefficient, rainfall intensity, and the appropriate K factor, which is related to the MAP for the area. The K factor for the project site is approximately 1.4 to 1.5, according to the County's manual. (2) pg. 5.3-15 Mitigation Measure 5.3-1

The mitigation measure indicates that under the General Permit a monitoring program will include inspections of the construction site prior to anticipated storm events and after actual storm events. This section also indicates that there will be a County-approved erosion and sediment control plan to minimize impacts from erosion and sedimentation during construction. In addition, there will be a SWPPP to limit water quality effects.
42 The DEIR states that the SWPPP should include BMP's such as "restricting grading to the dry season, specifying construction measures that minimize exposure of bare soil to rainfall..." as an element that could be included in the SWPPP.

We agree with the expectation that such BMP's should be included in the SWPPP, but feel that the EIR should not defer such measures to other plans and permits. Sonoma Creek is a known steelhead spawning and rearing stream, both upstream and downstream from the project site tributary drainages to Sonoma Creek. Fish distribution and population studies conducted by Department of Fish and Game in cooperation with Sonoma Ecology Center have identified steelhead in the upper reaches of Sonoma Creek, both upstream and downstream from Adobe Canyon. As indicated by the DEIR, project construction has the potential to erode sediments that could be deposited in Sonoma Creek, and this is considered a significant impact (Impact 5.3-1).

Therefore, the DEIR should directly address the potential to impair steelhead spawning and rearing habitat in Sonoma Creek by strengthening Mitigation Measure 5.3-1 to include specific limits on grading and other construction activities to the dry season only.

This mitigation action should not be left as a recommendation for inclusion in other permits, and should be made a mitigation requirement in the DEIR in order ensure protection of steelhead habitat in Sonoma Creek. (3) Page 3.0-29 Access and Parking; Page 5.3-19 Impact 5.3-3

The DEIR fails to address the potential for impacts associated with drainage along the new, wider access roads, identified as Road A and Road B, and the driveways to the residential homes. The DEIR does not discuss the design for drainage along the roadways, does not state the length of new roadways to be constructed, and does not indicate the extent of new cut-slopes to accommodate the roadways (see page 3.0-29). We feel that these are important elements to consider and evaluate in the DEIR. For example, the inboard ditches draining many roadways are often a significant source of
43 chronic erosion and subsequent sedimentation.

The roadway design information should be more fully developed, presented, and addressed in this EIR due to the potential significance of impacts. The DEIR states that California Department of Fish and Game, US Army Corps of Engineers, and the Regional Water Quality Control Board will address alteration of stream channels at their crossings within the purview of their respective permitting authority. However, these regulatory agencies only address the site of the stream crossing, and do not regulate the road design outside of the stream crossing. We feel that this would be a significant over-sight, and represents a significant potential non-point source of sediment to the stream channel outside of the actual stream crossing sites. Therefore, the DEIR should address the road design and associated road-side drainage, consider the potential for impacts related to road-related drainage, and develop necessary mitigation measures to ensure that road-related drainage does not increase erosion and sedimentation of receiving channels. (4)page 5.3-21, Exhibit 5.3-8; page 5.3-23, Exhibit 5.3-9; and page 5.3-25 Exhibit 5.3-11

The same comments made in 1a, 1b, and 1c apply to Exhibit 5.3-8, Exhibit 5.3-9, and Exhibit 5.3-11. Derivation of the pre-development and the post-development runoff coefficients are not presented. There is no explanation as to how either the pre- or post-development runoff coefficients are determined. The adequacy of the impacts evaluation
44 and mitigation measures cannot be determined until the 10-Year and 100-Year Pre- and Post- Development runoff calculations are revised.
(a) The DEIR should indicate how the amount of new impervious surface associated with the proposed project and any other project features relates to the runoff coefficient selected for the post-development project scenario. The derivation of the runoff coefficients should be clearly traceable to the project conditions.
(b) Calculations for 10-Year and 100-Year peak runoff from the Rational Method should be revised based on any revisions to the runoff coefficients, and based on inclusion of the appropriate K-factor used by the Sonoma County Water Agency.
(5) Page 5.3-21 Mitigation Measure 5.3-3(b):

The mitigation measure to minimize changes in post-development runoff suggests an applicable BMP to include: "Storm water detention facilities to capture and regulate off-

site runoff". The DEIR has not addressed the potential impacts to steelhead habitat associated with the use of storm water detention facilities. Use of storm water detention facilities on the ephemeral drainage channels should be further addressed in the DEIR.

45 On-stream detention basins will capture sediments, including gravels that are ultimately transported to Sonoma Creek. Gravels are an important feature of steelhead habitat. Any capture of gravels would reduce recruitment to Sonoma Creek and could impair spawning habitat. The relative percentage of gravels supplied by the project drainage-ways is not evaluated in the DEIR. However, field observations of streams draining the project area indicate that gravels are present. In the absence of gravel supply data, the DEIR should take a conservative approach to protecting steelhead spawning habitat by indicating that either on-stream detention basins are not to be used, or that a mitigation measure require periodic excavation of all gravels captured in detention basins and return of those gravels to the stream system in a manner so that they will be available for transport to Sonoma Creek. Project mitigation measures should state that in order to protect and maintain steelhead habitat there a net loss of gravels to Sonoma Creek shall not be permitted.

45A The DEIR says the proposed winery would produce 10,000 cases although both the "Notice of Completion of Draft Environmental Report..." and the recent P.D. article referred to a 40,000 case winery. If it is in fact 40,000, a new analysis is needed.

46 It is a poorly kept secret that the County of Sonoma does not make any effort to enforce the production limitations assigned to wineries. Therefore, the DEIR should determine the maximum number of cases the proposed winery could produce and use that number in at least an alternative potential analysis. That would impact both water use and wastewater disposal

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47 Page 5.3-23 uses the same rainfall figures in discussing "Increased Peak Flows to Sonoma Creek". They predict increased peak flows of 2-3 inches and conclude it is a rate that is "less than significant". For those of us living on Frey, Lawndale and Hoff Roads who have water in or around our houses and garages as recently as Dec. 2002, another 2-3 inches could be the difference between floodwaters being inside or outside the house. If the DEIR uses the correct rainfall figures for the Kenwood area, rather than Sonoma, the calculations using the increased impervious areas, will show increased downhill flooding.

48 Impact 5.3-8 at p. 5.3-27, "Cumulative Hydrology and Water Quality Impacts referred to only "12 Projects". As mentioned earlier they have not considered several existing and planned projects..

At pp. 5.4-4 & 5, "Depth to Groundwater", they noted that their residential information is "very limited". The only information they had was soil percolation data sheets ***from Oct. and Nov. 1985***. That is almost 20 years old and lacks any foundation for accuracy at this point in time.

49 Springs fed homes on Adobe Canyon Road were not considered in the water test and well study. Pump tests, with water downdraft may have had an impact on springs at 1051 Adobe Canyon Road. Also water quality comparison that was done did not include all wells in the immediate area. At least four residential wells on the south side of Hwy 12 between Lawndale and Hoff Roads and seven wells along Shady Acre Lane were not included in the study.

The appellate courts in California require a base line water study prior to approval of such development.

5.4 Wastewater Disposal

(Reference memo attached dated June 20 2003 from ENTRIX, Inc for additional comments on DEIR deficiency.)
(Reference memo attached dated June 17, 2003 from Rochelle Campana, P. E. for additional comments on DEIR deficiency.)

50 Their entire Wastewater Disposal analysis beginning at p. 5.4-8 relies upon the use of a package treatment plant not approved for use in this county. The Citizens Advisory Committee working on the 2020 General Plan update intends to severely limit the use of package treatment plants in this county. The CAC has made it very clear they do not want to open the door for resorts in rural areas to develop land that can not handle the waste water they would generated.

51 Mitigation Measures 5.4-1 states that a licensed grade 3 operator will maintain and monitor the FAST system. How often will the Operator be at the site? How often will the effluent be sampled to ensure effluent standards are met? What is the history for this type of equipment in regards to failures or human errors causing spillage etc?

52 At p.5.4-15, the assumed wastewater treatment and disposal systems are noted in the DEIR to be inadequate for the winery, and "would be a potentially significant impact requiring relocation or removal of the buildings" They did not, however present any analysis of alternative building locations.

Page 5.4-23, Impact 5.4-5: Impacts to Groundwater Hydrology:

53 It is stated that an area-wide increase in groundwater levels would not be expected from the onsite discharge of treated wastewater because the water source is from onsite groundwater. However, it has not been demonstrated that groundwater in the Alluvium beneath the Disposal Areas A and B is in hydraulic communication with the source groundwater of the Sonoma Volcanics. For example, a continuous clay layer in the Alluvium unit could represent an aquitard with respect to the underlying Sonoma Volcanics; clay layers greater than 10 feet thick have been logged during the construction of wells near the project site. If the units are not in hydraulic communication, then a general or localized rise in the shallow water table within the Alluvium unit could occur both on the southern portion of the project site and down-gradient areas. The DEIR

should provide supporting data that characterizes the hydraulic relationship between these units and revise, if necessary the impact conclusions.

54 Winery waste and Inn waste can not be mixed and processed the same. How much wine waste will be treated and have they provided for enough lines in their analysis. Water Feature does not mention the placement or size, nor what they will do with the discharge in the winter. The DEIR needs to analyze and diagram the three different sewage process flows. Also the Package plants problems need to be analyzed and discussed.

55 Mitigation Measure 5.4-4 Nitrate levels in wells is a big concern. There have been studies done linking cancer to a nitrate level in drinking water. Which wells will have the increased nitrate level?

5.5 Water Supply

(Reference attached memo dated June 20, 2003 from ENTRIX, Inc for additional comments on DEIR deficiency.)
(Reference attached Groundwater Survey February 2003 for Brent Moore for additional details about his well and comments)

56 Ex. 5.5-1, Map of "Location of springs, Existing Wells, and New Wells" at p. 5.5-2, has omitted many residential wells in the depicted area south of Hwy.12 between Lawndale and Hoff roads. The owners of those wells are: Leroy Tonneli, Brent Moore, Karen Waikiki and Dennis McIntosh. Many of the other wells surrounding the project have also not been reviewed or reported. Owners at 201 and 301 Adobe Canyon Road have already had to drill new wells or make wells deeper.

Page 5.5-4, Neighboring Wells and Springs, pages 5.5-9 and 5.5-10, Impact 5.5-1: and page 5.5-17, Cumulative Effects on Groundwater Recharge

57 Decreasing well production in the vicinity of the project site does not appear to be limited to private well owners. The Kenwood Village Water Company (KVWC), a primary public provider of potable water to the community of Kenwood, has their primary supply well (on Greene Street) less than one (1) mile down-gradient from the project site. According to Mr. Jim Downey, president of KVWC, the drawdown required to maintain their production rate of 300 to 350 gpm has decreased 50 feet since 1987. KVWC suspects that the dynamic water level drop-off reflects the impact on the local aquifer of the many additional wells installed and utilized in the area, considering that recent rainfall has been near normal. In addition, during the drought years of the 1990s, the pump in this well needed to be lowered over 100 feet (since 1987) in order to maintain their production rate of 300 to 350 gpm. The DEIR does not document or in any way address the decline in well production noted by KVWC. This is a significant oversight and limitation of the DEIR. It must be addressed in the impact analysis.

58 In addition, the 48-hour pumping test was conducted during the wet season of 2002, within a near normal rainfall period (non-drought period). The results of the 48-hour pump test do not represent conditions that would exist during the dry season, and does

not represent conditions during a sustained multi-year drought period (for example, as in 1976-1977) that undoubtedly will occur in the future.

59 The DEIR should be revised to adequately investigate and address documented declines in groundwater production in the project vicinity and associated cumulative impacts from groundwater extraction throughout the area. In addition, the DEIR has failed to assess the affect of pumping groundwater from the project site during the dry season and during prolonged drought years.

(5) page 5.5-12 Impact 5.5-3

60 Because it has not been demonstrated that groundwater in the Alluvium beneath the Disposal Areas A and B is in hydraulic communication with the source groundwater of the Sonoma Volcanics, an assumption that treated wastewater will be returned to the same groundwater aquifer cannot be made. Therefore, it appears that the "net extraction" of groundwater for the project may be underestimated. The DEIR should reconsider this assumption and the resulting impacts.

(6) Comment Regarding Potential Impacts to Sonoma Creek and Threatened Steelhead

61 Sonoma Creek is a known steelhead rearing and spawning stream, including reaches in Adobe Canyon within Sugar Loaf Ridge State Park, downstream to the town of Glen Ellen (Sonoma Ecology Center, 2000, Spawning Gravel Suitability Assessment). Steelhead are listed as a federally threatened species by the National Marine Fisheries Service. Observations by the Sonoma Ecology Center (SEC) have indicated that the upper reaches of Adobe Canyon are usually flowing through the summer season, although flows tend to be very low. The lower reaches of Sonoma Creek, as it emerges from Adobe Canyon near Highway 12, often go dry, but with isolated pools persisting into the fall. Within approximately 1/4 to 1/2 mile further downstream from Highway 12, Sonoma Creek gains surface flow providing interconnected pools in the summer.

The draft DEIR is deficient in that it does not address whether the aquifer from which the proposed project would draw groundwater is hydraulically connected to Sonoma Creek, and further does not indicate whether summer and fall season low-flows may be affected by groundwater pumping. Although the 48-hour pump test appears to indicate that that the impact of pumping to Sonoma Creek flows would be insignificant, the test was not performed during the dry season nor during drought conditions. The final EIR should evaluate how groundwater pumping, both from the project and cumulatively, will influence low-flows in Sonoma Creek and steelhead summer rearing habitat during drought and non-drought years.

5.6 **Biological resources**

62 In the introduction of the Draft E.I.R. it appears that the majority of the studies used in the DEIR were completed by biologists, and others, for the applicants- Graywood Ranch

and Auberge Resorts. We believe outside sources need to be used, to assist in keeping any bias out of the end results. Also, each of the studies was conducted within the last two years and most of us here know that longer more in depth studies must be conducted to get a realistic idea of what plants and animals are using this area. It will be different in very dry years as compared to really wet ones. Over all, more studies need to be done before any thing is done on this property.

Also, in the introduction there is a statement that there were only two one-day field reconnaissance surveys to verify the vegetation and wildlife resources on the 200 acres as well as determine the adequacy of the detailed studies and the mapping of sensitive resources. That's inadequate amount of time to verify everything that needs verification.

Vegetation and wildlife p 5.6-2

63 It is indicated that the extent of the surrounding undeveloped lands contribute to the high wildlife habitat values on the site. This indicates that many species make up the floral communities and that, in turn, suggests a high level of wildlife both in abundance and diversity. This depicts an image of an area that should be left alone. It is what many areas are trying to achieve- a good balance between the flora and fauna. There are also many natural community types, surface water and few, at this time, impediments to animal movement across and within the area surveyed.

Non-native grasslands

64 A statement is made that declares if less than ten percent of the grassland is non-natives than it is not considered to be a sensitive natural community. Any natives should be saved and perhaps their extent expanded if possible. If everyone thought that a few non-natives not worth saving, all grasslands would be built upon. Most of California grasslands are now made up of non-native grasses.

65 As to the two areas that were first wetlands due to the indicator species, *Limnanthes douglasi,i* and then not wetland due to soil type not being the right type; more thorough investigation should be completed as the information here is inadequate. There are wetland areas that get enough rain to be called wetlands most years, and then there are dry years when one would not believe that a year before the same dry looking area was covered with meadow foam or other ephemeral pool species

Mixed Evergreen/mixed Oak Series p 5.6-4

66 'The blue Oak/California fescue association is a very important association in oak woodlands. This association provides excellent habitat and food forage for many species. This association, when found together, should be left in tact and not removed or fragmented. Both natives and migratory birds (Oregon Junco) use just this sort of area to build nests in the fall.

We are skeptical that no raptors were found on 200 acres. A lot of animals make this area their home, and raptors capitalize on this situation and usually live close.

Valley Oak Savannah p 5.6-4

67 Valley oaks are very important in the food chain and should all be protected. We are surprised no nests were found, and do believe that more surveys are necessary. Was the investigation adequate?

Chaparral p 5.6-5

68 Chaparral provides seeds and cover for many mammals and birds. The area should not be disturbed. The fact that *Ceonothus sonomensis* in the chaparral is not changing the status of the chaparral to sensitive natural community status is troubling and thus more studies should be done.

Riparian Zone p 5.6-6

69 We agree that the riparian zone should be considered a sensitive area due to the catastrophic effects disturbed riparian habitat has on organisms both close by, such as at the site and further away, such as steelhead down stream. Due to the Valley and Blue oaks in this particular riparian zone nothing should be disturbed anywhere near the riparian corridor.

Wet Meadow/ Seasonal p 5.6-6

70 We agree that the wetlands should be considered a sensitive resource and left alone. All wetlands, even seasonal, should be considered sensitive and should have at least a 300 foot buffer along all riparian areas.

Special Status Species p 5.6-9

All rare or endangered plant species should be protected. Even the habitat that might possibly have once been Ceonothus or Brodiaea areas should be preserved.

71 **The red-legged frog** can be found quite a ways from water in moist leaf litter. Even with the use of radio telemetry it often takes a long time to locate red legged frogs because of their habit of burrowing deep into leaf litter. Further investigation is necessary.

Also, California Tiger Salamanders are difficult to find except for on very rainy nights a few weeks per year. If one does not look in the correct location they will not be found. The live in gopher holes all year. Only breeding males and females come up to the surface and mate. The rest stay down roaming gopher holes for quite a ways from ideal breeding pools. So who is to say that there are no CTS on the site? Inadequate study has been conducted thus far.

Raptors *were* seen carrying nesting material into the study area. Simply because the observers did not *find* the nest does not mean it does not exist. We believe more time in the field is necessary. Migratory raptors were not examined. Another study was recommended by the biologist surveying the area let us hope a more conclusive study will be conducted. Inadequate study and wrong information was pulled from original document.

Appendix 8.4 Initial study

72 **Potentially significant Impact**
Clearly, there is much work to be done. CDFG should be called in to do studies on plants and animals- even those that are not endangered or threatened. Animals need corridors in which to migrate. We need to stop blocking all routes

No oaks should be removed as they are facing enough death with the fungi phytopthora,

73 Ex. 5.6-3 at p. 5.6-18, the depiction of proposed Oak Tree Preserves at the south end of the property is misleading and inaccurate if the dots in the marked "preserves" are intended to suggest the number of existing trees. There are far fewer trees than dots.

74 At p.5.6-25 they suggest that perhaps 3000 trees will be removed. By this time in the project they should be compelled to set a more accurate number of what they truly estimate will in fact be removed and where they will be removed. How many of the 3000 will be oaks? See also the discussion below in Section 5.8 (5) Visual and Aesthetic Quality.

5.7 Geology / Soils

75 The upland plateau block has not been addressed as to the type of landscaping that can be planted in those soils. A great deal of the project claims is that it is screened from view by tall trees and extensive landscaping. What will be done to assure the screening? A landscape plan is necessary to review visual impacts and how the Inn and related structures will appear upon completion of construction. There should also be a discussion as to what can be planted in the soils and volcanic rock to effectively screen the structures.

76 If extensive excavation is required to remove rock from site, this opens that plateau area up to landslides, soil erosion and many undesirable effects. There needs to be a plan in place and proper assurances that this will not occur. What is the penalty if mitigations are not done correctly?

77 This is a rich area for geology findings and Indians artifacts. It was surprising to hear that nothing could be found on the plateau or grassy flat land near the streams. Has the search been adequate? Have the Graywood property owners have created problems by bull dozing their property and removing geological findings. (See reported submitted by Archaeological resource service for Lendal Gray, March 8, 2001.)

5.8 Visual and Aesthetic Quality

(Reference VOTMA presentation on 6/5/2003 CD-ROM and a list of project not included in the DEIR was provided to Melinda Grosch on 6/19/03 meeting.)

The visual impact study images provided in the DEIR were based on two dimensional photography. While it is possible to product a retouched photograph with an illustrated element like a building with reasonable accuracy it would require a fairly sophisticated approach. The person producing the rendering would need at least two and preferably three precise measurements to allow them to triangulate the exact distance from camera to subject and then with the necessary skills they could generate a composite layer of buildings that could be in proper scale relative to the landscape.

78

Based on the data provided in the DEIR it does not appear that the proper data was collected nor does it appear that the necessary skill was deployed to ensure accurate results in the final renderings. As a point of fact I took the provided distance from camera to project site and compared that to my own data which was calculated using a satellite based GPS measuring system and the DEIR numbers appeared to be inaccurate by a factor of approximately 50%. If this is in fact the case then one could calculate that the buildings in the DEIR provided renderings would be around 50% of the actual building size or half of what would be the actual size and visual impact of the finished project.

In contrast to this approach the images I presented were created in an engineering grade 3D software package using satellite generated terrain data with buildings built to scale per the numbers provided in the DEIR or at least as close as possible considering the confusing and changing terminology and inconsistent nature of the provided data. That being said I feel confidant that the building to landscape representation in my presentation is far more accurate and to scale then the images provided in the DEIR. Therefore, the visual impact would be far greater than reported in the DEIR.

Are the square footage figures shown in EX. 3.0-11 at p. 3.0-20 interior space dimensions or do they include the footprints of the buildings, including balconies, terraces, overhangs, etc? If they used interior footage, the building sizes are much smaller than they should be for the visual analysis.

What square footage (interior or exterior) was used for the photo simulations in Ex. 5.8-5 at p. 5.8-13, Ex. 5.8-8 at p. 5.8-17; and Ex. 5.8-10 at p. 5.8-21?

79 At p.3.0-27 it says the highest peak of the roof of the winery would be 35 ft., however Ex. 3.0-16 at p. 3.0-28 shows south elevations of two winery buildings at 48 ft. above grade. Which elevation is correct, and which elevations were used?

80 In Analysis of Objective OS-1.4 at p. 4.0-11, how did they arrive at the estimate of 3000 trees to be removed? Is that a maximum figure? If not, what is the maximum number to be removed? Without accurate information from the applicant about tree removal, the DEIR's visual impact may very well be even more inaccurate than currently believed. The same questions could be asked about tree removal for residences. Since the applicants deny knowing where the residences and related structures will be located, they cannot provide any meaningful or credible information on the visual impacts. How many trees the owners of the residences post-construction will remove? Will there be any means to effectively assure that additional trees will not be removed.

81 In the Analysis of Policy OS-1a at p. 4.0-12, the staff has interpreted the 1984 Board action as permitting placement of residences anywhere on the Graywood Ranch. How is that consistent with a 107 acre "agricultural" parcel labeled "not a residential lot"; a 255-acre "remnant parcel" labeled " existing home to remain"; a 25 acre "inn parcel"; and an eight acre "winery parcel"? Under staff's interpretation could the residences all be built on the "inn parcel" or the "winery parcel"?

82 In the Analysis of Policy OS-1e at p. 4.0-14, it is said that the roads, parking lots, driveways, etc. cannot be seen in the photo simulations. Certainly cars in the parking lots of the winery will be visible. Will cars at the inn be visible? If the photo simulation of the view from Lawndale were taken 100-500 feet to the west along Hwy 12, what would be the visual impact?

83 In the Analysis of Policy OS-1b at p. 4.0-12 and Analysis of Policy OS-2b at p. 4.0-14 appears the statement: "Compared to the 1984 project described in the General Plan Policy LU-14r, the project ***could be viewed as an intensification of commercial uses***..." Under what possible objective standards could any reasonably impartial individual interpret it as anything other than an intensification of commercial uses?

84 The report noted in several different places that the applicant for this analysis did not provide them with any detailed grading or tree removal information. See example pp. 5.8, 9. 15 & 18. How can the analysis be completed with accurate without that information?

It is important to maintain the scenic highway and view for passing motorist, bicyclists and pedestrians. But most important is to maintain the view and scenic quality for those that live here in the valley and view this mountain daily. It's the community that supports the local rules, general plans and elects supervisors that support our visions.

85 The DEIR defines visual dominance and sensitivity of the project (p 5.8-4). It does not give enough weight to the fact the pristine mountain with no buildings on it would now have over 45,000 sq feet of buildings, and be opened up to multiple negative visual

effects. No consideration has been given to how this project would forever change the character of Kenwood. The DEIR takes a very pro developer position on sensitivity and dominance. The presentation displayed assumes a very conservative position on visual impacts. They justify them by zoning changes impacts only. They ignore the cumulative impacts upon the community that works and resides in this area.

The DEIR dismisses the significance of impact upon the scenic view with a statement that in 1984 the general plan and zoning ordinance provided a future development on the
86 project site of 476 acres. The general plan did not provide for the locations now proposed. Where in the general plan did it provide for the size of the visitor serving area (K zone) and what was to be built at that time? The valley has changed dramatically over the 19 years since it was proposed to develop small portions of the Graywood Ranch. This is a drastically different project than was presented to the Board of Supervisors in the 1980's. What is currently proposed is not within the scope of what the Board of Supervisors approved.

87 The DEIR programmer assumed his own tree removal in creating the visual impact photo simulations and not of those of the developer. They also did not take in consideration the visual impacts of clear cutting for firebreaks, home site clearing and opening up the view from the Inn.

Visual and Aesthetic Quality-Significance Criteria p5.8-8
88 All of the criteria from the State CEQA Guidelines establish this project would have a significant visual and aesthetic quality impact. It substantially affects the scenic vista; substantially degrades the existing visual character or quality of the site and its surroundings; damages scenic resources; and will create a new source of substantial light and glare.

The DEIR view impacts assume the removal of trees without having any substantive information from the applicant. Without detailed information about the tree removal
89 program it cannot determined how many of the 3000 trees will directly affect the view of buildings. The DEIR also did not include the impacts of required clear-cutting for fire protections around each structure. Residential building envelopes 8 and 9 are below the Inn. Clearing trees for those structures could have a significant visual impact. The impact was not analyzed. How accurate are the assumptions in the DEIR that trees will actually screen most structures from the public view?

The DEIR assumes that the views of the Inn will only be extend above the tops of intervening trees on the hillside immediately in front of the development. The developer
90 already leases and has the option to purchase the property that is immediately below the inn parcel. Is there any way to prevent the removal or severe topping of the trees on that adjoining down hill property under the control of the applicant before or after the project is completed? What would the visual impact be if the trees on the downhill adjoining property were removed, if for example applicant decides to extend the vineyard on that hillside? How visible would the project then be from hwy 12 and Adobe Canyon?

91 The Inn site is visible from Highway 12 at Warm Springs. As you drive west toward Santa Rosa it is very visible from many different spots along the highway. It would also be very visible from many Kenwood homes. If the road is widened and trees removed, the visual impact will be even greater. Even the new outdoor eating spot in Kenwood plaza restaurant will have a direct view of the Inn and adjoining structures.

92 The DEIR goes to great length to talk about color, design, and blending of the Inn with the background. The problem not addressed is how you handle the yearly changes in hillside colors. The buildings will not change colors with the seasons but the hills and the trees will. How do you mitigate that problem? What will the visual impact be in the winter when many of the surrounding trees lose their leaves?

93 The mitigation measure 5.8-3 p 5.8-19 is not sufficiently effective in minimizing visual impacts. The color of exterior buildings may try to blend with the surrounding trees but they change colors throughout the year. It DEIR also does not address the sun reflecting off the windows of the hillside structures at various times of the day. What will be the visual impact? The height of some of the cottages and other building will be two stories or higher. This will create a continuous string of buildings visually apparent along the hillside.

94 In Mitigation existing trees on project lands are to be preserved to the extent possible. There is no way to control this mitigation effort. It would be very easy to justify removal of any trees that block the desired view for any part of the project.
Finished floor elevations of main house are not exceeding 722 feet elevation. There will be no way to control this mitigation. The issue is the number of buildings, their size, and where they are positioned. Moving them to a location off the hill would mitigate the visual affect.
Expecting the permit process to control grading, development plans and landscaping etc. is inherently risky. There is no discussion of how to effectively control tree removal.

5.9 Cultural Resource

95 The impacts on this cultureal and historical resource have been inadequately addressed in the Draft EIR. Some areas that need to be address are: The economic impacts on the Sonoma Valley travel, wine and hospitality industries. The cultural impacts for all current residents, future visitor and individuals interrupted Valley Vista—rather than the beauty that exists today. What will be the cultural impacts on the country of Sonoma? The impact on our artistic community as the valley vista is a treasured and much loved visual icon.

5.10 Air Quality

5.11 Noise

96 The DEIR did not give any consideration to noise transmission impacts on residences at lower elevations across Hwy 12 from the project. Many of the residences they did

consider have large clusters of trees on their properties that would partially block the sounds from the project.

97 Impact 5.11-1 at p. 5.11-5 "Noise Associated with Special Events at the Wineries". This analysis did not give any consideration to the cumulative effects of noise from other event centers in the area, e.g. St Francis, St. Jean. Ledson. etc.

98 The DEIR did not include any analysis of the noises that will be generated from the restaurant and Inn that will carry across the Valley.

6.0 Alternatives to the Proposed Project

Not all alternatives have been identified or considered. Other alternatives include but are
99 not limited to the following: (All include 11 home subdivisions)

Alternative 4 A 24 unit inn with a restaurant and spa for guests only.

Alternative 5 No Inn or Winery but allows more homes to be built in there place.

Alternative 6 Construct a 24 Unit Inn on the Winery parcel and eliminate the winery, events, country store etc.

7.0 Impact overview

7.1 Growth Inducing Impacts

It is incorrect to conclude that the project would not remove obstacles to growth nor set a precedent for similar future projects. The General Plan CAC subcommittee on agricultural tourism has discussed this issue at length. Concerns throughout Sonoma County have been expressed over the resort developments, as they not only degrade the
100 rural environment, but they also start a chain reaction of development. Opportunities are provided to farmers to sell their land at a higher profit for urban development, and this opportunity is appealing for many struggling farmers. The proposed destination resort project needs nearby amenities, increasing the demand and pressure for additional lands to be converted to commercial uses. CEQA requires an assessment of whether the project "opens up" new areas for development. In this case, the project would certainly open up the Sonoma Valley for further development. In particular, it is clear that existing General Plan policies would not protect other lands from the same type of development.

The approval of this resort given the significant of it's impact on Sonoma Valley will surely invite resort projects like Las Ventanas to proceed with their plans and if denied, be prepared to sue the county based on fair treatment or equality issues.

Overall, to permit development of this resort will inevitably lead to more resorts in this valley. If a grape grower decides to stop farming because of drop in grape prices, there will be great economic pressure, both upon the farmer and the county, "to let in just one more resort". When it comes to money and tax dollars, it seems to have the same addictive qualities as "just one more potato chip". It is far safer to forego the first one. Along with resorts and their big money clientele will come an increased demand for high-

end retail. This means more visitors, more employees, more traffic and greater demands on our overburdened, environmentally challenged infrastructure.

Other comments:

101 Under the heading Analysis of Goal LU-5, at p. 4.0-9, the author wrote: "Although the Sonoma Country Inn project represents ***a slight increase*** in the intensity on the site. How can anyone acting in good faith suggest that the change in the scope of this project from 1984 is only a ***slight increase***? The change in the number of rooms alone from 35 or 36(according to staff) to 50 is over 40%. That does not include the spa; 125 seat restaurant, as opposed to a dining hall only for the guests; a special events center, etc.

102 What will be the impact of a high end resort on the cultural resource of Kenwood? Kenwood is currently a diverse, vibrant community that can easily be overshadowed in quantity of people and dollars with the proposed scale of the planned development. Essentially becoming an economic area rip for conversion to a high end retail and service driven economy/community.

103 There is not only a cultural resource impact but the scale of the development and the "rich & famous" targeted clientele cause a growth inducing impact that has not been adequately addressed.

104 Impact 5.2-13 at p. 5.2-68 "Emergency Access", it is noted that residential roadways longer than one mile must have a secondary road connection. They seek to avoid this safety requirement by saying the county considers the project access road to be a "commercial" road which have no maximum length in the County's fire safety standards. They can call it a navigable stream, but that will not make it any safer for the future residents.

105 The above discussion on "Emergency Access" also summarily disposes of the risks of wildfires by noting that the buildings will all be sprinklered. That will not decrease the risk of wildfires for a discarded cigarette, an overactive chainsaw, or any number of other sources of sparks outside of the buildings.

Valley of the Moon Alliance
Board of Directors

Del Rydman, President

Planning Commission meeting 6/5/03

Verbal comments made using the 3 foot by 10 foot photo.

Blue tags represented projects not considered in the DEIR:

Blue Tag List

Stonegate Santa Rosa city subdivision and 8 new homes
Ledson Winery and event center
Boys and Girls Home expansions
Juvenile Hall Expansion
New Mount Hood park entrance at Pythian Road.
Restoration of the Hood Mansion
Sugar Loaf State park main entrance on Adobe Canyon Road
Oakmont development expansion from 140 homes to 165 homes
Wedding event center "Gardens at Kenwood Farms" on Highway 12 in Kenwood
Deerfield Winery 45,000 case winery and events
Anderson project lot split and winery proposal with events
Glen Ellen development not mentioned.
Mayo Winery at Arnold Drive
Two hotel proposals
Bed and Breakfast expansions.

Pink tags are projects that were in the DEIR.

Pink Tags

Annadel Vineyards Partners
Mobius Painter Winery
Landmark winery
Blackstone Winery
St Francis Winery and Vineyards
Chateau St Jean Winery
Kenwood Winery
Kenwood Inn
Las Ventanas
Oakmont Planned Community
Graywood Ranch Subdivision

RESPONSE TO LETTER 14 -- DEL RYDMAN, PRESIDENT, VALLEY OF THE MOON ALLIANCE

Response to Comment 14-1

It is correct that there are other development concepts for the project site than the four alternatives considered in the EIR. The four alternatives were formulated to provide a realistic and representative range of potential use and development concepts for the site. The principal criterion for selecting the alternatives studied in the EIR was to ensure that the range of concepts evaluated would be sufficient to provide information to the public and public officials to make decisions about the project.

The commentor suggests that three additional alternatives be considered:

(A) reduce the size of the inn, delete the winery, and place the inn in the area where the winery has been proposed;

(B) eliminate the inn and build a few more residences instead; and

(C) reduce the inn to 24 units with dining hall and spa for guest use only.

The commentor=s alternative A is a variation of Draft EIR Alternative 4 described on page 6.0-19 of the Draft EIR. Alternative 4 would reduce the inn to 24 units and eliminate the winery and special events. However, Alternative 4 did not consider relocating the inn to the lower part of the property (the area currently proposed for the winery), and that relocation could further reduce some project impacts. In response to this comment, the commentor=s alternative A is analyzed as a fifth alternative to the project. The following discussion is added to the EIR as Section 6.4.1:

6.4.1 ALTERNATIVE 5 - REDUCED AND RELOCATED INN WITHOUT WINERY

This alternative would be the same as Alternative 4, except that a 24-room inn would be constructed in the area that is currently proposed for the winery. This alternative would consist of the following:

A 24-room inn with accessory uses plus a restaurant (with 125 total seats) and spa open to the public by reservation. The inn would be located on the valley floor portion of the parcel where the proposed project would have placed the winery.

Eleven residential units, the same as the proposed project.

This alternative would only partially meet the applicant=s first objective, as it would have fewer rooms, and no winery or special events.

CONSISTENCY WITH PUBLIC PLANS AND ZONING

For the most part, consistency with public plans and zoning for Alternative 5 would be similar to Alternative 3. With the reduction in the number of rooms to 24, except for the restaurant being open to the public by reservation, alternative 5 would be consistent with *Sonoma County General Plan policy LU-14r.* Since a specific development proposal is not available it would be

speculative to determine consistency with other specific policies of the *Sonoma County General Plan* and provisions of the Zoning Ordinance.

For the most part Alternative 5 would be inconsistent with or require mitigation for consistency with the same *General Plan* policies with which the proposed project would be inconsistent. The major difference in regard to conformance with the *General Plan* between the proposed project and Alternative 4 would be related to the issue of intensification of uses on the project site. As discussed in ***Chapter 4.0 Consistency with Public Plans and Zoning*** the proposed project would potentially conflict with objectives OS-1.2, and OS-2.1 and policies OS-1b, OS-1c, OS-2c, AR-5e, and AR-6b due to the intensification of uses on the project site over the 1984 project. With a reduction in the number of rooms to 24 there would be less intensification of uses. However, the restaurant open to the public may still be viewed as an intensification of use and thus potentially in conflict with objectives OS-1.2, and OS-2.1 and policies OS-1b, OS-1c, OS-2c, AR-5e, and AR-6b.

In regard to conformance with the Sonoma County Zoning Ordinance, similar to the proposed project, it is assumed that future development as envisioned by Alternative 5 would be able to easily conform to the requirements of this ordinance. If this alternative included building heights above 35 feet the Use Permit would need to include a request to exceed the 35 foot height limit.

Similar to the proposed project, with Alternative 5 the errors in the wording of *General Plan* policy LU-14r, the area designated Recreation and Visitor Serving Commercial for Graywood Ranch under both the *General Plan* and Zoning Ordinance and the area designated RRD 60 acre zoning would be corrected.

LAND USE

Similar to the proposed project compatibility with the adjacent private airstrip and with adjacent agriculture uses would be significant. With the reduced number of people on-site (due to the reduced number of rooms and elimination of the winery and special events), these land use compatibility issues would be somewhat less than the proposed project. Mitigation measures for this alternative would be similar to those required for the proposed project (see Mitigation Measures 5.1-1, 5.1-3, and 5.1-4).

Similar to the proposed project, growth inducing impacts would be less-than-significant.

TRAFFIC AND CIRCULATION

Alternative 5 would generate about 23 inbound and 14 outbound trips during the Friday AM peak hour, 19 inbound and 21 outbound trips during the Friday PM peak hour, and 16 inbound and 25 outbound trips during the Sunday PM peak hour. Exhibits 6.0-1, 6.0-2, 6.0-3 provide the results of intersection level of service analyses for Alternative 5 and all other alternatives.

Impact 5.2-1 would occur at the SR 12/Adobe Canyon Road intersection, but not at the SR12/Randolph Avenue intersection. Impact 5.2-2 would occur at both the SR 12/Randolph Avenue and SR 12/Adobe Canyon Road intersections. Impacts 5.2-4 and 5.2-5 would not occur. Impact 5.2-8 (over five seconds delay at the SR 12/Adobe Canyon Road intersection -- Sunday PM peak our) would still occur.

On-site impacts and mitigations for this alternative (such as project access road intersection impacts, roadway hazards, SR 12/project access road intersection safety impacts, internal pedestrian access, emergency access, parking supply, and road hazards) would be the same as for the proposed project, assuming a similar overall site design.

HYDROLOGY AND WATER QUALITY

Alternative 5 would have a similar impact on peak runoff as Alternative 4, as the total new impervious area would be similar to that in Alternative 4. Alternative 5 would result in about the same amount of grading as Alternative 4, as the overall Afootprint@ area of the improvements would be similar. However, with Alternative 5, there would be less grading on the central plateau area, because the inn and associated buildings would be located on the south (valley bottom) area of the parcel instead of on the plateau. The overall erosion impact could be smaller than it would be with the proposed project or Alternatives 2, 3, and 4, because the erosion potential is lower on the gentler slopes of the valley bottom than on the steeper slopes on the edge of the plateau. Though potentially smaller, the erosion impact would still be significant. Mitigation measures for developing a drainage plan and implementing BMPs to minimize changes to the peak flow would still be required (see Mitigation Measures 5.3-2 and 5.3-3). In addition, mitigation measures still would be required to prevent potential water quality and erosion and sedimentation impacts resulting from construction on the residential lots or other project-related activities (see Mitigation Measure 5.3-1).

WASTEWATER DISPOSAL

The commercial wastewater flows generated under this alternative would only be from the inn/spa/restaurant, and would be approximately 70 percent of those generated by the proposed project (see Exhibit 6.0-6). Unless mitigated through the use of nitrogen removal treatment systems (see Mitigation Measure 5.4-4), development of Alternative 5would still result in groundwater nitrate-nitrogen concentrations that would potentially reach or exceed the drinking water standard (10 mg-N/L) in the groundwater recharge area in the groundwater recharge area. While this alternative would impact the groundwater quality to a lesser extent than the proposed project, EIR mitigation measures still would be required to reduce the impact to less-than-significant. As can be seen from the results for an assumed effluent concentration of 15 mg-N/L in Exhibit 6.0-7, the groundwater nitrate concentrations can be reduced to safe levels (well below drinking water standards) if the FAST systems are designed and operated for nitrogen removal. Under this alternative, mitigations would still be required to reduce impacts from noncompliance with setback requirements for the leachfields serving residential lots 3 and 4 (see Mitigation Measure 5.4-3).

WATER SUPPLY

Under this alternative, the water demand from the Resort Well would be approximately 20 percent lower than that required by the Proposed Project (see Exhibit 6.0-5). Total water demand from the project under Alternative 5 would be roughly two-thirds of that required by the proposed project. The use of the Winery Well would not be necessary, and the well could be abandoned or used as a back up well to the Resort Well. Pumping required by the Resort Well for the commercial development would be significantly reduced, and well interference effects on nearby neighboring wells would be lower than those resulting from the pumping rates by the Proposed

Project. Similar to the proposed project potential impacts to neighboring wells and springs, groundwater recharge and aquifer level would be less-than-significant.

BIOLOGICAL RESOURCES

Potential impacts on biological resources under this alternative would be less significant than under the proposed project, due to a reduction in the extent of grading and associated loss of habitat. Structures, roadways, and parking associated with the winery and inn contribute to a large portion of the anticipated habitat modification from the project, and eliminating the winery and reducing the size of the inn would result in less tree removal and disturbance to native vegetation and wildlife habitat. The elimination of the winery and reduction in the size of the inn would provide additional opportunities to avoid mature trees and provide a larger setback from drainages which passes near the proposed inn and winery vicinity. Since the inn and associated buildings and parking lot would not be constructed on the plateau area, there would be smaller disturbance to biotic resources in that area. The impact to sensitive species (Impact 5.6-1) would be reduced, because there would be less construction near the sensitive brodiaea population, and therefore less potential for impact. The potential for impacts to raptor nests would be reduced, as fewer trees would be removed in the plateau area. Though reduced, the potential impact would still be significant, and Mitigation Measure 5.6-1 would still be required. Impacts to sensitive natural communities (Impact 5.6-2) and wetlands (Impact 5.6-3) would be similar to those identified for the proposed project, as access roads would still be constructed near the riparian corridor and wetlands. Mitigation measures 5.6-2 and 5.6-3 would still be required. The impact to wildlife habitat and connectivity (Impact 5.6-4) may be reduced with this alternative. Fewer trees would be removed from the plateau area, but without a site plan it is not possible to determine whether more trees would be removed from the valley floor. Impact 5.6-4 would still be significant, and mitigation measure 5.6-4 would still be required.

GEOLOGY/SOILS

Alternative 5 would have the same impacts that were identified for the proposed project, and the same mitigation measures would be sufficient to reduce the impacts to less than significant.

VISUAL AND AESTHETIC QUALITY

The Draft EIR considered viewpoints from three representative locations along State Route 12 and Adobe Canyon Road (see Exhibits 5.8-5, 5.8-8, and 5.8-10). Alternative 5 would have different visual impacts than the proposed project or Alternatives 2, 3, or 4 because it would avoid construction of the inn on the plateau area. Without a site plan it is not possible to complete a detailed visual analysis such as was done for the proposed project. However, by making reasonable assumptions about a site layout for this alternative, a general comparison of visual impacts can be made.

This alternative eliminates the winery, associated buildings, and parking. It is assumed that the size of the area required for the 24-room inn, parking and associated structures would not be substantially different from the area that would have been occupied by the winery and other improvements. The inn buildings are larger, but less parking area is required for the inn. Therefore, it is assumed that the inn and improvements would fit in the same general area as the proposed winery and improvements. The inn and improvements would be approximately 800 to 1000 feet from State Route 12, and would be partially screened from the road by intervening

trees. It is further assumed that the residences would be built generally as described for the proposed project, and that there would be no other development on the plateau area.

With this alternative, the inn buildings may be more visible from State Route 12 than the winery would have been. As with the proposed project, there would be substantial screening of the buildings provided by the foreground trees, as seen in Exhibit 5.8-5 of the draft EIR. Impact 5.8-1 would still occur, though it would be the inn buildings that would be visible rather than the winery. As with the proposed project, this impact would be less than significant because of the distance from the road, the screening provided by trees, and the fact that the buildings would not appear substantially different from other improvements on the valley floor in the general vicinity.

The impact on the view as seen from Adobe Canyon Road (Impact 5.8-2) would be substantially different with this alternative. The inn buildings would not likely be visible from this location, and there would be no development on the visible part of the plateau area. Impact 5.8-2 was found to be less than significant in the draft EIR. With Alternative 5, this impact would not occur at all.

The impact on the view as seen from State Route 12 west of Adobe Canyon Road (Impact 5.8-3) was found to be significant. With Alternative 5 the inn buildings would not be visible from this location, and the impact would not occur.

The proposed project would cause a significant unavoidable light pollution impact (Impact 5.8-4), both at the project level and as a contributor to a cumulative impact. The project-level impact would be significant because the night lighting could dominate the view from nearby public roads. The main reason for this conclusion is that many of the project lights would be concentrated on the plateau area or scattered with the residences on other parts of the hillside. These lights would be in an elevated area that is now practically devoid of night time lights. Alternative 5 would have a substantially smaller impact than the proposed project, because the concentration of lights associated with the inn would be on the valley floor rather than elevated on the plateau. Though reduced, the impact would still be significant because it would introduce night lights into an area practically devoid of other lights, and would still include some lights (associated with the residences) on the hillside. Given the reduced number of lights at the higher elevations and the substantial screening of both the residences and inn buildings that would be provided by trees, it would be possible to reduce the impact to less than significant with mitigation 5.8-4.

The proposed project would contribute to a significant cumulative light pollution impact. Alternative 5 would have a smaller impact because there would be fewer lights due to the elimination of the winery and the reduced size of the inn, and because the concentration of lights would be at a lower elevation. However, this alternative would still contribute significantly to the urban sky glow which reduces the visibility of the night sky. Mitigation Measure 5.8-4 would not reduce this impact to less than significant.

CULTURAL RESOURCES

Similar to the proposed project, significant impacts to potential subsurface cultural resources could occur with this Alternative. Mitigation measures for cultural resources (Mitigation Measure 5.9-1) would still be required.

AIR QUALITY

With this alternative significant construction period air quality impacts and wood burning emissions would occur, similar to the proposed project. Mitigation measures for construction period air quality impacts (Mitigation Measure 5.10-1) and wood burning emissions (Mitigation Measure 5.10-4) would still be required.

NOISE

Without development of the winery and the events pavilion the noise impacts associated with the proposed project would not occur.

ALTERNATIVES B AND C

The commentor=s alternatives B and C are not exactly the same as alternatives analyzed in the EIR, but they do not appear to be different enough to warrant full analysis as new alternatives. For example, the commentor=s alternative B is not substantially different from Draft EIR Alternative 1 (no project). Alternative 1 describes a project in which the inn and winery are not built, and the only development would be 11 residences. The commentor=s alternative B would add a few more residences to this alternative, and so presumably would have slightly more peak hour traffic than the no project alternative. However, it is not clear how analysis of that scenario would provide any more useful information with respect to reducing project impacts.

The commentor=s alternative C is similar to Draft EIR Alternative 4, which describes a project with a 24-room inn and no winery. Alternative 4 would allow public use of the restaurant and spa by reservation, while the commentor=s alternative C would restrict the use to guests only. The only difference between the two is that the commentor=s alternative C would generate less traffic than Draft EIR Alternative 4. The difference can be determined from Exhibit 5.2-19 in the Draft EIR. The largest difference would occur during the Sunday PM peak hour, when it can be seen that restricting the restaurant and spa to guests rather than allowing public use would reduce the peak hour trips by ten (from 55 to 45). It is possible to generate other alternatives by making slight modifications to different components of the project, and the change in peak hour trips can be estimated in a similar way from information in the Draft EIR. However, it is not practical to analyze every variation in detail. Instead, the Draft EIR attempts to provide a useful range of traffic information by evaluating larger changes in the project. For example, Alternative 4 considers the effect of eliminating the winery (reducing Sunday PM peak hour trips by 20), and analyzes the resultant effect on traffic.

With the incorporation of the commentor=s alternative A into the EIR as Alternative 5 (as described above), the EIR provides a range of alternatives that allows decision makers to understand how significant project impacts may be reduced by modifying different aspects of the project.

The addition of Alternative 5 requires a re-evaluation of the environmentally superior alternative. The Draft EIR selected Alternative 4, however, Alternative 5 would have smaller visual and biotic impacts than Alternative 4, and none of the other impacts would be greater than those caused by Alternative 4. Therefore, Alternative 5 should be identified as the environmentally superior alternative, and section 6.6 of the EIR is revised as follows:

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The *State CEQA Guidelines* require that an EIR's analysis of alternatives identify the "environmentally superior alternative" among all of those considered. Based on the analysis of the project and the alternatives considered, the EIR finds that the *Alternative 1 (No Project Alternative*) would be the environmentally superior alternative.

Section 15126[d] of the *State CEQA Guidelines* states that if the environmental superior alternative is the No Project Alternative, the EIR shall also identify an environmental superior alternative among the other alternatives. Based on a comparison of the impacts of the build alternatives ~~*Alternative 4 (Reduced Sized Inn without Winery)*~~ *Alternative 5* (*Reduced and Relocated Inn Without Winery*) would be the environmentally superior alternative.

The exhibit below compares the five alternatives with respect to the seven significant unavoidable impacts that have been identified for the proposed project. A AYes@ indicates that the alternative would also have the same significant unavoidable impact. If all the alternatives other than the no project alternative (Alternative 1) would have the impact, an asterisk (*) identifies the alternative(s) that would reduce the impact the most.

EXHIBIT 6.0-9
COMPARSION OF ALTERNATIVES

Impact	***Alternative***				
	1	2	3	4	5
5.1-1, Conflict with Plans	No	No	Yes	Yes	Yes
5.2-1, 2005 Traffic without events	No	No	No	No	No
5.2-2, 2012 Traffic without events	No	Yes	Yes	Yes *	Yes *
5.2-4, 2005 Traffic with events	No	Yes	Yes	No	No
5.2-5, 2012 Traffic without events	No	Yes	Yes	Yes *	Yes *
5.2-8, Traffic with Cumulative Events	No	Yes	Yes	Yes *	Yes *
5.8-4, Light Pollution	No	Yes	Yes	Yes	Yes *

* Identifies the alternative(s) that would reduce the impact the most.

A comparison of the environmental merits of each alternative is provided below.

CONSISTENCY WITH PUBLIC PLANS AND ZONING

Alternatives 1 and 2 would be consistent with public plans; the other alternatives would not.

LAND USE

The proposed project and each of the alternatives would have significant land use impacts. *Alternative 1 (No Project Alternative)* would have the least land use impacts since this alternative results in the least number of people on the site. *Alternative 2 (General Plan Alternative),*

Alternative 3 (Reduced Sized Inn with Winery), ~~and~~ *Alternative 4 (Reduced Sized Inn without Winery)*, and *Alternative 5* (*Reduced and Relocated Inn Without Winery*) would each have slightly less land use compatibility impacts than the *proposed project* due to the reduced number of people on the project site.

TRAFFIC AND CIRCULATION

Alternative 1 (No Project Alternative) would generate the least number of automobile trips, would not result in significant impacts to intersection levels of service during the Friday AM peak hour, Friday PM peak hour, or Sunday PM peak hour, and would not have any traffic impacts due to special events. ~~*Alternative 4 (Reduced Sized Inn without Winery)* would have the same intersection impacts as *Alternative 3 (Reduced Sized Inn with Winery)* but would have the benefit of not having any traffic impacts related to special events. *Alternative 2 (General Plan Alternative)* would not result in impacts at the SR 12/Randolph Avenue intersection. The *proposed project* would result in the most traffic and circulation impacts.~~ All alternatives would avoid Impact 5.2-1. Alternatives 4 and 5 would avoid Impact 5.2-4. All alternatives other than the No Project Alternative would have impacts 5.2-2, 5.2-5, and 5.2-8, but Alternatives 4 and 5 would reduce these impacts more than the other alternatives would.

HYDROLOGY AND WATER QUALITY

Alternative 1 (No Project Alternative) would have the smallest increase in peak runoff over existing conditions in Subwatershed 1, Drainage 2a, and Drainage 1a. *Alternative 3 (Reduced Sized Inn with Winery)* ~~and~~ *Alternative 4 (Reduced Sized Inn without Winery)*, and *Alternative 5* (*Reduced and Relocated Inn Without Winery*) would have the same amount of runoff in Subwatershed 1 and Drainage 1a as the proposed project but would have less runoff in Drainage 2a than the proposed project. The increase in runoff from Alternative 2 (General Plan Alternative) would depend on in which drainage area the two additional residential units are located.

WASTEWATER

By eliminating the need for commercial wastewater disposal, *Alternative 1 (No Project Alternative)* would avoid any impacts to groundwater quality in the groundwater recharge area. The *proposed project* and *Alternative 2 (General Plan Alternative)*, *Alternative 3 (Reduced Sized Inn with Winery)*, ~~and~~ *Alternative 4 (Reduced Sized Inn without Winery)*, and *Alternative 5* (*Reduced and Relocated Inn Without Winery*) would require the use of nitrogen removal treatment systems.

WATER SUPPLY

Alternative 1 (No Project Alternative) would only require water for residential landscaping and domestic use. Alternative 1 would not require the use of the Winery Well. The Winery Well would also not be necessary for *Alternative 4 (Reduced Sized Inn without Winery)* and *Alternative 5* (*Reduced and Relocated Inn Without Winery*). Potential impacts to neighboring wells and springs, groundwater recharge and aquifer level for the *proposed project* and each of the alternatives would be less-than-significant.

BIOLOGICAL RESOURCES

Alternative 1 (No Project Alternative) would have the least impacts on biological impacts due to the least extent of grading and associated loss of habitat. ~~With the elimination of winery and reduction in the size of the inn *Alternative 4 (Reduced Sized Inn without Winery)* would provide greater opportunities to avoid mature trees and provide a larger setback from drainage which passes near the proposed inn and winery vicinity than the *proposed project* and Alternatives 2 and 3. Potential impacts to biological resources for *Alternative 3 (Reduced Sized Inn with Winery)* would be slightly less than the proposed project due to a reduction in the size of the proposed inn. Biological resources impacts for *Alternative 2 (General Plan Alternative)* would be similar to the proposed project.~~ Comparing the remaining alternatives, Alternative 5 would reduce potential impacts to the brodiaea population, and would reduce impacts to wildlife habitat and connectivity in the plateau area. It could increase the tree removal on the valley floor compared to the other alternatives or proposed project. Alternatives 2, 3, and 4 would all have smaller impacts than the proposed project, but larger impacts than Alternative 5, as they would all require construction on the plateau area.

GEOLOGY/SOILS

Both *Alternative 1 (No Project Alternative)* and *Alternative 4 (Reduced Sized Inn without Winery)* would remove development within the alluvial lowland area and the geology/soils impacts related to liquefaction, seismic ground settlements, lurching/ground cracking and lateral spreading would not occur. ~~Geology/soils impacts for the *proposed project*, *Alternative 2 (General Plan Alternative)*, and *Alternative 3 (Reduced Sized Inn with Winery)* would be similar.~~ Alternative 5 would have a smaller erosion impact than the proposed project or Alternatives 2, 3, or 4 because it would reduce the amount of grading on the plateau area.

VISUAL AND AESTHETIC QUALITY

~~Without the inn/spa/restaurant Alternative 1 (No Project Alternative) would result in the least amount of visual impacts from the three viewpoints. Both Alternative 3 (Reduced Sized Inn with Winery) and Alternative 4 (Reduced Sized Inn without Winery) would result in a reduction in the size of the inn by reducing the number of guest cottages. As a result the visual impact of Alternative 3 and Alternative 4 from viewpoint 3 would be less than the proposed project. With Alternative 2 (General Plan Alternative) the size of the inn would be reduced from the proposed project and therefore the visual impact from viewpoint 3 would be slightly less than the proposed project.~~ *Alternative 1 (No Project)* would result in the smallest visual impacts. Among the remaining alternatives, *Alternative 5* would have the smallest impact, because it would eliminate most of the development on the plateau area. It would still have Impact 5.8-1 (view from SR 12 near Lawndale), but would not have impacts 5.8-2 (view from Adobe Canyon) and 5.8.3 (view from SR 12 near Adobe Canyon). Impact 5.8-4 (light pollution) would be reduced, but the cumulative impact would still be significant and unavoidable.

CULTURAL RESOURCES

Cultural resource impacts would be similar for the proposed project and all of the alternatives.

AIR QUALITY

Air quality impacts would be similar for the proposed project and all of the alternatives.

NOISE

Without the development of the winery and events pavilion *Alternative 1 (No Project Alternative)*, ~~and~~ *Alternative 4 (Reduced Sized Inn without Winery)*, and *Alternative 5* (*Reduced and Relocated Inn Without Winery*) would not have the noise impacts associated with the proposed project, *Alternative 2 (General Plan Alternative)*, or *Alternative 3 (Reduced Sized Inn with Winery)*. Noise impacts would be similar for the proposed project and Alternatives 2 and 3.

Response to Comment 14-2

The commentor raised a number of questions regarding previous County actions regarding the project site, the existing general plan and zoning designations on the project site, and how these actions and designations have been discussed in the Draft EIR.

As described on page 3.0-9 of the Draft EIR, the Board of Supervisors approved a tentative map and rezoning on the project site on October 2, 1984. The record of the 1984 approval, the resolution and ordinance are available for review at the PRMD office.

On March 23, 1989 the Board of Supervisors approved a *General Plan* update which included Recreation and Visitor Serving Commercial (RVSC) designation on a portion of the 476 acres, Diverse Agriculture 17 Acre Density on the majority of the site, Resources and Rural Development 100 Acre Density on the portion of the site above the Los Guilicos Rancho Line and Policy LU14r. The record of the 1989 approval and the resolution are available for review at the PRMD office. It was the text of LU-14r that included the typographical error stating that the previously approved project included a 35-room inn.

The K (Recreation and Visitor Serving Commercial) zoning is also in error resulting from the 1993 countywide rezoning following the adoption of the *1989 General Plan*. The boundary followed exactly the (erroneous) five acres of RVSC.

Recreation and Visitor Serving Commercial Land Use and Zoning

Based on these Board decisions, PRMD staff determined that the size of the RVSC land use and K zoning boundary shown on the existing *General Plan* Land Use and zoning maps is incorrect. That boundary should be the same as the boundary indicated on Zoning Ordinance 3343, corrected by Ordinance 3368, rezoning 25 acres to the A2 district. All A2 was rezoned to K in the countywide rezoning following adoption of the *1989 General Plan*. This technical correction has not been processed and will not be processed without approval of the Board of Supervisors in accordance with standard procedures for approval of *General Plan* technical corrections. The technical corrections would be processed at the same time as the requests for *General Plan* Land Use change and zone change and would involve ministerial action by the Board of Supervisors. (See Appendix F for various General Plan and Zoning exhibits).

Number of Inn Rooms

The finding in the resolution approving the tentative map that a request for a "36 room inn and associated dining hall" is consistent with the *North Sonoma Valley Specific Plan* have been interpreted

by PRMD staff to mean that the "hotel" referred to in Policy LU14-r should be 36 rooms rather than 35.

Resources and Rural Development Zoning

The zone change from RRD B6 60 acre to RRD B7 would also be a technical correction, to agree with the "Frozen Lot Size" combining district approved by Ordinance 2243 at the time of approval of the previous subdivision in 1984, and carried forward on the majority of the site. There would also be a technical correction that would establish the original size and location of the K zoned parcel, which would increase it from five acres to 25 acres.

General Plan Land Use/Zone Change Requests

Page 3.0-14 of the Draft EIR contains misinformation about the technical corrections. The relocation of the RVSC parcel from a 25 acre portion of APN 051-020-019 to a portion of the inn parcel would involve a request by the applicant to amend the *General Plan* Land Use designation (Map 5, not Map 9 as indicated) on the corrected 25 acres from RVSC to Diverse Agriculture 17 acre density, and a request to amend the General Plan Land Use designation on a 20 acre portion of the inn parcel from DA 17 acre density to RVSC. The technical correction would only re-establish the 25 acres of RVSC at the original location.

The same is true for the technical correction to zoning. The relocation of the K zoned parcel from a 25 acre portion of APN 051-020-019 to a portion of the inn parcel would involve a request by the applicant for a zone change on the corrected 25 acres from K to DA (Diverse Agriculture) 17 acre density, and a request for a zone change on a 20 acre portion of the proposed inn parcel from DA 17 acre density to K. The technical correction would only re-establish the 25 acres of K zoning at the original location.

Previously, a zone change/lot line adjustment request, submitted on July 28, 1989 which would have moved a portion of the Recreation and Visitor Serving Commercial parcel closer to the easterly boundary of the 477 acre Graywood Ranch, was determined consistent with the *General Plan*. The basis of the determination was 1) the location of the RVSC was not associated with parcel boundaries, and 2) the proposal would have created a separate parcel designated RVSC. At that time it was determined that the area zoned K (Recreation) was on a portion of five parcels, because the subdivision creating the lot had never recorded. The tentative map expired on October 3, 1989, after the *General Plan* with LU 14-r was adopted.

This interpretation of *General Plan* consistency will be included in the staff recommendation on the project. The Board of Supervisors has the ultimate authority to interpret the meaning of the General Plan as it applies to projects.

Based on the above, the discussion of the technical corrections on page 3.0-14 is revised to read as follows:

TECHNICAL CORRECTIONS

One technical correction is proposed to the *Sonoma County General Plan* and two technical corrections are proposed for the zoning designations. These are as follows:

- Technical Correction~~ to *General Plan* Land Use Map 9 to increase the area designated Recreation & Visitor Serving Commercial from approximately five acres on APN 051-020-019 to~~

~~20 acres located on a portion of the proposed inn parcel (Lot B)~~ to correct a clerical error by staff in countywide General Plan Update. Change General Plan Land Use Map 5 to increase the area designated Recreation & Visitor Serving Commercial from approximately five acres on APN 051-020-019 to 25 acres located on APN 051-020-019 and portions of APNs 051-020-006,010, 032, 043 and 045.

- Technical correction to the zoning map on 164.32 acres north of the Rancho Los Guilicos grant line in accordance with Ordinance 2243 ~~to agree with *General Plan* density~~ from RRD (Resources and Rural Development)-B6 60 acre density to RRD-B7~~B6 100 acre density~~.

- Technical Correction ~~to the zoning map to increase the area zoned K (Recreation & Visitor Serving Commercial) from approximately five acres on APN 051-0211-019 to 20 acres located on a portion of the proposed inn parcel (Lot B)~~ to correct a clerical error by staff in countywide rezoning following 1989 General Plan Update. Change zoning map to increase the area zoned K (Recreation and Visitor Serving Commercial) from approximately five acres on APN 051-020-019 to 25 acres located on APN 051-020-019 and portions of APNs 051-020-006,010, 032, 043 and 045.

Response to Comment 14-3

The correct square footage for the inn/spa/restaurant is approximately 70,000 square feet as shown in Exhibit 3.0-11. This is the figure that was used in the Draft EIR analysis. The first bullet under Use Permit on page 3.0-14 is revised to read as follows:

- A 50-room inn with accessory retail shops, administrative offices, meeting rooms, and swimming pool, including a main lodge building and 19 cottages, occupying approximately ~~85,000~~70,000 square feet. The inn has a projected occupancy of 100 persons, 119 employees (average 55 on-site), and 102 parking spaces;

Response to Comment 14-4

The correct square footage for the winery is approximately 23,750 square feet as shown in Exhibit 3.0-11. This is the figure that was used in the Draft EIR analysis. The fourth bullet under Use Permit on page 3.0-14 is revised to read as follows:

- A winery, open to the public, with annual production capacity of 10,000 cases, with tasting room, wine retail sales, events area, and a separate "country store" selling Sonoma County produce, food, and assorted gift items. The winery and accessory buildings would occupy approximately ~~40,000~~23,750 square feet. The project proposes 30 special events per year with maximum 200-person attendance, to include weddings, meetings, winemaker dinners, and charitable auctions. Parking for the winery/events area consists of 147 spaces, and includes parking for visitors, inn and winery area employees, and public trail parking.

Response to Comment 14-5

The applicant has responded to this question by explaining that the 147 parking spaces shown on the site plan are intended to comfortably accommodate parking demand, however, this many spaces would likely not be needed. The applicant states his intent to meet the minimum number of spaces required

by the County, however many that may be. [70] The County has not established its own requirement for parking supply, however, in response to this question County staff have prepared an exhibit showing total parking spaces required on a use by use basis based on County parking requirements (see Exhibit 9-33). Exhibit 9-33 shows a parking requirement for the winery of 128 to 170 spaces. Because this is a mixed-use application, parking requirements would likely be less recognizing the opportunities for shared use parking on the site.

EXHIBIT 9-33
PARKING REQUIREMENTS

Facility	*Square Feet/Units*	*Spaces/Sq. Ft. or Unit*	*Spaces Required*
Winery Complex			
Gallery	750 sq. ft.	1 space/300 sq. ft.	2.5 spaces
General Store	3,500 sq. ft.	1 space/200 sq. ft.	17.5 spaces
Events Pavilion	4,350 sq. ft. 200 people	1 space/75 sq. ft. or 1 space/2 attendees	58 spaces or 100 spaces [a]
Barrel Storage	4,300 sq. ft.	1 space/2,000 sq. ft. (warehouse)	2.15 spaces
Entry Pavilion	400	None	
Winery Offices	1,800 sq. ft.	1 space/250 sq. ft.	7.2 spaces
Fermentation	3,400 sq. ft.	1 space/500 sq. ft. (manufacturing)	6.8 spaces
Storage/Mechanical	800 sq. ft.	None	
Staff & Maintenance	4,450 sq. ft.	1 space/200 sq. ft.	22.25 spaces
Trail			12 spaces
Total Winery Area Parking			***128.4 spaces to 170.4 spaces***

a This is the method PRMD staff has used most often for calculating trips generated by special events. The other calculation is based on the number of spaces required for "Auditoriums/Community Centers" as shown in Section 26-86-010 of the Sonoma County Code, Parking Regulations.

Source: Sonoma County PRMD

Response to Comment 14-6

Exhibit 3.0-15 shows the layout of the winery, which includes the events pavilion. Adequate space would be provided for the setup, operation, and takedown for special events. A total of 147 parking spaces are proposed for the winery. As shown on Exhibit 3.0-15 the parking spaces would be grouped in five areas. As shown on Exhibit 3.0-15 parking would be designated for the gallery and general store, for the winery and events, and for staff. No offsite parking is proposed by the applicant.

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[70] Crane Transportation Group conversation with Ed Nagel, Applicant representative, September 17, 2003.

Response to Comment 14-7

Please see Master Response E for a discussion of the accuracy of the list of cumulative projects considered in the Draft EIR.

Response to Comment 14-8

Please see Response to Comment 14-2. It should be noted that memos from Mr. Michael Morrison, Common Ground Land Planning Services were not relied upon to interpret previous Board of Supervisors' actions.

Response to Comment 14-9

Chapter 4.0 does not attempt to given different "weight" to different General Plan goals and policies. Each goal and policy is given equal "weight".

Objective LU-5.2 relates to open space separation between cities/counties and states "Encourage formation of programs to preserve the visual and scenic character of community separators". This objective seems to be directed toward decision makers to form new programs to preserve the open space separation but is not an objective directly attributable to an individual project.

Policy LU5d states that amendments to increase residential densities in community separators should be avoided. The project does not propose a General Plan amendment to increase the residential densities in that portion of the project site designated Community Separator.

Goal LU-9 states "the uses and intensities of any land development shall be consistent with preservation of important biotic resource areas and scenic features". As discussed in the EIR, the proposed project would have significant impacts on vegetation and wildlife resources. Mitigation measures recommended in ***Section 5.6 Biological Resources*** would serve to mitigate anticipated impacts on sensitive resources.

Response to Comment 14-10

The relevant goals, objectives, and policies of section 2.2 of the Open Space Element are discussed in Chapter 4.0. This is a comment on policy which will be considered by County decision makers.

Response to Comment 14-11

The analyses in Chapter 4.0 regarding consistency with public plans and zoning are based in large part on the analyses in Chapter 5.0 of the EIR. The assumptions used to prepare the photosimulations are discussed on pages 5.8-5 through 5.8-7. For example, the building assumptions for the residential lots include: approximately 8,500 square foot floor area, occupying most of the identified building envelope of each residential lot. Building envelopes are shown on both the development plan (see Exhibit 3.0-7) and the tentative map (see Exhibit 3.0-8).

Response to Comment 14-12

The applicant does not propose to use the provisions of OS-1c or Os-2c to gain approval of the development plan. Therefore, consistency of the proposed project with these policies is not relevant.

Response to Comment 14-13

Alternatives 3 and 5 were developed in order to reduce some of the significant unavoidable visual impacts identified for the proposed project. See *Sections 6.3* and *6.4.1* for a discussion of these alternatives.

Response to Comment 14-14

The consistency analysis acknowledges that no vineyards are proposed for the project site and that the winery would require the importation of grapes, an agricultural product that is grown in Sonoma County. There is no prohibition on the importation of grapes for use in Sonoma County wineries. Furthermore, the General Plan permits, with certain restrictions, visitor serving uses in some agricultural areas. The issues raised in this comment are related to policy, and will be considered by County decision makers.

Response to Comment 14-15

It is not know what percentage of products and merchandise sold in the General Store will actually be produced in Sonoma County. However, Objective AR-6.2 does not establish such a percentage, it only provides for the establishment of facilities that provide for the "sale and promotion of products grown or processed in the County".

Response to Comment 14-16

The analysis already acknowledges that there is a concentration of visitor serving uses in this segment of State Route 12. However, based on this comment the analysis of Policy AR-6g is revised as follows:

> ***Analysis --*** There currently is a concentration of visitor serving uses in this segment of State Route 12. Existing visitor serving uses in the area include the Chateau St. Jean, Landmark, St. Francis, Ledson, Blackstone, Kenwood, and Kunde wineries. Other visitor serving uses include three tasting rooms in Kenwood, the wedding facility, the Deerfield Winery, State and County Parks and County facilities at Los Guilicos. In addition the Mobius Painter Winery is approved ~~and currently under construction~~. The 1984 project (and the project described in *General Plan* policy LU-14r) included a 36 room inn and a restaurant for guests only. The *Sonoma Country Inn* project proposes a 50 room inn (an increase of 14 rooms), a restaurant open to the public by reservation, and other activities (spa, special events, etc) not envisioned by the 1984 project. The project would result in a concentration of commercial uses on the project site beyond what is envisioned by *General Plan* policy LU-14r.

Response to Comment 14-17

The potential conflict of using the south area simultaneously for waste disposal purposes and agricultural production to take advantage of the agricultural capability of the these soils is discussed in Impact 5.1-2.

Response to Comment 14-18

Comment noted. It is the opinion of the EIR preparers that the Mitigation Measure 5.1-4 would provide adequate notice to guests at the *Sonoma Country Inn*.

Response to Comment 14-19

The point of this comment is not clear, therefore, no response can be provided.

Response to Comment 14-20

Please see Response to Comment 9-2 and Master Response F.

Response to Comment 14-21

Please see Response to Comment 9-2 and Master Response F. The Draft EIR analysis of cumulative events is realistic. It is not likely that all venues would have maximum size events on the same day and have their maximum traffic impact during the same hour.

Response to Comment 14-22

Comment noted. The number of passengers per car was based upon surveys conducted at special events held at the Chateau St. Jean winery where not only adults, but families with children were observed to be in attendance.

Response to Comment 14-23

The applicant has eliminated the westbound deceleration lane at the project access driveway. Please see Response to Comment 5-10 and Master Response G.

Response to Comment 14-24

As the commentor has noted, the EIR traffic analysis did not address all streets intersecting State Route 12. Higher volume streets (Warm Springs Road, Adobe Canyon Road, Lawndale Road, Pythian Road, and Oakmont Drive) were the focus of the analysis. All intersections along State Route 12 streets would experience increased State Route 12 through volumes as a result of future growth both with and without the Sonoma Country Inn project. Please see Response to Comment 1-2 commenting on the potential benefits of signalization of Warm Springs Road and Randolph Avenue to streets in Kenwood intersecting State Route 12, such as Frey, Green and Hoff streets.

Response to Comment 14-25

Signalization may increase the perception of "urban" as opposed to rural environment, however, the negatives must be weighed against the positives (please see the brief discussion of signals in Kenwood in Response to Comment 1-2, commenting on the potential benefits of signalization of Warm Springs Road and, perhaps, Randolph Avenue, to Kenwood streets intersecting State Route 12 (such as Frey, Green and Hoff streets). The Draft EIR identifies signals as measures that would mitigate the intersection impacts. It also notes that the signals may not be installed and therefore finds the impact to be significant and unavoidable.

Response to Comment 14-26

Please see the discussion of count data and seasonal and yearly factoring in Response to Comment 9-2. Every effort was made to use valid available data plus new data (where none was available) to present a system of traffic volumes that represent peak periods of activity along State Route 12.

Response to Comment 14-27

Please see Master Response F.

Response to Comment 14-28

At this time it is not known where the employees would live. Consideration must be given to overall geographic population distribution when considering the likely origin of workers. The greatest nearby population base is Santa Rosa (west). This would argue for the distribution as shown in the Draft EIR.

Response to Comment 14-29

Please see Master Response F.

Response to Comment 14-30

The traffic engineering profession is known for constant development of improved analytical tools and relies heavily on studies presented in the ITE Journal for new and improved analysis techniques. The methodology used in the Draft EIR (Young Consultant's Award Paper: *Estimation of Maximum Queue Lengths at Unsignalized Intersections,* ITE Journal, November, 2001) is the best, most current analytical tool known to the EIR traffic engineer for assessing vehicle queues at unsignalized intersections.

Response to Comment 14-31

The commentor is incorrect. This was not an estimate made by the applicant. The averages were provided by County staff, based upon permitted event activities supplemented by interviews with facilities having permits for special events.

Response to Comment 14-32

The commentor is correct in observing that bicycle traffic was not determined to be a subject of focus for this EIR. There are existing wide shoulders for use by bicyclists along SR 12 between Kenwood and Oakmont. The proposed project would not be considered to introduce new hazards for bicyclists. Review of CHP accident records (approximately ten years, from 1/21/93 through 9/2/02 included in Appendix C) list only one bicycle-related accident, which occurred in 2003 about 528 feet west of Oakmont Drive.

Response to Comment 14-33

Please see Response to Comment 9-2 regarding crush staffing and traffic and consequent decreases in event activities during the heaviest times of crush season.

Response to Comment 14-34

Please observe turning movements to and from State Route 12 and Warm Springs Road (leading to the Bennett Valley-Arnold Drive roadway system. Volumes are low, indicating a rather low-level use of this corridor as an alternative route. The commentor's observation is correct that State Route 12 is the only route to and from this part of Sonoma Valley.

Response to Comment 14-35

The Draft EIR focused on higher volume side streets, and did not analyze minor streets and driveways. Choices must always be made regarding the focus of a traffic analysis. Please see Response to Comment 1-2 regarding potential opportunities for improved turning movements for side streets and driveways along State Route 12. Level of service for left turn movements out of driveways onto State Route 12 are likely to be similar to that described for Randolph and Lawndale. However, under the significance criteria used in the Draft EIR, impacts on side roads are not significant if the volume exiting the side road is less than 30 vehicles / hour.

Response to Comment 14-36

The mean annual precipitation (MAP) used for the project site in the Draft EIR (29.9 inches per year) was lower than that reported in S.E. Rantz, *Mean Annual Precipitation and Precipitation Depth-Duration-Frequency Data for the San Francisco Bay Region, California*, 1971 and the Sonoma County Water Agency (SCWA), *Flood Control Design Criteria* (rev. 1983). Rantz (1971) indicates a MAP of 34-36 inches per year, while the SCWA reports a MAP of 35-45 inches per year. C.R. Elford, *Climate of Sonoma County*, U.S. Department of Commerce, Weather Bureau, 1964, reports MAP in climatically similar areas (i.e., St. Helena and Oakville) in the range of 33.09 inches per year ("St. Helena 7NE") to 42.57 inches per year ("Oakville 4SW"), with the higher MAP occurring at higher elevations. The elevations of these stations range from 160 to 1,792 feet above mean sea level (ft msl); the only station within the range of elevations at the project site (425 to 1,250 ft msl) is the "St. Helena 7NE" station, which is at an elevation of 1,050 ft msl. The most current climate data in the region is available from the Western Regional Climatic Center (WRCC), a National Ocean and Atmospheric Administration (NOAA) affiliate. The WRCC monitors precipitation data at a St. Helena station; the MAP at this station is 34.95 inches per year. This station is at an elevation of 250 ft msl. Exhibit 9-34 summarizes the MAP data and station characteristics.

EXHIBIT 9-34
MEAN ANNUAL PRECIPITATION IN THE PROJECT VICINITY

Station Name	***MAP (in/yr)***	***Elevation (ft msl)***	***Period of Record (years)***	***Source***
St. Helena	33.11	255	30	Elford, 1964
St. Helena 4WSW	41.04	1,792	22	Elford, 1964
St. Helena 7NE	33.09 36.50	1,050	20 24	Elford, 1964 Rantz, 1971
St. Helena (047643)	34.95	240	71	WRCC, 2003
Oakville 1WNW	36.56	160	24	Elford, 1964
Oakville 4SW	42.57	1,465	17	Elford, 1964

Based on this comment, the mean monthly and mean annual precipitation reported in Exhibit 5.3-2 of the Draft EIR is revised to reflect the values recorded at the St. Helena (047643) and Oakville 4SW, as these sites generally bracket the elevations at the project site; no single station best reflects the climatic conditions of the project site. The text in the climate section on page 5.3-3 of the Draft EIR is revised to read as follows:

The climate within the project vicinity is Mediterranean, typified by dry, warm summers and cool, wet winters. The mean annual precipitation in the project vicinity ranges from 34 to 36 inches per year in S.E. Rantz, *Mean Annual Precipitation and Precipitation Depth-Duration-Frequency Data for the San Francisco Bay Region, California*, 1971, and from 35 to 45 inches per year in the Sonoma County Water Agency (SCWA), *Flood Control Design Criteria* (rev. 1983). The mean annual precipitation varies with elevation, with higher elevations at the project site receiving more rain. The ~~nearest and~~ most climatically similar ~~climate~~ weather stations to the project site ~~is~~are located in St. Helena and Oakville.~~Sonoma, approximately 11 miles southeast of Kenwood. For the period of record (February 1952 to December 2000), the total annual average rainfall in the project vicinity is 29.9 inches, with most of the rainfall occurring during the months of November through March.~~[1] Exhibit 5.3-2 summarizes the mean monthly rainfall for the period of record at two of these stations located at elevations most similar to the range of elevations at the project site. ~~The highest recorded annual rainfall was 63.5 inches (1983), while the lowest annual rainfall was 11.3 inches (1976). The maximum daily rainfall for the period of record occurred on January 4, 1982, when 6.75 inches fell. No snowfall has been recorded in the project vicinity for the period of record.~~ The mean annual actual evapotranspiration is approximately ~~15~~14 inches per year, as reported at the St. Helena station. [1~~2~~]

EXHIBIT 5.3-2 (REVISED)
MEAN ANNUAL RAINFALL (1952-2000)

	St. Helena [a]	***Oakville*** [b]
Month	***Rainfall (in)***	
January	7.60~~6.72~~	7.00
February	6.42~~5.39~~	6.71
March	4.69~~4.04~~	5.39
April	2.06~~1.85~~	3.77
May	0.74~~0.70~~	1.21
June	0.25~~0.27~~	0.36
July	0.04~~0.04~~	0.03
August	0.09~~0.11~~	0.09
September	0.30~~0.33~~	0.53
October	1.83~~1.59~~	2.20
November	4.17~~3.99~~	4.82
December	6.76~~4.82~~	10.46
Total	34.95~~29.85~~	42.57

[a] Source: *St. Helena~~Sonoma~~, California, Period of Monthly Climate Summary*, Western Regional Climate Center, 2003~~2000~~.

[b] Source: C.R. Elford, *Climate of Sonoma County*, U.S. Department of Commerce, Weather Bureau, 1964; Table 6, "Oakville 4 SW".

~~Average annual temperatures in the project vicinity range from a high of 74.0ºF, to a low of 43.8ºF. The highest and lowest temperatures ever recorded were 116ºF (July 13, 1972), and 13ºF (December 22, 1990), respectively.~~

Response to Comment 14-37

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment 14-38

Please see Response to Comment 14-36. The mean annual rainfall is reflected in the use of the K factor in the runoff and flooding analyses. The K-factor is included in the revised and corrected runoff analysis (please see Response to Comment 14-41).

Response to Comment 14-39

A composite (weighted) runoff coefficient, *C*, value was calculated for each subwatershed. The composite runoff coefficient is computed as the weighted average of the individual *C* values as follows:

If area $A = x + y$, then

$$C \text{ (weighted)} \quad \frac{(x \times C_x) + (y \times C_y)}{A}$$

The individual *C* values and composite runoff coefficient methodology are from Goldman, S.J., K. Jackson, and T.A. Bursztunsky, *Erosion and Sediment Control Handbook*, 1986 (see Exhibit 9-35); this publication is used as a technical reference by the Association of Bay Area Governments (ABAG), of which Sonoma County is a member. Since a range of runoff coefficients is provided for each cover type, the hydrologist is left to select an appropriate *C* value within the range. Questa Engineering Corporation (the EIR's hydrologist) based its selection of *C* values on hydrologic soil group and type of vegetation (if any). For example, for a woodland area with Hydrologic Soil Group D soils, the maximum *C* value within the range was used (0.25). For impervious surfaces, such as paved roadways and roofs, the maximum *C* value (0.95) was used.

EXHIBIT 9-35
INDIVIDUAL RUNOFF COEFFICIENTS

Cover Type	***Runoff Coefficient, C*** [a]
Unimproved Areas (e.g., manzanita/chaparral)	0.10 – 0.30
Woodlands	0.05 – 0.25
Pasture, sandy soils	0.05 – 0.25
Roofs	0.75 – 0.95
Streets, asphaltic	0.70 – 0.95
Bare packed soil, smooth (e.g., dirt roads)	0.30 – 0.60

[a] Source: Goldman, S.J., K. Jackson, and T.A. Bursztunsky, Erosion and Sediment Control Handbook, 1986

The following exhibits summarize the land area and individual *C* values used to calculate the composite runoff coefficients for the subwatersheds. The areas were measured from aerial photographs of the project vicinity and the proposed development plan using a digital planimeter or drafting software. A review of the individual *C* values in the Draft EIR yielded some inconsistencies in the values chosen. These values have been corrected, and are reflected in the exhibits to follow; the corrected values are highlighted in the exhibits. Exhibit 9-36 compares the *C* values presented in the Draft EIR (Exhibits 5.3-4, 5.3-8, 5.3-9, 5.3-11) to the revised *C* values. Exhibits 9-37 through 9-42 present the calculations of the composite C values; highlighted values are those that differ from the original estimate.

EXHIBIT 9-36
SUMMARY OF RUNOFF COEFFICIENTS

Subwatershed	Condition	C Value	
		DEIR	FEIR
Subwatershed 1	Pre-Development	0.22	0.22
	Post-Development	0.23	0.23
Subwatershed 1a	Pre-Development	0.23	0.25
	Post-Development	0.26	0.28
Subwatershed 2a	Pre-Development	0.19	0.22
	Post-Development	0.24	0.25

EXHIBIT 9-37
RUNOFF COEFFICIENT, SUBWATERSHED 1, PRE-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	123.4	12.34
B	Bare packed soil, smooth	0.40	0.7	0.29
C	Unimproved Areas	0.25	10.8	2.71
D	Unimproved Areas	0.30	3.8	1.15
D	Woodlands	0.25	80.8	20.21
D	Unimproved Areas	0.25	281.4	70.34
D	Bare packed soil, smooth	0.60	2.0	1.23
NA	Impervious	0.95	0.0	0.00
		Total	503	108.26
C = 108.26 / 503 = 0.22				

EXHIBIT 9-38
RUNOFF COEFFICIENT, SUBWATERSHED 1, POST-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	123.4	12.34
B	Bare packed soil, smooth	0.40	0.0	0.00
C	Unimproved Areas	0.25	10.8	2.71
D	Unimproved Areas	0.30	3.5	1.05
D	Woodlands	0.25	74.8	18.71
D	Unimproved Areas	0.25	281.4	70.34
D	Bare packed soil, smooth	0.60	0.0	0.00
NA	Impervious	0.95	9.1	8.68
		Total	503	113.82
C = 113.82 / 503 = 0.23				

EXHIBIT 9-39
RUNOFF COEFFICIENT, SUBWATERSHED 1A (BRODIAEA), PRE-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	0.0	0.00
B	Bare packed soil, smooth	0.40	0.0	0.00
C	Unimproved Areas	0.25	10.8	2.70
D	Unimproved Areas	0.30	3.3	0.99
D	Woodlands	0.25	20.0	5.00
D	Unimproved Areas	0.25	35.4	8.86
D	Bare packed soil, smooth	0.60	0.5	0.29
NA	Impervious	0.95	0.0	0.00
		Total	70	17.83
C = 17.83 / 70 = 0.25				

EXHIBIT 9-40
RUNOFF COEFFICIENT, SUBWATERSHED 1A (BRODIAEA), POST-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	0.0	0.00
B	Bare packed soil, smooth	0.40	0.0	0.00
C	Unimproved Areas	0.25	10.8	2.70
D	Unimproved Areas	0.30	3.0	0.89
D	Woodlands	0.25	17.8	4.44
D	Unimproved Areas	0.25	35.4	8.86
D	Bare packed soil, smooth	0.60	0.0	0.00
NA	Impervious	0.95	3.0	2.89
		Total	70	19.78
***C* = 19.78 / 70 = 0.28**				

EXHIBIT 9-41
RUNOFF COEFFICIENT, SUBWATERSHED 2A, PRE-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	7.1	0.71
B	Bare packed soil, smooth	0.40	0.0	0.00
C	Unimproved Areas	0.25	0.0	0.00
D	Unimproved Areas	0.30	0.0	0.00
D	Woodlands	0.25	32.9	8.23
D	Unimproved Areas	0.25	0.0	0.00
D	Bare packed soil, smooth	0.60	0.0	0.00
NA	Impervious	0.95	0.0	0.00
		Total	40	8.94
***C* = 8.94 / 40 = 0.22**				

EXHIBIT 9-42
RUNOFF COEFFICIENT, SUBWATERSHED 2A, POST-DEVELOPMENT CONDITIONS

Hydrologic Soil Group	Cover Type	Runoff Coefficient	Area (acres)	C x Area
B	Pasture, sandy soil	0.10	7.1	0.71
B	Bare packed soil, smooth	0.40	0.0	0.00
C	Unimproved Areas	0.25	0.0	0.00
D	Unimproved Areas	0.30	0.0	0.00
D	Woodlands	0.25	31.1	7.79
D	Unimproved Areas	0.25	0.0	0.00
D	Bare packed soil, smooth	0.60	0.0	0.00
NA	Impervious	0.95	1.8	1.67
		Total	40	10.17
***C* = 10.17 / 40 = 0.25**				

Response to Comment 14-40

As described in Response to Comment 14-39, a weighted calculation was used to estimate the runoff coefficients for the subwatersheds. The weighted calculation was based upon land use, hydrologic soil group (i.e., soil type and topography), and vegetative cover. The weighted calculation provides a more detailed and precise estimate of the *C* value at a project site than the California Department of Transportation (Caltrans), *Highway Design Manual*, 1995 guidelines. The weighted calculation is a better method of comparing pre- and post-development runoff coefficient values since the Caltrans method is not sensitive enough to reflect small changes in the watershed, such as the creation of new impervious surfaces associated with individual house sites or roads. Further, without the supporting assumptions by which the commentor selected their own runoff coefficients, it is not possible to assign any validity to their estimate.

Response to Comment 14-41

The 10-year and 100-year peak discharge calculations are revised and corrected to include the runoff coefficients summarized in Response to Comment 14-39, and to include the K factor for the project site. The Sonoma County Water Agency (SCWA), *Flood Control Design Criteria*, rev. 1983 (SCWA, 1983), estimates mean annual precipitation (MAP) at the project site to range between 35 to 45 inches per year. This MAP corresponds to a K factor ranging from 1.15 to 1.50 (Plate No. B-4; SCWA, 1983); a K factor of 1.50 will be applied to the 10-year and 100-year peak discharges. The revised runoff coefficient values did result in changes to the magnitude and percent increase of runoff, as reflected in the exhibits below. The use of the K factor does not result in any changes to the percent increase in runoff, but does change the magnitude of the pre- and post-development peak discharge. The revised analysis does not change the conclusions of Impact 5.3-3, 5.3-4, or 5.3-5 of the Draft EIR.

In response to this comment, Exhibits 5.3-4, 5.3-8, 5.3-9, 5.8-10, and 5.3-11 of the Draft EIR are revised and corrected as follows:

EXHIBIT 5.3-4 (REVISED)
PROPOSED PROJECT: PRE-DEVELOPMENT PEAK RUNOFF

Subwatershed	***K Factor***	***Runoff Coefficient***	***Rainfall Intensity [a]***	***Drainage Area***	***10-year Peak Discharge***
Subwatershed 1 (Graywood Creek)	1.50	0.22	1.05 in/hr	503 acres (0.78 sq. mi)	174 ~~116~~ cfs
Drainage 2a (Subwatershed 2)	1.50	0.22~~0.19~~	1.21 in/hr	40 acres (0.06 sq. mi)	16.0 ~~9.2~~ cfs

a *Flood Control Design Criteria Manual for Waterways, Channels, and Closed Conduits*, Sonoma County Water Agency, 1983 revised.

Source: Questa Engineering

EXHIBIT 5.3-8 (REVISED)
PROPOSED PROJECT: PRE- AND POST-DEVELOPMENT 10-YEAR RUNOFF IN SUBWATERSHED 1 AND DRAINAGE 2A

Watershed	***Watershed Conditions***	***K Factor***	***Runoff Coefficient***	***Rainfall Intensity [a]***	***Drainage Area***	***10-year Peak Runoff***	***Percent Increase in Runoff***
Subwatershed 1 (Graywood Creek)	Pre-development	1.50	0.22	1.05 in/hr	503 acres	174 ~~116~~ cfs	4.6 ~~4.5~~
	Post-development		0.23			182 ~~124~~ cfs	
Drainage 2a (Subwatershed 2)	Pre-development	1.50	0.22~~0.19~~	1.21 in/hr	40 acres	16.0 ~~9.2~~ cfs	14 ~~26~~
	Post-development		0.25~~0.24~~			18.2 ~~11.8~~ cfs	

a *Flood Control Design Criteria Manual for Waterways, Channels, and Closed Conduits*, Sonoma County Water Agency, 1983 revised.

Source: Questa Engineering

EXHIBIT 5.3-9 (REVISED)
PROPOSED PROJECT: PRE- AND POST-DEVELOPMENT 100-YEAR RUNOFF IN SUBWATERSHED 1 AND DRAINAGE 2A

Watershed	Watershed Conditions	K Factor	Runoff Coefficient	Rainfall Intensity [a]	Drainage Area	100-year Peak Runoff	Change in 100-year Peak Runoff
Subwatershed 1 (Graywood Creek)	Pre-development	1.50	0.22	1.48 in/hr	503 acres	246 ~~164~~ cfs	11 ~~7~~ cfs
	Post-development		0.23			257 ~~171~~ cfs	
Drainage 2a (Subwatershed 2)	Pre-Development	1.50	0.22~~0.19~~	1.70 in/hr	40 acres	22.4 ~~13.0~~ cfs	3.1 ~~3.3~~ cfs
	Post-development		0.25~~0.24~~			25.5 ~~16.3~~ cfs	
						Total	14.1 ~~10.3~~ cfs

a *Flood Control Design Criteria Manual for Waterways, Channels, and Closed Conduits*, Sonoma County Water Agency, 1983 revised.

Source: Questa Engineering

EXHIBIT 5.3-10 (REVISED)
PROPOSED PROJECT: PRE- AND POST-DEVELOPMENT 100-YEAR DISCHARGE AT FLOODING LOCATIONS DOWNSTREAM OF THE PROJECT SITE

Location	100-year Discharge		Percent Increase in 100-year Discharge
	Pre-development [1]	Post-development	
Confluence of Mt. Hood Creek and Graywood Creek	2,330 cfs	2,341 ~~2,337~~ cfs	0.5 ~~0.3~~
Sonoma Creek, Downstream of Drainage 2a	3,220 cfs	3,223 cfs	0.1
Confluence of Mt. Hood Creek and Sonoma Creek	5,300 cfs	5,314 ~~5,310~~ cfs	0.3 ~~0.2~~

Source: Questa Engineering

1 Flood Insurance Study – Sonoma County, California – Unincorporated Areas, op. cit.

EXHIBIT 5.3-11 (REVISED)
PROPOSED PROJECT: PRE- AND POST-DEVELOPMENT RUNOFF – DRAINAGE 1A

Watershed	Watershed Conditions	K Factor	Runoff Coefficient	Rainfall Intensity [a]	Drainage Area	10-year Peak Runoff	Percent Increase in Runoff
Drainage 1a (Subwatershed 1)	Pre-development	1.50	0.25 ~~0.23~~	1.31	70 acres	34.4 ~~21.1~~ cfs	12~~13~~
	Post-development	1.50	0.28 ~~0.26~~			38.5 ~~23.8~~ cfs	

a *Flood Control Design Criteria Manual for Waterways, Channels, and Closed Conduits*, Sonoma County Water Agency, 1983 revised.

Source: Questa Engineering

Also, in response to this comment, Impact 5.3-3 (page 5.3-21) of the Draft EIR is revised to read as follows:

> As shown in Exhibit 5.3-8 the proposed project would result in an approximately ~~4.5~~4.6 percent increase in the ten-year peak runoff draining from the project site to Graywood Creek (Subwatershed 1). Development as proposed within the upper section of Drainage 2a would increase runoff to that drainage by an estimated ~~26~~14 percent. The change in peak discharge in the subwatersheds could result in increased erosion and sedimentation in on- and off-site channels. The soils on the project site range from moderately to very highly erodible; increased stormwater runoff would contribute to the erosion of these soils. Sediment would eventually be transported into natural drainage ways on the site and downstream of the project site into Sonoma Creek. This would be a significant impact.

Impact 5.3-5 (page 5.3-25) of the Draft EIR is revised to read as follows:

> Exhibit 5.3-11 shows that the proposed project would result in an approximately ~~13~~ 12-percent increase in the ten-year peak runoff draining from the project site to the Brodiaea colony. The increase in runoff could lead to increased erosion, and incision and/or widening of the channel through the watershed. Also, the addition of impervious surfaces to the watershed would increase the volume of runoff to the wetland. This may alter the soil moisture balance of the wetland, potentially impacting the plants. Please see ***Section 5.6 Biological Resources***, (Impact 5.6-1 Special-Status Species) for more details on impacts to this resource. This would be a potentially significant impact.

Response to Comment 14-42

As concluded on page 5.6-11 of the Draft EIR, essential habitat for fish species such as the federally-threatened steelhead is absent from the site due to the seasonal nature of Graywood Creek. However, the commentor is correct that proposed grading and other activities could affect downgradient aquatic habitat, as acknowledged on page 5.6-22 of the Draft EIR under Impact 5.6-3. Mitigation Measure 5.6-3(b) also calls for preparation of a Stormwater Pollution Prevention Plan which should be implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site.

In response to this comment, Mitigation Measure 5.3-1(3) (page 5.3-16) of the Draft EIR is revised to read as follows:

> Designing the access roads to use the minimum amount of grading necessary. Road grading and construction within 100-feet of all streams and major drainages shall be ~~completed by~~ conducted between May 15 and October 15 during the year(s) of construction, and erosion control measures shall be installed by ~~that date~~October 15.

Response to Comment 14-43

Impact 5.3-2, page 5.3-17 and Impact 5.3-3, page 5.3-13 of the Draft EIR discuss potential impacts to receiving water quality from roadway construction and post-construction runoff. The applicant provided roadway cross-sections and described roadway drainage for the proposed project in the Adobe Associates document, "Addendum 2 to the Project Description – Design of Project Improvement", 2002. This document describes how roadway drainage will be managed. From the description provided in the document, it is clear that the in-board ditches would not be used for roadway drainage at the project site. In response to comments on the Draft EIR, the applicant has also prepared a preliminary conceptual drainage plan, available for review at the Sonoma County PRMD office. Based on this comment, Impact 5.3-3 of the Draft EIR is revised to include the information on roadway drainage provided by the applicant in Adobe Associates, "Addendum 2 to the Project Description – Design of Project Improvement", 2002, and their preliminary drainage plan as follows:

> Development of the project site as proposed would include the construction of buildings and other structures (for instance, a water storage tank), roadways, parking areas, and a trail. Stormwater runoff from the developed areas would be conveyed to the natural drainage ways. All proposed buildings and parking areas would be located outside of natural drainage ways. As envisioned, the trail would begin at the winery and end at the edge of residential lot 7. From the winery to residential lot 7 the trail is proposed as a six- to eight-foot wide path constructed parallel to the main access road. From residential lot 7 the trail would be located along the property line of residential lot 7 to residential lot 11. [71] In general, the trail and roadway (Road A) would not alter the existing drainage pattern of the site or area. Adobe Associates, "Addendum 2 to the Project Description – Design of Project Improvement", 2002, provides roadway cross-sections and describes roadway drainage for the proposed project. Based on the descriptions provided, Road A drainage between State Route 12 and the stream crossing with Graywood Creek (see Exhibit 5.3-7) the roadway would be crowned so that roadway drainage would be via overland flow to both sides of the roadway, meaning roadway runoff would not be concentrated along this section of roadway. Where Road A follows the alignment of Graywood Creek, drainage would flow via overland flow to the outside shoulder. Drainage from Road B would be captured in an out-board rock-lined channel that would discharge into the existing drainages on the site. A culvert would be used to discharge roadway runoff at the drainage way; the roadway fill embankment and drainage way would be stabilized to control erosion and to aid the establishment of vegetation. Based on the cross-sections provided, the applicant does not propose to use in-board roadway drainage ditches along any section of roadway. Drainage of driveways and other minor roadways would be constructed as shown in the cross-sections on the project Tentative Map, Exhibit 3.0-8. All roads would be required to conform to appropriate Sonoma County standards for roadway design. Parking areas are proposed to be designed with grades that would

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[71] The trail route beyond residential lot 11 is not yet determined. It would be the County's responsibility to determine the route for the trail from Lot 11 to the northern property line.

limit the concentration of runoff. Discharge from the lots would be diffused where possible, with concentrated flows discharging to gently sloping grassy swales to allow for absorption and infiltration of runoff. Road A would create a new crossing over Graywood Creek, and would then follow the existing roadway alignment to the plateau area where the inn/spa/restaurant and most of the residential development would be located. However, along the western boundary of residential lot 5, Road A and the trail would be within ten feet of the top-of-bank of Graywood Creek. Any new construction of a roadway so near to the creek could result in increased erosion and sedimentation beyond existing conditions. This would be a significant impact.

Response to Comment 14-44

Please see Responses to Comments 14-39 and 14-41. Response to Comment 14-39 describes the methodology and assumptions used to calculate the runoff coefficients, including the amount of new impervious surface in each subwatershed. Response to Comment 14-41 provides the revised and corrected 10-year and 100-year peak runoff analysis, including the use of the K factor. Please see Response to Comment 14-45 for further discussion of detention issues.

Response to Comment 14-45

The applicant has prepared a conceptual drainage plan that includes preliminary locations of detentions basin, grass swales, and underground storm drains, and rock energy dissipaters; a copy of the conceptual drainage plan and supporting calculations are available at the Sonoma Country Permit and Resource Management Department office. The conceptual drainage plan does not show any detention basin located within natural drainage ways on the site. The conceptual drainage plan is not a design-level plan, but was developed to show the feasibility of Mitigation Measure 5.3-3(b)(1). The conceptual plan shows sufficient area for detention storage for runoff from the inn/spa/restaurant and the residential lots for a 100-year storm event. However, the plan does not include information on how drainage from the inn cottages and associated parking areas would be managed. The applicant would have to provide on- or off-site storm water management (i.e., with an easement on the neighboring downstream property) to manage runoff from the inn cottages and associated parking. The applicant also provided a conceptual drainage plan for the winery / events center and associated parking areas. The plan included storm drains and rock energy dissipaters to handle runoff, but did not illustrate how increased runoff would be mitigated. The winery / events center conceptual drainage plan does not presently demonstrate how storm water runoff changes in post-development runoff in that area would be mitigated. For instance, the plan does not show any infiltration drainage swales, trenches, or basins needed to retain the excess peak runoff volumes. However, based on the well-drained alluvial soils in the area, there appears to be sufficient detention and infiltration capacity (i.e., by installing infiltration swales, storm water chambers, or basins). For example, the minimum runoff that would be required to be retained estimated to be approximately 15,000 ft^3 for a ten-year, six-hour storm. One feasible method of retaining this volume of runoff is through the use of StormTech infiltrator chambers installed beneath the paved areas. These chambers have storage capacity ranging from about four to nine ft^3 /lineal foot. Storage of 15,000 ft^3 of runoff would require from about 1,700 to 3,750 lineal feet of chamber, if this is the only retention method used. According to the preliminary site plan, there is sufficient area to accommodate this amount of infiltrator chamber beneath the paved parking lot surface. The final drainage plan that is to be submitted to the Sonoma Country Permit and Resources Management Department must clearly show that Mitigation Measure 5.3-3(b)(1) would be met.

Based on this comment Mitigation Measure 5.3-3(b)(1) will be revised as follows:

(1) The applicant shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. Examples of applicable BMPs include the following:

- Stormwater detention facilities to capture and regulate off-site runoff. Stormwater detention facilities shall not be constructed in any natural drainage way (i.e., on-stream);
- Maintenance of the detention facilities shall include:
  - Regular inspection (annually and after each major storm) for accumulated debris, sediment buildup, clogging of inlets and outlets, and possible erosion problems;
  - Removing accumulated sediments from the basin on an annual basis (if a dry detention pond is used), and every two to five years (when ten to 15 percent of the storage volume has been lost) if a wet detention pond is used; and
  - Mow and maintain pond vegetation, and replant or reseed vegetation as necessary to control erosion.
- Permeable pavements to promote infiltration and minimize runoff; and
- Cisterns, seepage basins, and dutch drains (e.g., infiltrator chambers) to infiltrate roof and parking area runoff.

Response to Comment 45A

The original application was for a 40,000 case winery. The application was revised, and the proposed project now includes a use permit request for a winery with an annual production capacity of 10,000 cases.

Response to Comment 14-46

It would be speculative to try to assess future environmental consequences based on the assumption that Sonoma County would fail to enforce anticipated conditions of approval of a proposed project. No purpose would be served by engaging in such speculation. It should be noted that the County has instituted a use permit condition compliance program within the PRMD Code Enforcement Division.

Response to Comment 14-47

Please note, that on page 5.3-23 and 5.3-24 of the Draft EIR, the estimated increase of flood elevations is one to two inches, not the "2-3 inches" reported by the commenter. This estimate was based on engineering judgment, considering the change in the 100-year peak discharge and the 100-year discharge in Sonoma Creek.

Further refinement of the estimated maximum flood elevation impact was made to respond to this comment. Using the revised peak discharge estimates presented in Master Comment C, and floodway data for Sonoma Creek and Mt. Hood Creek (FEMA, *Flood Insurance Study – Sonoma County, California, Unincorporated Areas, Volume 1 of 4*, Revised April 2, 1991), the potential increase of flood elevations in Sonoma Creek was estimated with the "continuity equation". The increase in flood

elevations was estimated along three sections of Sonoma Creek and Mt. Hood Creek: [72] (1) on Mt. Hood Creek, immediately downstream of the confluence between Graywood Creek and Mt. Hood Creek ("Section A"); (2) on Sonoma Creek, upstream of its confluence with Mt. Hood Creek ("Section DG"); and (3) on Sonoma Creek, downstream of its confluence with Mt. Hood Creek ("Section DD"). These sections correspond to similarly named floodway cross-sections of Mt. Hood Creek and Sonoma Creek in the FEMA Flood Insurance Study. Exhibit 9-43 shows the locations of the cross-sections. The following are the key factors and assumptions used in this analysis:

Continuity equation. To obtain a more precise estimate of the potential increase to flood elevations, a modified version of the "continuity equation" was used as follows:

$$\Delta Q = V \Delta A \text{ and}$$

$$\Delta A = \Delta d W$$

where: ΔQ is change in peak discharge, cubic feet per second (cfs);
V is mean floodway velocity, feet per second (ft/s);
ΔA is the change in the cross-sectional area of the floodway, square feet (ft^2);
Δd is the change in flood depth, ft; and
W is the width of the floodway, ft.

Change in peak discharge The change in peak discharge in Sonoma Creek for a 100-year storm event was estimated in Response to Comment 14-41. Section A is impacted by changes to Subwatershed 1 (ΔQ = 11 cfs), Section DB is impacted by changes to Subwatershed 2a (ΔQ = 3.1 cfs), and Section DG is impacted by changes to both Subwatersheds 1 and 2a (ΔQ = 11 cfs + 3.1 cfs = 14.1 cfs).

Floodway width and mean velocity The floodway width and mean velocity at each section is provided in the FEMA *Flood Insurance Study*, "Floodway Data" tables. This information is provided in Exhibit 9-44.

EXHIBIT 9-44
RESULTS OF REVISED 100-YEAR FLOOD ANALYSIS

Location	ΔQ (cfs)[a]	W (ft)[b]	V (ft/s)[b]	Δd (inches)[c]
Section A	11	43	9.9	0.30
Section DD	3.1	213	5.2	0.15
Section DG	14.1	246	6.3	0.03

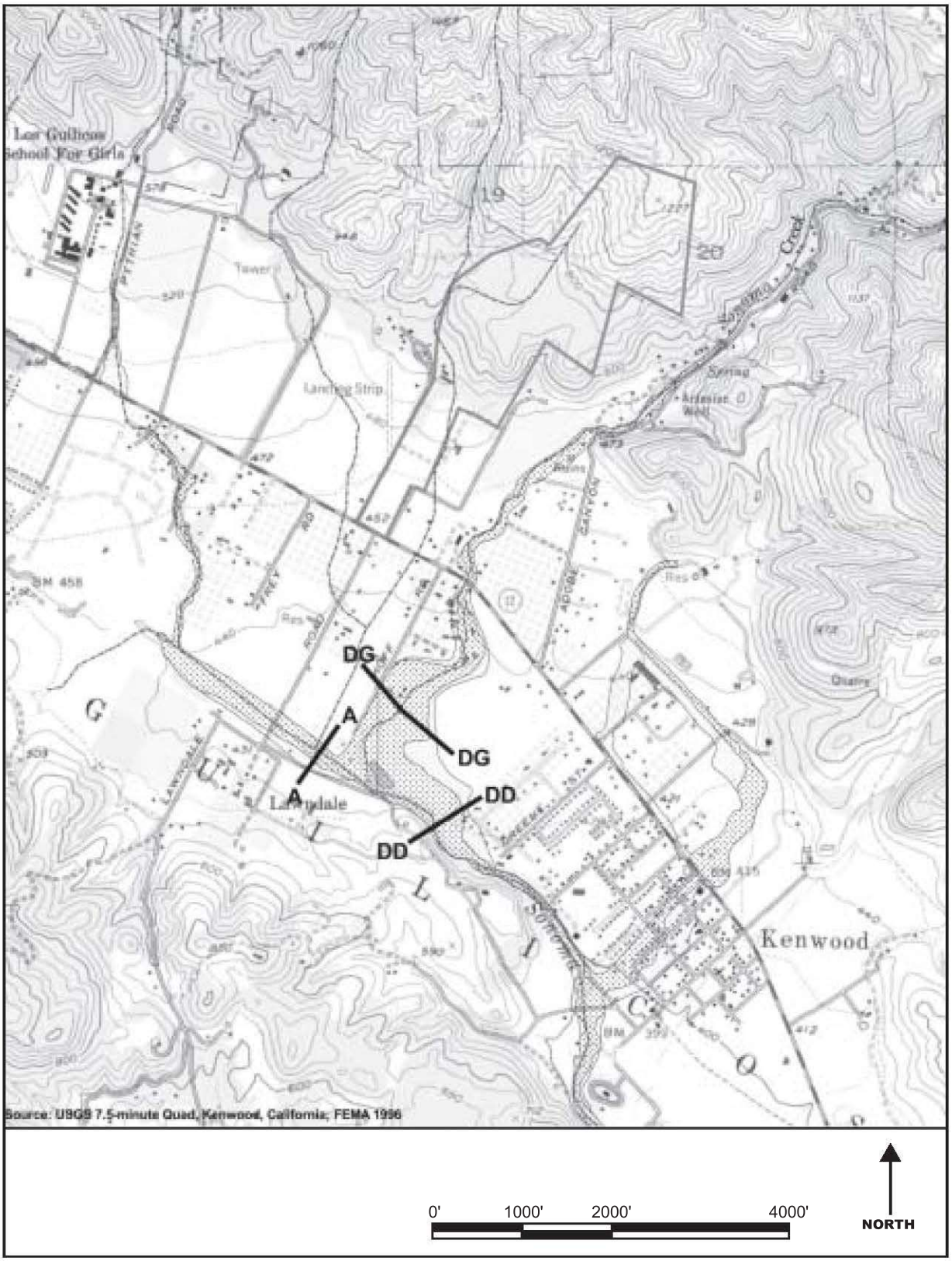
[a] see Response to Comment 14-41.

[b] FEMA, Flood Insurance Study – Sonoma County, California, Unincorporated Areas, Volume 1 of 4, Revised April 2, 1991;

[c] (Δd_ ΔQ/VW) x 12 inches/foot

[72] Mt. Hood Creek is the tributary of Sonoma Creek; Graywood Creek enters Mt. Hood Creek immediately upstream of Mt. Hood Creek's confluence with Sonoma Creek.

EXHIBIT 9-43
FLOODWAY CROSS-SECTIONS (APPROXIMATE LOCATION)



Source: Questa Engineering Corp.

The refined analysis shows an even smaller increase in flood elevations in Sonoma Creek and Mt. Hood Creek (less than 1/3 of an inch) than originally stated in the Draft EIR.

Based on this comment, and Response to Comment 14-41, Impact 5.3-4 (page 5.3-23) is revised to read as follows:

> To estimate the impact of an increased 100-year discharge on downstream flooding, the estimated pre-and post-development 100-year discharge were compared at three locations downstream of the project site that are mapped within the 100-year FEMA floodplain: 1) at the confluence of Mt. Hood Creek and Graywood Creek; 2) downstream of where Drainage 2a contributes runoff to Sonoma Creek; and 3) downstream of the confluence of Mt. Hood Creek and Sonoma Creek. The post-development discharge at each location was estimated as the sum of the pre-development discharge at that location and the change in the peak runoff in the contributing watershed. For example, Graywood Creek (Subwatershed 1) contributes flow to Mt. Hood Creek; therefore, post-development discharge at the confluence of the creeks (2,341~~2,337~~ cfs) is the sum of the pre-development discharge (2,330 cfs) and the change in the peak runoff in Subwatershed 1 (11~~7~~ cfs). Exhibit 5.3-10 summarizes the pre- and post-development 100-year discharge at each location.
>
> [Exhibit 5.3-10]
>
> The development of the project site would contribute an additional 14~~10~~ cubic feet per second to the peak discharge of Sonoma Creek at its confluence with Mt. Hood Creek, representing a 0.3~~0.2~~ percent increase in peak discharge if the peak discharge from the two creeks happens to coincide. Using the peak discharge estimates and floodway data for Sonoma Creek and Mt. Hood Creek (FEMA, *Flood Insurance Study – Sonoma County, California, Unincorporated Areas, Volume 1 of 4*, Revised April 2, 1991), the potential increase of flood elevations in Sonoma Creek was estimated with the "continuity equation". The increase in flood elevations was estimated along three sections of Sonoma Creek and Mt. Hood Creek: [73] (1) on Mt. Hood Creek, immediately downstream of the confluence between Graywood Creek and Mt. Hood Creek ("Section A"); (2) on Sonoma Creek, upstream of its confluence with Mt. Hood Creek ("Section DG"); and (3) on Sonoma Creek, downstream of its confluence with Mt. Hood Creek ("Section DD"). These sections correspond to similarly named floodway cross-sections of Mt. Hood Creek and Sonoma Creek in the FEMA Flood Insurance Study. Exhibit 9-43 shows the locations of the cross-sections. The following are the key factors and assumptions used in this analysis:
>
> ***Continuity equation*** To obtain a more precise estimate of the potential increase to flood elevations, a modified version of the "continuity equation" was used as follows:
>
> $$\Delta Q = V \Delta A \text{ and}$$
>
> $$\Delta A = \Delta dW$$
>
> where: ΔQ is change in peak discharge, cubic feet per second (cfs);
> V is mean floodway velocity, feet per second (ft/s);

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[73] Mt. Hood Creek is the tributary of Sonoma Creek; Graywood Creek enters Mt. Hood Creek immediately upstream of Mt. Hood Creek's confluence with Sonoma Creek.

ΔA is the change in the cross-sectional area of the floodway, square feet (ft^2);
Δd is the change in flood depth, ft; and
W is the width of the floodway, ft.

Change in peak discharge The change in peak discharge in Sonoma Creek for a 100-year storm event was estimated in Response to Comment 14-41. Section A is impacted by changes to Subwatershed 1 (ΔQ = 11 cfs), Section DB is impacted by changes to Subwatershed 2a (ΔQ = 3.1 cfs), and Section DG is impacted by changes to both Subwatersheds 1 and 2a (ΔQ = 11 cfs + 3.1 cfs = 14.1 cfs).

Floodway width and mean velocity. The floodway width and mean velocity at each section is provided in the FEMA *Flood Insurance Study*, "Floodway Data" tables. This information is provided below.

EXHIBIT 9-44
RESULTS OF REVISED 100-YEAR FLOOD ANALYSIS

Location	***ΔQ (cfs)***[a]	***W (ft)***[b]	***V (ft/s)***[b]	***Δd (inches)***[c]
Section A	11	43	9.9	0.30
Section DD	3.1	213	5.2	0.15
Section DG	14.1	246	6.3	0.03

[a] see Response to Comment 14-41.

[b] FEMA, Flood Insurance Study – Sonoma County, California, Unincorporated Areas, Volume 1 of 4, Revised April 2, 1991;

[c] (Δd - $\Delta Q/VW$) x 12 inches/foot

The analysis shows a negligible increase in flood elevations in Sonoma Creek and Mt. Hood Creek (less than 1/3 of an inch). This estimate is based on summing the peak discharge of the two creeks, which provides the most conservative (worst-case) estimate of the impact on increased flood flows, since it assumes that the time of peak discharges of both creeks coincide exactly, which is possible, but not likely. ~~The overall increase in peak discharge is small (translating into an estimated one or two inches of increased flood level elevation).~~ Detailed hydrologic and hydraulic modeling of the watersheds would provide~~be needed for~~ a more precise estimate of the timing of the peak discharge and changes in flood elevations of the creeks. The modeling estimate would be equal to or less than the theoretical maximum presented in Exhibit 9.4-44, and could indicate a resultant decrease in the existing peak flood elevation as a result of the project (i.e., because of potential changes to timing of peak discharges). ~~However, this estimate based on summing the peak discharge of the two creeks provides the most conservative (worst-case) estimate of the impact on increased flood flows, since it assumes that the time of peak discharges of both creeks coincide exactly, which is possible, but not likely.~~ Further, potential impacts to peak runoff would be reduced by mitigation measures required to reduce impacts to erosion and sedimentation caused by increased runoff (Mitigation Measure 5.3-3(b)). Impacts to flooding from increased flows would be a less-than-significant impact.

Response to Comment 14-48

Please see Master Response E for a discussion of the accuracy of the list of cumulative projects considered in the Draft EIR.

In regard to the question regarding the age of the groundwater and soil percolation data please see Response to Comment 21-27.

Response to Comment 14-49

The existence of springs in the Adobe Canyon Road area were, in fact, acknowledged in the Draft EIR, and two of the springs were monitored during the pumping test conducted by the applicant's consultants in September 2002. No impact was observed. In response to several commentors, two additional springs (Baker-Philbin Spring and Dempster-Harrison) have been added to Exhibit 5.5-1. The unlikely potential for there being any hydraulic connection that would lead to possible impacts on the springs from the project wells was discussed on page 5.5-16 of the Draft EIR. The elevation differences as well as water quality differences were taken into consideration. Additionally, the geologic map of the area shows these springs, as well as the Graywood Spring on the northwest side of the Resort Well, to be situated at or near geologic contacts, which is most often the source of spring activity.

Wells located on the south side of State Route 12 would be beyond the drawdown influence of the new wells installed and tested for the project. The pumping test studied wells closest to the project wells, where impacts from the project would be most likely to be observed. Please also see Response to Comment 14-56.

The commentor has not cited any appellate court decisions that require a baseline water study prior to approval of this type of development, nor is the EIR preparer aware of any appellate court decision that would require a more extensive analysis of groundwater supply than has been presented in the Draft EIR, as supplemented by the additional baseline groundwater information in Master Responses J and K. See Response to Comment 21-38 for a discussion of the *Cadiz Land Co.* decision citied by another commentor.

Response to Comment 14-50

The commentor contends that package treatment plants are not approved for this type of use in Sonoma County. This is incorrect. *General Plan* Policy PF-11 addresses the use of "small wastewater treatment systems" in the County, and provides that they shall be avoided in situations where they "…serve multiple uses under separate ownership on separate parcels" (emphasis added). In this case the proposed package treatment plant would serve multiple uses under single ownership located on a single parcel. Therefore, the restrictions of PF-11 do not apply to the proposed wastewater facilities for the project. There are other examples of recently approved, installed and operating small wastewater treatment facilities of this type and size in Sonoma County, including facilities serving: (a) Kenwood Inn and Spa in Kenwood; and (b) Vintners Inn, near Santa Rosa.

With respect to the Citizens Advisory Committee working on the 2002 General Plan update, this comment is noted for the record. However, the Draft EIR appropriately considered the adopted policy contained in the County General Plan rather than the Citizens Advisory Committee's recommendations for future revisions.

Response to Comment 14-51

Operation and maintenance of facilities such as proposed for this project would likely include a combination of onsite inspection/monitoring by the Operator along with remote telemetry monitoring of certain key electrical/mechanical components. The amount of time the Operator spends at the treatment plant would depend upon the degree of telemetry monitoring included in the system design.

For example, at a minimum, the system would be required to include alarms that would be monitored 24 hours a day by the treatment plant operator (via telemetry), as well as by onsite maintenance staff at the resort. Pump motors, water level conditions, wastewater flow meters, and other similar items can also be monitored via telemetry to improve overall system reliability and operational efficiency. At a minimum, the Operator would likely perform onsite inspections, monitoring and maintenance activities on a weekly basis, which could require as little as four hours to as much as 20 hours of time, depending on the amount of telemetry included in the system design. The Operator's responsibilities would be detailed in an Operation and Maintenance Manual, which is a standard requirement of the Regional Water Quality Control Board (and Sonoma County) for wastewater facilities of this size and complexity.

The frequency of effluent sampling would be in accordance with monitoring and reporting requirements established by the Regional Water Quality Control Board (Regional Board) for the facility. Based on the size and type of wastewater treatment facilities, the monitoring program is likely to include continuous metering of wastewater flow and monthly water quality sampling.

Malfunction of mechanical and electrical equipment from time to time is a normal occurrence that must be anticipated with any system that relies on pumps, blowers and electrical control devices. It is standard practice for wastewater systems such as proposed to be designed with built-in redundancies (e.g., duplex pumps, spare blowers, etc.) and emergency reserve provisions (e.g., reserve storage capacity and emergency generator) to provide a first line of protection against problems arising from equipment failure or power outages. Additionally, the wastewater systems would be provided with a control system that allows remote access and monitoring of the system and key equipment. The on-call operations/maintenance contractor would be charged with the responsibility for monitoring the control functions and status of all equipment, and would respond to any emergency situations. Faulty/damaged equipment would be expected to be repaired or replaced as soon as possible following the detection of problems. The use of alarm systems, remote monitoring, equipment redundancies, and routine inspections/monitoring has proven to be very effective in avoiding sewage spills due to equipment failures and human errors. This is reflected through the established regulations, policies and practices of the Regional Water Boards and the State Department of Health Services who have overall regulatory authority for wastewater treatment systems in California.

Response to Comment 14-52

The Draft EIR identified two options under mitigation measure 5.4-2, which included: (a) the use flow equalization to even out the peak flow conditions; or (b) the expansion of the disposal field, involving relocation of proposed buildings in the planned disposal area. Flow equalization is a standard design practice and would involve adding a buried storage tank (or tanks) with capacity to hold approximately 5,000 gallons or less and can be accommodated easily within an area the size of a standard vehicle parking space. Therefore, this mitigation measure is feasible. Relocating the buildings is simply another, secondary option and does not require analysis. Further, based on additional information from the applicant's engineer, there is sufficient area to expand the disposal field in the northern portion of Disposal Area A. To avoid confusion, Mitigation Measure 5.4-2 will be simplified as shown in the revised text below:

> ***Mitigation Measure 5.4-2*** The winery wastewater treatment and disposal systems shall be designed to provide adequate treatment and disposal capacity for wastewater flows generated by a peak event at the winery, tasting room, and events pavilion, 2,810 gpd. This can be achieved either through the use of an appropriately-sized flow equalization tank to store and regulate excess peak flow entering the treatment system to match the proposed peak design capacity (1,955 gpd), or by sizing the treatment plant and disposal field for the peak flow conditions. The

disposal capacity could be expanded to 2,810 gpd by adding additional leach lines to the northern portion of Disposal Area A. There is sufficient area to consider this option.~~adjusting the winery parcel boundary to the south to expand the leachfield into what would now be the inn/spa/restaurant disposal area, increasing the size of the disposal area, or by finding a more suitable disposal area on the winery and events pavilion parcel. The winery and events pavilion disposal field could be relocated farther north of its present location where soils are also suitable for onsite wastewater disposal; the development plan shows several winery-related buildings planned for this area. These proposed buildings would have to be relocated or removed to accommodate the disposal area.~~

Response to Comment 14-53

The groundwater study completed for the wastewater disposal fields by Adobe and Associates included monitoring wells installed to a depth of 20 to 40 feet, with the Alluvium unit, in Disposal Areas A and B. The drillers log for these monitoring wells (Weeks Drilling and Pump, November 2000) described the formation as follows: "Cemented gravel and cobbles, sandy clay, embedded gravels, clayey sand, and gravel". There was no indication of a confining clay layer within the depth of drilling at any of the wells. Review of well logs for other existing water wells in the area indicate that very few wells are constructed with annular seals that extend more than 20-feet deep; and that many of these wells are in excess of 250 to 300 feet deep, extending into the Sonoma Volcanics formation. This includes wells located on neighboring properties immediately east of Disposal Area A. Consequently, these wells provide direct hydraulic communication between the upper Alluvium unit and the Sonoma Volcanics. This validates the assumption in the Draft EIR that water extraction from the Sonoma Volcanics and wastewater disposal into the Alluvium unit can be considered connected in terms of area-wide water balance calculations.

Response to Comment 14-54

As described on page 5.4-11, separate wastewater treatment and disposal systems (on separate parcels) will be provided for winery and the inn; they would not be mixed. Please see Exhibit 5.4-4, as revised, for an itemization of the projected wastewater flows for the winery. Please see Master Response H for the updated wastewater process schematics for each of the wastewater treatment systems, as well as a revised summary of the plans and capacity for wastewater disposal for each system.

Response to Comment 14-55

The potential impacts to nitrate levels in groundwater by the proposed project were compared to established State and Federal drinking water standards. While there is strong evidence that nitrate is a pre-cursor compound to the formation of potent animal carcinogens, the evidence pertaining to possible links between nitrate in drinking water and increased risk of cancer in humans is limited and conflicting. Peter Weyer, Associate Director for Health Effects of Environmental Contamination, University of Iowa, and primary author of the study referenced by the commentor, summarized epidemiological studies on drinking water and cancer or chronic illness risk (Weyer, P. "Should we worry about nitrate in our water?", *Leopold Letter: A Newsletter of the Leopold Center for Sustainable Agriculture*, Vol. 11, No. 3, Fall 1999). The lists he provided include studies that show a correlation between health problems and nitrate, as well as studies that do not. As recently as March 2003, some of the same researchers involved in the study referenced in Comment Letter 20 as finding a possible link between drinking water nitrate concentrations and bladder cancer risks, published a journal article stating they did not find an association between nitrate levels in public water supplies and bladder

cancer (Ward, M.H. *et al.*, "Nitrate in Public Water Supplies and Risk of Bladder Cancer", Epidemiology 2003; 14:183-190).

Nevertheless, to assure an increased level of water quality and public health protection, the groundwater nitrate analysis has been revised using an effluent quality limit of 10 mg/L (i.e., the drinking water limit) rather than 15 mg/L as presented in the Draft EIR. The results of this analysis show predicted resultant groundwater nitrate-nitrogen concentration at the southern and southeastern property boundaries at concentrations below 3 to 4 mg/L, which provides an even greater level of safety. This projected groundwater concentration would be consistent with water quality reported for the Kenwood Village Water Company's main water well (K-1). [74] The text (and Exhibit 5.4-6) of the EIR has been revised to reflect this change in the nitrate loading analysis; and mitigation measure 5.4-4 has been revised to specify an effluent nitrate-nitrogen limit of 10 mg/L, rather than 15 mg/L. Based on the applicant's revised wastewater treatment schematic that includes the use of an anoxic-denitrification mixing process plus methanol feed for supplemental carbon source, the proposed wastewater system would have the capability to meet a 10 mg/L effluent limit. Please see Response to Comment 21-35 for further discussion and references regarding nitrogen removal for FAST systems. Exhibit 5.4-6 is revised as follows:

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[74] "Kenwood Village Water Company Water System Inspection Report, System Number 4910025", Ernica Wolshi, Sanitary Engineer, California Department of Health Services, Division of Drinking Water and Environmental Management, August 27, 2003.

EXHIBIT 5.4-6 (REVISED)
NITRATE LOADING ANALYSIS SUMMARY AND RESULTS

Formula:

$$N_c \quad \frac{N_{isr}W_{isr}(1-d_1)+N_{we}W_{we}(1-d_2)+N_bR}{W_{isr}+W_{we}+R}$$

where:

N_c = Resultant groundwater nitrate concentration (mg-N/L)

N_{isr}, N_{we} = Inn/spa/restaurant and winery/events pavilion effluent nitrogen concentration, respectively (mg-N/L)

N_b = Background groundwater nitrate concentration (1.0 mg-N/L)

W_{isr}, W_{we} = Average annual wastewater volume at inn/spa/restaurant and winery/events pavilion, respectively (AFY)

d = Soil denitrification rate (0.10 to 0.15)

R = Annual average rainfall percolation (AFY)

Results:	***Proposed (without Nitrogen Removal)***		***Mitigated (with Nitrogen Removal)***	
Variable	***Inn/Spa/ Restaurant***	***Winery***	***Inn/Spa/ Restaurant***	***Winery***
Effluent Nitrogen Concentration, Nw (mg-N/L)	32.4	28.0	~~15.0~~10.0	~~15.0~~10.0
Wastewater Volume, W (AFY)	9.25	1.57	9.25	1.57
Rainfall Percolation, R (AFY)	***Proposed (without Nitrogen Removal)***		***Mitigated (with Nitrogen Removal)***	
Southern Property Line	25.9 to 38.5		25.9 to 38.5	
Southeastern Property Line	17.1 to 25.5		17.1 to 25.5	
Immediately Downgradient of Disposal Area	9.6 to 14.3		9.6 to 14.3	
Reserve Area	20.8 to 31.0		20.8 to 31.0	
Resultant Groundwater Nitrate Concentration, N_c (mg-N/L)	***Proposed (without Nitrogen Removal)***		***Mitigated (with Nitrogen Removal)***	
Southern Property Line	6.7 to 8.7		~~3.6 to 4.5~~2.6 to 3.2	
Southeastern Property Line	8.7 to 11.1		~~4.5 to 5.6~~3.2 to 3.9	
Immediately Downgradient of Disposal Area	12.2 to 14.8		~~6.1 to 7.2~~4.2 to 5.0	
Reserve Area	8.1 to 10.4		~~4.2 to 5.2~~3.0 to 3.7	

Source: Questa Engineering

Response to Comment 14-56

Comment noted. The Draft EIR does not include information regarding all water wells in the project area. A footnote to this effect has been added to Exhibit 5.5-1. The wells shown on the map of Exhibit 5.5-1 include all of the wells on adjacent parcels that have the greatest likelihood of being impacted by the project. Wells between Lawndale and Hoff are located on the south side of State Route 12, and would be beyond the drawdown influence of the new wells installed and tested for the project. Based on the pump test described in the Draft EIR impacts to wells on Adobe Canyon Road would be less-than-significant.

Response to Comment 14-57

Please see Response to Comment 2-1 regarding the evidenced of increased dynamic drawdown at the Kenwood Village Water Company (KVWC) K-1 well. Also, as a specific point of clarification, data on file with the State Department of Health Services indicates that the water production volumes from the KVWC wells has increased, not decreased from the 1980s to present. Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area.

Response to Comment 14-58

The pumping test for the project wells was conducted by Richard C. Slade & Associates in September 2002 at the end of the summer dry season. The actual dates of the pumping tests were September 25 through September 27. The analysis and report by RCS was dated December 2002 which explains some of the confusion.

In response to this comment and others comments regarding water supply issues Section 5.5 has been revised. The revised section is presented at the end of Master Response K.

Response to Comment 14-59

The commentor also asks for analysis of "…documented declines in groundwater production in the project vicinity…". Data and comments from others (e.g., Kenwood Village Water Company, Comment 2-1) indicate that groundwater production in the area has increased, not declined since the 1980s. Also, please see Response to Comment 14-57.

Please see Master Response J regarding historical water level information related to rainfall and Master Response K regarding projected recharge during normal and "drought" conditions.

As discussed on page 5.5-13 of the Draft EIR, the analysis did, in fact, include the drawdown effects of the project water wells for dry season conditions.

Response to Comment 14-60

Please see Response to Comment 14-53 regarding hydraulic communication between the Alluvium and the Sonoma Volcanics. Also, please Master Response K for revised estimates of groundwater recharge and net groundwater extraction, for various rainfall assumptions, reduced water demand (based on changes in the proposed spa), and refined monthly water balance calculations.

Response to Comment 14-61

As concluded on page 5.6-11 of the Draft EIR, essential habitat for fish species such as the federally-threatened steelhead is absent from the site due to the seasonal nature of Graywood Creek. This

conclusion was confirmed in consultation with the CDFG fisheries biologist for the Sonoma Valley area.

The information regarding the low-flow conditions Sonoma Creek near the project site and upstream in Adobe Canyon are appreciated and noted.

With respect to the commentor's concern about potential effects on Sonoma Creek from the project wells, please note that the pumping test was, in fact, conducted during the dry season and that the test was preceded by nine months of below average rainfall-recharge. Please see Responses to Comment 14-58 and 19-15. Therefore, the pumping provides a reasonable indication of aquifer effects during a dry period.

The data and analysis from the pumping test showed a static water level elevation of about 561 feet (above sea level) in late September 2002, and a projected drawdown of the aquifer during an extended dry period of approximately 54 feet. This would lower the water table at the well to an elevation of approximately 507 feet at the Resort Well. The mapping of the groundwater contours (see Figure 5 of the RSC report) shows a strong gradient from the Resort Well toward Sonoma Creek, which is located approximately 2,500 feet southeast of the Resort Well, where the elevation of the creek is approximately 460 feet. From this it can be seen that the pumping of this well to meet the maximum project water demands would not drop the water level below the level of Sonoma Creek. There would continue to be a positive gradient toward from the well to the creek. Thus, there is no potential for a direct hydraulic impact on flow in Sonoma Creek due to the maximum groundwater extraction for the project.

The other potential for an impact to Sonoma Creek would be a result of overall decline in water levels in the groundwater basin due to the project and other cumulative development in the area. Please see Master Response J regarding historical groundwater level information for the area, which shows no evidence of declining groundwater levels near the project site or Sonoma Creek, despite the increased development and water use that has occurred in the area since over the past 10 to 20 years. Also, please see Master Response K, which provides an analysis and comparison of estimated groundwater recharge and cumulative water demand for the project area. As indicated in this additional cumulative groundwater analysis, the projected water demand for the area (per the General Plan) is well within the annual recharge estimates for groundwater basin during average conditions; and the project water demands fall below the "low" end estimates for the area as a whole. In other words, the proposed project would be below average in terms of water demand compared to other land uses/activities in the area. The analysis also shows that during drought conditions, the overall water demand will exceed the recharge amounts by about double or more, assuming that water demand conforms with the low end of estimated water use rates. High end water use rates would exceed recharge rates by several fold. In any case, existing and future water demand in the area would likely have an effect on streamflow conditions in Sonoma Creek, with or without the project. It is estimated that water demand for the project would exceed the drought year recharge estimates by about 30 percent, but that the water use can be feasibly reduced by 30 percent or more during drought years through normal water conservation practices.

Response to Comment 14-62

As discussed in the introduction to ***Section 5.6 Biological Resources***, most of the detailed studies were in fact conducted by consultants retained directly by the applicant. However, each of the firms and individuals involved are respected professionals with years of experience in conducting biological and wetland assessments. To ensure the thoroughness and accuracy of these detailed studies, an independent EIR biologist (Environmental Collaborative) was used to conduct a peer review of the

reports and mapping prepared for the applicant. In addition to field surveys conducted by the applicant's consultants, two field reconnaissance surveys were conducted by the EIR biologist, one in spring and the other in summer of 2002. These field reconnaissance surveys were considered adequate to characterize resources in the vicinity of proposed improvements or locations where indirect impacts of the project could affect sensitive resources. Representatives of the CDFG were also informally consulted during conduct of the detailed surveys and subsequently by the EIR biologist to confirm identified resources, likelihood of occurrence of any other sensitive resources, and the need for any additional detailed surveys. The results of the detailed surveys, and input from CDFG is acknowledged under the discussion of special-status species on pages 5.6-10 through 12 of the Draft EIR. As stated on page 5.6-7 of the Draft EIR, the identified jurisdictional wetlands were verified by the Corps in October 2002, eliminating any question regarding the potential for additional wetland resources on the site.

Pre-construction surveys have been recommended in Mitigation Measure 5.6-1(d) to ensure absence of any new raptor nests on the site which could be affected by proposed tree removal and construction. Several other mitigation measures require additional detailed engineering surveys or other field confirmation, but these are recommended to ensure adequate protection of known resources not determine whether unknown resources occur on the property. The studies conducted prior to and during preparation of the EIR have collectively been determined to be accurate in identifying sensitive biological resources on the site and were sufficient to allow for an adequate evaluation of potential impacts of the project. No additional detailed surveys are considered necessary to complete the environmental analysis.

Response to Comment 14-63

The commentor expresses an opinion that the area should be left alone. This opinion will be considered by County decision makers. Impact 5.6-4 provides a discussion of potential impacts on wildlife habitat and connectivity and includes detailed measures to avoid and minimize these impacts on sensitive resources.

Response to Comment 14-64

As stated on page 5.6-2 of the Draft EIR, because of the predominance of non-native plant species and the fact that native grasses generally comprise less than ten percent of the total cover, the non-native grasslands on the site are not considered to be a sensitive natural community as defined by the CNDDB. This fact does not mean that grasslands have no value to wildlife, or do not sometimes contain sensitive resources. The occurrence of narrow-anthered California brodiaea is located primarily in an area dominated by non-native grassland. However, detailed measures have been recommended (see Mitigation Measure 5.6-1(a) and (b) on page 5.6-16 of the Draft EIR) to ensure protection of this sensitive resource and provide an adequate buffer around the population to minimize the potential for indirect impacts.

Response to Comment 14-65

Conditions encountered in the small area of grassland immediately east of the northeastern stand of Valley Oak are described on page 5.6-4 of the Draft EIR. While obligate wetland species were observed, the location did not meet all three of the criteria necessary to qualify as a jurisdictional wetland. This conclusion was confirmed by the Corps during the field verification in October 2002, and no additional analysis or field investigation is considered necessary.

Response to Comment 14-66

Comment noted. The oak associations on the site do provide important resources for wildlife, including foraging and nesting opportunities. As acknowledged on page 5.6-20 of the Draft EIR, the Sonoma County Agricultural Preservation and Open Space District mapped the woodlands on the mid to low elevations of the site as Priority Oak Woodlands, providing an indication of their importance as habitat worthy of preservation and vulnerability to development pressures. Mitigation has been recommended to minimize tree removal, particularly of larger trees, and provide for their replacement.

A discussion of the surveys conducted to determine presence or absence of raptor nesting activity on the site is provided on page 5.6-12 of the Draft EIR. These consisted of two daytime visual surveys and two night-time owl calling surveys focusing on spotted owl. No evidence of any raptor nesting activity was observed during the field reconnaissance surveys by the EIR biologist. As acknowledged on page 5.6-16 of the Draft EIR, there is a possibility that new nests could be established in the future prior to project implementation or during later phases of construction. Mitigation Measure 5.6-1(d) calls for conduct of pre-construction surveys to ensure no new raptor nests have been established on the site.

Response to Comment 14-67

The project would include a Valley Oak preserve. With regard to nesting birds, please see Response to Comment 14-66.

Response to Comment 14-68

Comment noted. Mitigation Measures 5.6-1(a) and (c) would ensure protection of the occurrence of Sonoma ceanothus and the associated chaparral habitat on the site. This vegetation type is not considered a sensitive natural community type by the CNDDB, but that does not mean it is not important or does not warrant the extensive mitigation recommended in the Draft EIR.

Response to Comment 14-69

Comment noted. Mitigation Measures 5.6-2(a) and (b), as well as numerous other measures recommended in ***Section 5.6 Biological Resources*** would ensure adequate protection and enhancement of the riparian habitat on the site.

Response to Comment 14-70

Comment noted. While buffers around some wetland features would meet or exceed the 300 feet recommended by the commentor, this is not necessary in all locations. Measures recommended in ***Section 5.6 Biological Resources*** are considered adequate to protect wetland and riparian resources on the site.

Response to Comment 14-71

Comment noted. Please see Impact 5.6-1 for an assessment of the potential impacts the project on special-status species. Information on the status and habitat characteristics of California red-legged frog and California tiger salamander is provided on page 5.6-11 of the Draft EIR, together with a conclusion that suitable habitat for these species is absent from the site. It should also be noted that the project site is not within the potential range of the California tiger salamander as mapped by the U.S. Fish and Wildlife Service. Please see Response to Comment 14-66 for a discussion of the

surveys conducted to determine absence of any raptor nesting on the site, potential for establishment of new nests in the future, and need for pre-construction surveys.

Response to Comment 14-72

Comment noted. Please see the discussion under Impact 5.6-4 for an assessment of the potential impacts of the project on wildlife habitat and connectivity. Please see Response to Comment 14-62 for methodology used in assessing potential impacts on biological resources, which included informal consultation with representatives of the CDFG.

Response to Comment 14-73

Comment noted. Detailed measures have been developed to minimize removal of mature trees, including oaks, as discussed in ***Section 5.6 Biological Resources***. The "dots" shown in Exhibit 5.6-3 are for illustrative purposes only to distinguish the proposed and recommended expanded Oak Tree Preserve boundaries, not individual tree trunk locations.

Response to Comment 14-74

Comment noted. Please see Master Response D for an updated discussion of anticipated tree removal on the site.

Response to Comment 14-75

No landscaping plan has been submitted as a part of the proposed project. The vegetation screening discussed in ***Section 5.8 Visual and Aesthetic Quality*** would be provided by existing trees and not proposed landscaping.

Response to Comment 14-76

The risk of landsliding was estimated by qualified geologists and was found to be less-than-significant within the proposed building envelopes. Mitigation Measures 5.7-7(a), (b), and (c) were included to reduce potential impacts from landsliding from grading roads, parking lots, etc, to less-than-significant. The building permits and grading permits will not be issued by the County unless the measures have been included in the building and grading plans.

The risk of erosion is discussed in detail in section 5.3 of the Draft EIR, and mitigation measures identified that will reduce the impact to less-than-significant. Mitigation Measures 5.7-7(b) and (c) also address erosion. In order to further avoid the potential for instability due to ponding and infiltration in construction excavations, item 2 of mitigation measure 5.7-7(b) is revised as follows:

(2) Slopes on the project site shall be improved with erosion protection and planted with vegetation. Planted vegetation shall include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources. <u>Drainage provisions shall be provided during construction to prevent the ponding and/or infiltration of water in temporary excavations other than sediment ponds.</u>

Response to Comment 14-77

A thorough inspection of the plateau area was made, and no archaeological site was found.

The Sonoma County Inn project site has been the subject of four cultural resource studies since 1976. Studies were conducted in 1976, 1982, 2000 and 2001. In addition, several studies have been completed on adjacent properties. A review of the documents by Pacific Legacy (EIR cultural resources analyst) suggests that the reporting efforts have been adequate to identify surface manifestations of archaeological sites. Mitigation Measure 5.9-1 provides for the training of construction crews on the identification and protocols for discovery of buried or otherwise obscured cultural resources not identified in the reports.

Regarding site CA-SON-36, subsurface investigations were done for this EIR, and it was concluded that no significant impacts would result from this project.

Response to Comment 14-78

The accuracy of the photosimulations presented in the EIR has been verified; see Master Response A which provides a detailed description of photosimulation methodology.

The exhibits submitted by John Delaplaine on behalf of the Valley of the Moon Alliance at the June 5, 2003 Planning Commission hearing are evaluated in Master Response C.

Response to Comment 14-79

The highest peak of the roof of the winery would be 35 feet. This is the building height elevation used in preparing the photosimulations. Exhibit 3.0-16 in the Draft EIR shows the height to be 48 feet, which is incorrect. That exhibit has been corrected to show the height as 35 feet.

Response to Comment 14-80

The locations of the residences would be within the building envelopes designated on the site plan. Please see Master Response D which provides detailed information on tree removal.

In regard to tree removal by future residents it is proposed that the CC&Rs include provisions regarding tree protection. This would state in part: "Outside of building envelopes no trees, brush, or other vegetation shall be removed by parcel owners except those required for fire protection and installation of septic systems, driveways, and underground utilities". [75]

The CC&Rs would be part of the contract for purchasing parcels from the subdivision. Enforcement of CC&Rs would be through the Homeowner's Association.

Response to Comment 14-81

The policy, OS-1a, that is being analyzed on page 4.0-12, is a policy that provides guidance on residential densities in community separators establishing a density of 10 acres per dwelling unit. Policy LU-14r essentially overrides the 10 acre density on the Graywood Ranch as it allows the parcels to be smaller than the 10 acre minimum. Neither LU-14r nor OS-1a provides restrictions on where residences could be located.

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[75] *Addendum #2 to the Sonoma Country Inn Project,* Common Ground Land Planning Services, February 2002, page 2 of Project Description and Site Plan Clarification.

EXHIBIT 3.0-16 (REVISED)
CONCEPTUAL ELEVATIONS - WINERY

Source: Backam Gillam Architects

Response to Comment 14-82

Please see Response to Comment 5-8 for a discussion of parking associated with the winery.

In regards to parking at the inn/spa/restaurant, based on field studies conducted as a part of the preparation of this EIR it has been determined that parking for the inn and guest cottages would not be visible from State Route 12 or Adobe Canyon Road due to topography, screening by trees, and screening by the buildings themselves. Regarding visual impacts from locations on State Route 12 west of Lawndale Road, the winery would be visible to eastbound motorists from the area along State Route 12 up to 500 feet west of Lawndale Road. The winery would be visible among the trees that exist on this portion of the project site, more so than from the intersection of Lawndale Road and State Route 12. This is due to an opening in the existing stand of trees that allows views from eastbound State Route 12 into the portion of the site where the winery is located. Because the opening is small, the winery would be visible to eastbound motorists at this point for less than five seconds. Westbound motorists would not have this view at all.

CEQA does not, and could not, require a visual analysis of the site from every viewpoint. As described in ***Section 5.8 Visual and Aesthetic Quality*** the viewpoints used to assess the visual impacts of the proposed project were selected in consultation with Permit and Resource Management Department staff. The viewpoints were selected to represent the project, and give readers enough information to make informed decisions about the visual impacts of the project.

Response to Comment 14-83

Final interpretation of the General Plan will be a policy determination by County decision makers.

Response to Comment 14-84

CEQA does not require a certain amount of specific information be available for environmental review, such as the exact location of all development, or the style and size of homes. Instead, environmental review is done on the information that is currently available -- in this case, the information contained in the Tentative Map application. This EIR has analyzed the potential impacts of the proposed project given the current specificity of the project description, as required under CEQA.

In responding to the comments on the Draft EIR additional information regarding the proposed project was developed. One area where additional information was developed is in the area regarding tree removal. Please see Master Response D.

Response to Comment 14-85

The commentor apparently objects to the approach used for the visual assessment in the EIR. The determination of visual impacts is somewhat subjective. In order to limit the subjectivity of the analysis this EIR uses a methodology based on techniques originally formulated by government resource agencies for their large-scale land use and management projects. It is the opinion of the EIR preparers that the methodology described in ***Section 5.8 Visual and Aesthetic Quality*** provides an objective basis for determining the significance of visual and aesthetic impacts under CEQA.

Another way to evaluate visual impacts is to evaluate the consistency of the proposed project with County plans designed to protect the scenic resources of the area. As discussed in ***Chapter 4.0 Consistency with Public Plans and Zoning*** the *Sonoma County General Plan* contains several open

space policies relevant to the proposed project. The purpose of the Open Space Element is to "preserve the natural and scenic resources which contribute to the general welfare and quality of life for the residents of the county and to the maintenance of its tourism industry". [76] Final interpretation of the General Plan will be a policy determination by County decision makers.

Response to Comment 14-86

The commentor is incorrect that the Draft EIR "dismisses the significance of impact upon the scenic view with a statement that in 1984 the general plan and zoning ordinance provided a future development on the project site of 476 acres". In several instances in Chapter 4.0 it states that the analysis is based on the photosimulations in ***Section 5.8 Visual and Aesthetic Quality.***

Response to Comment 14-87

The comments that "the Draft EIR programmer assumed his own tree removal in creating the visual impact photo simulations and not of (sic) those of the developer" and that the EIR preparers did not take in consideration the visual impacts clear cutting for firebreaks, home site clearing and opening up the view from the inn are incorrect.

The process used to assess the visual impact of the proposed project (including the photosimulations) is discussed in ***Section 5.8 Visual and Aesthetic Quality***. The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

Response to Comment 14-88

The commentor's opinion is noted. It should be noted that Impact 5.8-3 states that the view from State Route 12 west of Adobe Canyon Road looking north would be a significant impact and Impact 5.8-4 states that new lighting sources would result in a significant impact.

Response to Comment 14-89

The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

Please see Master Response D which provides additional information regarding tree removal including requirements for fire control.

Response to Comment 14-90

Tree removal on the project site would be controlled by adopted conditions of approval. For example, Mitigation Measure 5.8-3 states the "existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road".

Tall evergreen trees (mostly Douglas fir trees), located to the south and down-slope of the main house and cottages contribute to the screening of the project from the Adobe Canyon Road and State Route 12 simulation viewpoints. These trees are located both on and off-site the proposed project site. In the

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[76] *Sonoma County General Plan*, adopted by the Sonoma County Board of Supervisors on March 23, 1989 as amended through March 1, 1994, page 169.

event the off-site trees are completely removed, it is anticipated more of the main house and cottages would be visible.

Response to Comment 14-91

It is correct that the proposed project would be visible from locations other than the three viewpoints illustrated in the EIR. However, CEQA does not, and could not require a visual analysis of the site from every viewpoint. As described in Section 5.8 Visual and Aesthetic Quality the viewpoints used to assess the visual impacts of the proposed project were selected in consultation with Permit and Resource Management Department staff. The viewpoints were selected to represent the project, and give readers enough information to make informed decisions about the visual impacts of the project.

The EIR must evaluate the project that is proposed. Widening State Route 12 is not proposed, and it would be speculative to assume a greater visual impact resulting from such widening.

Response to Comment 14-92

The trees that provide the most screening of the project, including the inn and guest cottages from locations along State Route 12 and Adobe Canyon Road are predominantly Douglas fir, an evergreen tree. Approximately 90 percent of the trees on the hillside immediately in front of the guest cottages, inn, and spa are evergreen. These are the trees most critical to screening views of the project from State Route 12 and Adobe Canyon Road.

Response to Comment 14-93

As discussed in Response to Comment 14-92 the majority of the trees that would screen the inn/spa/restaurant are evergreen thus seasonal changes in foliage would not be an issue.

Regarding reflected glare, the architecture of proposed buildings includes arbors above the windows of the guest cottages and the inn. The arbors would support vines, such as wisteria or other ornamental plants. The arbors and vines would reduce the amount of direct sunlight that hits the window glass and consequently the amount of reflected glare. With regard to building height and arrangement, no building would be greater than two stories high. The photosimulations shown in Exhibits 5.8-5, 5.8-8 and 5.8-10 accurately depict the height and arrangement of buildings, including the row of guest cottages nearest State Route 12. These simulations accurately represent the appearance of the project on the hillside as would be seen from State Route 12 and Adobe Canyon Road.

Response to Comment 14-94

Conditions of approval are established as follows: the condition must be completed "Prior to Recordation of the Map", "Prior to Building Permit Issuance" "Prior to Final Occupancy", or "Prior to Commencing the Use"; or it is an "Operational Condition" and must continue to be complied with for the life of the project. One condition of all approvals provides the County with the ability to revoke the permits approved for the project. County staff has also found that neighborhood involvement is a reliable way of ensuring compliance as deviations from the approved project are usually reported almost immediately to the Project Planner and Code Enforcement.

Citations from the Sheriff's Department, Fire Department, etc. might also trigger review by PRMD which could result in a recommendation to revoke the approval if the problem is not rectified.

Response to Comment 14-95

Section 5.9 of the EIR evaluates the proposed project's impact on cultural resources. For the purpose of CEQA cultural resources include both historical resources and archaeological resources. The definition of both historical and archaeological resources is provided on pages 5.9-7 and 5.9-8 of the Draft EIR. For the purpose of CEQA, cultural impacts do not include the list of items suggested by the commentor -- such as the economic impacts on the Sonoma Valley travel, wine and hospitality industries, the cultural impacts for all current residents, future visitors and individuals interrupted Valley Vista -- rather than the beauty that exists today, or the impact on the artistic community.

Response to Comment 14-96

The EIR evaluates future noise levels at four locations. Each location is noted on Exhibit 5.11-1. Each location is on a property line of a residential parcel closest to the events pavilion and also along a noise path between the events pavilion and an existing or future house.

Implementation of Mitigation Measures 5.11-1(a) through 5.11(c) would result in noise levels which would comply with the noise level limits in the *Noise Element*. Residences across State Route 12 are further away from the sound sources studied than are the four locations discuss in the EIR. Therefore, the noise levels from the proposed project would be lower, resulting in compliance with the *Noise Elements* limits by a larger margin, thus a less-than significant impact.

Response to Comment 14-97

Implementation of Mitigation Measures 5.11-1(a) through 5.11(c) would reduce the project's noise impacts to less-than-significant. Due to the distance of the other facilities which are permitted to conduct special events from the project site and from each other there would not be a significant cumulative noise impact.

Response to Comment 14-98

The Initial Study for this project states "except for the winery and its events center, the project is not likely to generate noise in excess of general plan standards, as inns, restaurants, and residences are relatively quiet uses". [77] Outdoor music at the events pavilion is the one aspect of the proposed project that may result in significant noise impacts. It is for that reason that the EIR focuses on noise associated with the events pavilion.

Response to Comment 14-99

Please see Response to Comment 14-1.

Response to Comment 14-100

The commentor's opinion regarding growth inducing impacts is noted. The commentor disagrees with the EIR finding that the project would have less-than-significant growth inducing impacts.

Section 15126.2(d) of the *State CEQA Guidelines* provides the following guidance in determining the growth inducing impacts of a proposed project:

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[77] *Sonoma Country Inn Environmental Checklist Form*, County of Sonoma, April 26, 2002.

Discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth. Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also, discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Based on the above, the following additional discussion is provided regarding the growth-inducing impacts of the proposed project.

- Would the proposed project foster economic growth or the construction of additional housing?

  The proposed project would create jobs and foster economic growth in the Kenwood area but would not directly involve housing construction. It is estimated that the Sonoma Country Inn would have 125 full time employees (the hotel would have 96 full time employees; the spa would have 23 full time employees and the winery six full time employees [see Exhibit 3.0-18]).

  The project applicant has submitted a report to Sonoma County evaluating population, employment and housing issues associated with the proposed project. [78] The report focuses on two issues regarding the proposed project:

  - Whether employees will commute or move to housing close to the project.
  - Availability of affordable housing to which employees could move.

  The applicant's report concludes that the majority of project employees would be drawn from the existing pool of unemployed persons in Sonoma County. Based on existing patterns it is estimated that project employees would be scattered in locations in Sonoma County with the highest concentration in Santa Rosa (35). Most of the employees would already be living in Sonoma County. It is estimated that 15 of the 125 employees would move from locations outside of Sonoma County. It is concluded that of this group eight would need affordable housing if they lived in single earner households. [79] If they lived in dual income households, all could afford market rate housing. Given the yearly increase in housing supply in Sonoma County no additional housing would need to be constructed to accommodate project employees.

- Would the proposed project remove obstacles to population growth?

  As discussed in Impact 5.1-6 the proposed project would not remove any obstacles to population growth. The proposed project would not involve the extension of utilities such as water and wastewater facilities to the project site. Consistent with *General Plan* policy the project does not propose annexation or inclusion in spheres of influence for sewer and water service. The project

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[78] *Sonoma Country Inn Population, Employment and Housing*, Unplanned Solutions, September 10, 2002. A copy of this report is available for review at the Sonoma County Permit and Resource Management Department.

[79] This is based on the finding that of the 15 employees expected to move into Sonoma County six would be in the Very Low Income category and two would be in the Low Income category.

proposes to dispose of wastewater on-site and to develop an on-site water system using wells. The development of on-site water and wastewater systems would not create utilities that would in turn be available for future development on adjacent property.

- Would the proposed project tax existing community service facilities?

  The proposed project would not contribute to a reduction in service levels of existing community facilities. As discussed above, the project proposes to dispose of wastewater on-site and to develop an on-site water system using wells.

  As discussed in Impact 5.1-6, the project site is served by the Kenwood Fire District, County Sheriff, Kenwood School, and Santa Rosa City School Districts. According to the Initial Study theses facilities are adequate to serve the proposed project.[80] Therefore, development of the project site would not require these service agencies to expand their facilities to serve the project. During the public comment period of this Draft EIR, no service providers submitted comment letters stating there would be a need to expand existing community service facilities to serve the proposed project.

Response to Comment 14-101

Based on this comment the text on page 4.0-9 of the Draft EIR regarding the analysis of goal LU-5 is revised as follows:

> The *General Plan* designates the entire Sonoma Country Inn project site as either Community Separator or Scenic Landscape Unit. Previously, the Board of Supervisors approved development on this site as a part of the Graywood Ranch project. Although the Sonoma Country Inn project represents a~~n~~ ~~slight~~ increase in intensity on the site (a 50-room inn versus a 36-room inn) basically the site would retain its largely open character with implementation of the proposed project.

Response to Comment 14-102

The commentor asks what will be the impact of a high end resort on the cultural resource of Kenwood? Although it is not entirely clear what is meant by the "cultural resource of Kenwood" effects analyzed under CEQA must be related to a physical change in the environment. Economic and social effects are not considered environmental effects under CEQA. These effects need to be considered in EIRs only if they would lead to an environmental effect. As discussed in section 15131 of the *CEQA Guidelines* the evaluation of economic or social effects is generally treated as optional; agencies (such as Sonoma County) may, but are not required to, evaluate them.

Response to Comment 14-103

The commentor states that the scale of the development and the "rich & famous" targeted clientele will cause a growth inducing impact that has not been adequately addressed. The link between the scale of the development and the "rich & famous" targeted clientele with growth inducing impacts is unclear and without further explanation no additional response is possible.

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[80] *Environmental Checklist Form Sonoma Country Inn*, County of Sonoma, April 26, 2002.

Response to Comment 14-104

After the close of the Draft EIR public review period Bob Uboldi, Chief, Kenwood Fire Protection District met with Jerry Faddis of the County's Department of Emergency Services and Fire Marshall Jack Rosevear regarding mitigation of the project's fire impacts. As a result of that meeting Bob Uboldi, Jerry Faddis, and Jack Rosevear "unanimously concurred that fire impacts can be mitigated to a level below significance without a secondary emergency access to the project provided that certain alternative mitigations are included". [81] These measures are as follows:

- A 22 foot road width, with two foot shoulders, from State Route 12 to the inn/restaurant/spa.
- A fire hydrant system.
- The installation of fire sprinkler systems in all structures.

Each of these measures would be incorporated into the proposed project.

Response to Comment 14-105

The text on page 5.2-68 of the Draft EIR does not state that the requirement to install a fire sprinkler system will decrease the risk of wildfires from a discarded cigarette, an overactive chainsaw, or any number of other sources of sparks outside of the buildings. What it does indicate is that the installation of a fire sprinkler system in all residential dwellings and the commercial buildings within the project site will provide a level of safety such that a secondary emergency access is not considered necessary.

Also, see Response to Comment 14-104.

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[81] Letter to Melinda Grosch, Sonoma County PRMD from Bob Uboldi, Chief, Kenwood Fire Protection District, July 28, 2003.

LETTER 15

Comments on the Draft Environmental Impact Report

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June 12, 2003

Sonoma Country Inn
Draft Environmental Impact Report
State Clearinghouse No. 2002052011
by
Nichols-Berman
Environmental Planning
110 East D Street Suite E
Benicia, California 94510

General Plan Policies

As the Environmental Impact Report (EIR) states under **2.3 Evaluation of Alternatives**, Sonoma County approved a project on the 476 acre Graywood Ranch pursuant to a previous 1984 project approval as reflected in policy LU-14r in the text of the General Plan (GP).

In 1989, there were some 1200 individual request for exceptions from the General Plan by land owners. The Board of Supervisors(BOS) approved about 100 of these request. LU-14r was such an exception. Lu-14s and LU-14x were other examples of citizen's requests. These were deviations from the General Plan policies. The BOS found some merit in the request and included them in the text of the GP as policies even though they may have conflicted with other General Plan policies.(See LU-1h)

These requests were very specific and the GP language in almost all cases is specific. LU-14r is also specific in that it states that : "The 'Diverse Agricultural" and "Recreation and Visitor Serving Commercial" designations applied to Graywood Ranch (APNs 51-020-06,10,19,32 and 33 and 51-10-013 and 17 are intended to accommodate **an approved development** consisting of 18 residential parcels, a 35 room hotel and a winery, each on separate parcels, an agricultural parcel and a residual parcel. It is the intent of the General Plan to: 1) exempt these parcels from the 10 acre minimum lot size requirement of the Diverse Agriculture land use category, and 2) allow modification of the size and location of these parcels without further amendment of the land use map."

It was clearly the intent to allow an already approved development to be carried forward even though it conflicted with new General Plan policies. It was a matter of fairness in that Graywood was approved only three years before the General Plan update started. Lu-14r was not included because the County thought it was a needed or served some public benefit. A close reading of the General Plan partially analyzed in the Section 4 and 5 of the EIR, make it clear that other projects of this nature were not to be allowed in the Sonoma Valley because of negative impacts of this type of development on agricultural land.

The cumulative impact of removing a B-7 zoning and allowing for greater development in a Community Separators are not adequately analyzed in the EIR. Prior to the 1989 General Plan and even afterwards, B-7 Zoning was used to show that all development rights had been taken. The use of easements did not become standard in Sonoma County until well into the 1990's. I am unaware of any B-7 zoning that has been allowed to be developed in Sonoma County. However, there are numerous parcels with B-7 Zoning currently existing throughout the County. The B-7 Zoning states in part that "The B-7 combining District signifies that the lot has been frozen in order to restrict further subdivision of large remaining parcels left after approval of a clustered subdivision as provided in general plan policy LU-6c."

LU-6c gives a warning that "Unless it can be clearly demonstrated that the most recent general plan update intended to allow an increase in development potential, nothing set forth in

this plan shall be construed to mean that development potential now exists for these lots." It is very clear that the BOS intended for B-7 to be a permanent lot remainder exacted as part of a development trade off. That is also the case with the 1984 approved development.

The fact that the developer allowed the previously adopted tentative map to expire(staff report of June 5) should mean that the developer must conform to today's zoning and subdivision requirements thereby negating LU-14r in its entirety. Proposing that 291 acres be re zoned from the DA frozen lot size is precedent setting and does not conform to General Plan policies. Simply stated, the analysis is so inferior as to do permanent damage to the County's ability to make B-7 Zoning a permanent trade off for other granted development. The EIR can not be allowed to casually ignore this significant change.

1 *The EIR does not recognize the potential precedent setting nature of dismissing B-7 Zoning that is initiated as a trade off for granted entitlements. Minimally, the acres of B-7 zoning and the pertinent General Plan policies should be analyzed for the cumulative and growth inducing impacts of downgrading and compromising this important planning tool*

Making a Silk Purse Out of a Sow's Ear

2 LU-14r lists several Assessor Parcel's numbers. The chart on 3.0-4 lists two AP numbers that are not contained in Lu-14r (051-020-43, -45). This is a total of 291.92 acres that were not listed in the GP policy LU-14r. The EIR does not adequately discuss this discrepancy. There is no comparison map of the two projects so the Commission can determine the exact parcels referred to in LU-14r viz the new proposal. Nowhere does it make clear the 'mapping boundaries' of LU-14r by Assessor's Parcel numbers.

3 At a density of 17-acres on 307.01 acres, perhaps this project should then be a major subdivision, clustered, with the remained of the land having a protective easement. This project analyzed is an entirely different project than was allowed by LU-14r. It should therefore not be considered under policy LU-14r as an amendment. It should be subject to a clean slate approach when the application is considered. Simply stated, it is a different project than was considered in 1984 and in 1989 by the BOS. As such, trying to make it an amendment to LU14-r is a disservice to the planning process and the County. The citizens of the county have come to rely upon the General Plan as the main controlling document for development.

4 The language at the end of policy LU-14r "Any proposal to increase the total number of lots or the size of the hotel shall require a general plan and/or text amendment" serves as a limitation, not an invitation. When you couple the new project application with technical corrections (addressed below) it calls into question the integrity of the GP and the planning process. Why aren't the ground rules the same for this project as others? It clearly is not the project named in LU-14r yet it is treated as if it were simply an extension of that 1984 approval.

4 *Direct the EIR consultant to analyze the project as previously approved, without technical corrections and with the B-7 zoning to show the development as allowed in 1984.*

5 *Provide mapping to indicated 1984 boundaries with AP numbers showing the 1984 development and the new proposal. Have the consultant explain the discrepancy of the AP numbers in Policy LU 14 r and the EIR charts. Direct the EIR consultant to analyze the new project, general plan amendments, specific plan amendments and subdivision without reference to LU-14r.*

The EIR Misses the Mark on Agricultural Zoning

In 1975, the County of Sonoma commissioned an agricultural study that argued that

apple lands and other agricultural lands could be converted to grapes. Land lot land owners argued vigorously against this study as many wanted countywide zoning reduced to 5-acre minimums. The first County General Plan adopted in 1978, carried forward the theme of preserving agricultural lands by large lot zoning. The 1989 GP not only refined this theme with three agricultural zones but also added an Agricultural Element to promote and protect Agriculture. Large lot zoning was used to preserve agricultural land in viable economic units.

The EIR analysis of Soils in Section 5.1- 4 belays the fact that the 1989 General Plan did protect agriculture and promoted the wine industry by protecting agricultural lands and Zoning Districts from both urban and tourist intrusion. There are no agricultural crops grown on this parcel because of the development interest, not because of the soil type or other factors related to the nature of the parcel. There are numerous similar parcels through out the Highway 12 corridor that grow grapes, flowers, edible crops and could remain in agriculture forever were it not for the nature of development. The long thought out and hard fought policies to protect agricultural land is trivialized by the discussion on soil types. Allowing development on non-suitable soils would spell the demise of agriculture by allowing urban intrusion into agricultural areas. One only needs to witness the conversion of agricultural land to grape growing and the reaction of such groups as the Occidental Town Hall Coalition to understand this conflict.

6 Here in, the development ignores AR-3.2 and the Analysis misses the point that there is no agriculture on the parcel. This is because of a desire to develop the parcel to urban and tourist serving uses. In fact, the most viable agricultural land is to be used for waste disposal facilities for the development. As stated, Policy Lu-14r was adopted in 1989 because of a 'fairness' issue. The growth of this proposal in Agricultural Land designations is clearly out of synchronization with the Agricultural Element of the General Plan. Does this not change the approach to decision making?

The 10,000 case winery is 40,000 square feet or about one acre. Is this large space for a winery or a boutique store and events service? The General Plan makes it clear that tourist related activities (including spaces) should be ancillary to agriculture. What is the industry standard square footage for case production? Are there size comparisons for other 10,000 case wineries in Sonoma County?

7

8 Section 2.3 of the GP is entitled **Limit intrusion of new residential uses into agricultural land.** The EIR states that the applicant does not propose any clustering of the subdivision (4.0-18) and therefore an "agricultural easement would not be required under the plan." Why isn't clustering required? The waiving of the 10 acre minimum lot size in LU-14r was clearly intended to accommodate clustering. This, in turn, would eliminate many adverse impacts on surround agricultural land use.

The 10,000 case winery in concert with a restaurant and a store, a spa, and special events are in fact commercial development within agricultural lands. Can the Planning Commission really find that as stated on 4.0-19 that "Such uses would appear to promote products grown or processed in Sonoma County?" Can you really make a decision that this development meets the test "...if they support and do not adversely affect the agricultural production activities of the area." (AR-6.2)

9

Can the Commission find that this development complies with policy AR-6a to "Limit visitor serving uses in agricultural categories to those which promote agricultural production in

the county..(and)..Limit recreational uses to the "Land Extensive Agriculture and "Diverse Agriculture" categories, specifically to bed and breakfast inns of five or fewer rooms and camp grounds of 30 or fewer sties." The EIR analysis states that the store will sell Sonoma County products and that the County has allowed these activities in agricultural land.

Any implication that this type of proposal has been allowed to this scale in any agricultural zoning district is erroneous. Further, many if not most of the special events allowed in wineries are not permitted but assumed. It has been the bane of the County to try and enforce any prohibition on these events. The County of Sonoma established two committees the past 10-years to try and address the issues of 'Special Events' and non-agricultural related sales in agricultural land-e.g hats, sweatshirts, leather clothing, out-of-county products. In both cases, the County has essentially abdicated. The County has no viable way of enforcing what is sold in a boutique store. The EIR writers should contact the staff in Zoning Abatement to ascertain the ability to regulate sales of goods in winery and other rural stores.

Policy 2.5 **Regulate the Location and Intensity of Agriculture Related Commercial and Industrial Uses in Agricultural Areas** is ***ignored*** in the EIR. The proposal for a restaurant and store have no benefit to agriculture. This is a violation of policies AR-5b, AR5c and AR-5e. The EIR should not pick and choose application of the policies viz the development proposal. The project as proposed is intrusive and does not comply with the Agricultural Element of the GP.

The store, spa and restaurant were not allowed in1984 because of the agricultural zoning on the land and the need for sophisticated sewage treatment. The restaurant was to be limited to guest and resemble a cafeteria, not a full blown restaurant open to the public. Goal AR-6 very directly states to "**...limit them in scale and location. These uses must be beneficial to he agriculture industry and farm operators and compatible with long term agricultural use of the land.**" AR-6b is a policy to recognize existing restaurant and lodging facilities ." How can an EIR or public body make any mistake in the inference of the Agricultural Element policies with respect to regulating and limiting the intrusion of visitor serving commercial into agriculture land. The analysis on page 4.0-19 is questionable as it states the 'development' is "considered to be compatible with long term use of the site" implying there isn't any agricultural potential on site. This proposal would preclude future agricultural use by the sheer magnitude of the development. The EIR therefore begs the question of agricultural protection.

Would this application without LU-14r make any sense in any other agricultural land use designation or area? Could it work without the technical corrections to expand the RVSC? The answer is clearly no. How then, can an EIR analysis take the issue of a pipeline development of this scale and find that it would not be harmful to agriculture?

10 *The Planning Commission should direct the preparers of the EIR to substantiate statements regarding the impact upon agriculture on this site, nearby, and countywide. Please analyze how the granting of the store, a restaurant, a spa and use of the best agricultural land for waste disposal will comply with the agriculture element? The current analysis gives short shrift to a workable GP document and appears to bust long held protective policies. Where have restaurants and stores been permitted in agriculture land since 1989 as asserted in the analysis of AR-6a? How many legal permits for 30-events per year have been granted by the County in agricultural land?*

There is no analysis of housing needs for employees and agricultural workers.

11 There is nothing in the EIR with respect to either affordable housing for the workers or for agricultural housing for winery employees. The County of Sonoma has suffered a law suit (Dave Grable, Housing Advocates) for not meeting the Association of Bay Area Government housing needs for low income persons. There is a chronic shortage of housing for farm workers and $40-50,000 per year income persons.(See EPS Workforces-Housing Linkage Fee Study, Walt Kizer, as commissioned by the BOS and nine cities.)

There is no analysis of the impact of this development on meeting County housing needs as put forth in the recently adopted Housing Element of the General Plan. The consultant assumed 8,000 square foot homes. There is no analysis of the housing needs of the employees of the store, winery, restaurant and domestic persons serving the new homes. Where will they live? What responsibility does this development have under the Housing Element to address those housing needs? It is simply not analyzed.

Analyze the employee mix and the location of housing for the employees. What mitigation under the Housing Element should the Sonoma Country Inn provide? Since this is portrayed as an agricultural project, should not the adequacy of farm worker housing be analyzed? There is no analysis of the Economic and Social effects of the low wage of restaurant workers, shoppe keeps, winery workers, and special event employees to the cost and availability of housing in Sonoma County.

The traffic analysis overlooks the 1989 General Plan policies and the fact that traffic is the number one land use problem in the Sonoma Valley.

12 The EIR did not consider Land Use policies 14n and LU 18l which make definitive statements regarding the application of Recreation and Visitor Serving designations in the Sonoma Valley. Each state that " Additional Recreational and Visitors Serving Designations in the Sonoma Valley are limited to urban service areas of Kenwood." LU14-n is under the Section 3.5 of the GP which pertains to Santa Rosa. Policy 18l is under Section 3.9 which is the Sonoma Valley. The Board wanted it known that it did not intend anymore Recreation and Visitor Serving land in the Sonoma Valley Highway 12 corridor. LU-18s limits a bed and breakfast proposal to one that would not generate any more traffic than the underlying "Urban Residential, 8 du/ac designation." There is a consistent pattern of limitation of traffic producing developments anywhere on Highway 12. LU-18w picks up this theme in that a commercial development "is limited...to low levels of traffic..."

The reasons are stated in the GP preamble in Section 3.9 Sonoma Valley. In 1989, the Sonoma Valley Traffic Study indicated that "100% build out of development allowed by various specific plan would result in unacceptable levels of congestion on several roads and would require Highway 12 to be improved to 5 lanes."This section also states that 2 of the 6 principle land use issues in the Sonoma Valley are 1) the relationship between growth and traffic congestion and 6) the compatibility of rural development with the protection of agriculture, scenic landscapes and resources."

The traffic situation is dire today. The traffic consultant stated in the June 5, 2003 Planning Commission meeting that she was "not certain of being able to mitigate traffic levels" to a County standard. The overview presented at that meeting stated that traffic could not be mitigated. This has been know since 1989, yet in contravention to many General Plan policies,

this development proposes to expand from the original 1984 allowed development.

13 *The EIR states that traffic can not be mitigated. Would the Planning Commission need to make a Statement of Overriding Consideration with respect to traffic? If so, should that statement not be included in the Notice of Determination? Should the EIR analyze if there are enough benefits to the project to over weigh the unavoidable environmental risks of increased traffic and the unmitigable effect? Is there something about this project that makes it necessary for a statement of overriding consideration ?*

Technical Correction

14 That five acres of have grown to 20-acres in the Recreational and Visitor Serving land use category on a technical correction is absurd and makes a mockery of open government. That the technical correction surfaces for both zoning and the land use map is incomprehensible. Did the County make two mistakes with respect to this property? No, the County adopted LU-14 r which was "intended to accommodate an approved development."

The EIR states that the "PRMD staff has determined that the RVSC on the GP land use map for Graywood Ranch is incorrect....PRMD staff has determined that the 1984 Board of Supervisors approval included a designation of 25 acres for Recreational and Visitor Serving Commercial uses" (EIR, 4.0-4) How can the staff make this determination when it was the BOS that made the original determination? Should the BOS not make a determination of what they meant? How can staff 12-years later let the clock toil on "technical Corrections? Is there no limitation. How now, are we making technical corrections these many years later?

Page 3.0-7 also states that the size of the RVSC was in error. The footnote 6 quotes Ordinances from 1984. Where is the linkage to a technical correction some nineteen years later. Should there not be a public hearing or sanctioned County process above staff making technical corrections to grant such egregious changes in zoning and GHP land use designations? Can staff reinterpret a BOS action? Upon what authority is such an action by staff sanctioned?

Since the Technical Corrections appear in the June 5, 2003 Staff Report, is this a discretionary action by the Planning Commission? Are you expected to 'rubber stamp' a staff action that corrects a previous BOS land use that by definition has required a project specific EIR? I believe the technical correction should have full notice and public hearing. Here, staff could present the material that lead them to conclude an error by the BOS? The Planning Commission could agree or disagree based upon a public hearing and not a footnote in an EIR.

The only linkage in the General Plan that I have found is the language on page 20 in Section **1.3 Scope and Organization** that states: "Future change to the land use plan maps, whether to change the use category or permitted residual density, may be accomplished only through the general plan amendment process, provided that **minor** technical corrections involving the exercise of **no discretion** may be made in order to accurately reflect the intent of the Board of Supervisors in adopting the General Plan. These corrections may be accomplished by consent calendar vote of the Board without a general plan amendment as it is construed by Section 65358 of the Government Code."

Was this process followed? Is this considered minor to allow 5-acres of RVSC to grow to 20-acres to allow the application for a larger project than was anticipated in LU-14r? That now requires an EIR, a General Plan amendment, a zone change and application for a use permit for a restaurant, a Spa, retail sales and special events? Is this really minor? There is no analysis of this

in the EIR upon which the Commission can make any determination excepting comments from staff and footnotes.

The EIR should present the case for the technical correction within the context of the project. What could happen with and without the technical correction? Has all correspondence, evidence, and findings been made available to the Planning Commission. Hold a hearing on the Technical Corrections to allow the public to better understand the difference between 'minor' and the stated corrections. Does the Planning Commission need to make findings on the technical corrections? If so, has the proper Notice been given to the public? Does the EIR consultant need to propose measures to mitigate the significant new proposals that would be allowed with the increased RVSC commercial zoning irrespective of LU-14r? Do the technical corrections conform to other policies above with respect to the intended meaning of the LU-14r and other policies limiting RVCS in the Sonoma Valley?

Public Health

The analysis of the use of a package treatment is astounding, cavalier and worse, does not meet the test imposed by CEQA-e.g Description of the project, significant effects of the system, and growth inducing impacts. A footnoted conversation with Ted Walker and Rich Holmer(5.4-7) **do not public policy make.**

Where is the mention in the EIR of Public Facilities policy "PF-11: Consider approval of new wastewater management systems in unincorporated areas only when it is necessary to resolve an existing public health hazard. **Avoid** new small wastewater treatment systems which serve multiple uses and under separate ownership on separate parcels." Is there something confusing about this policy? It is the long standing and current policy for the county.

The footnoted paragraph makes it clear that new guidelines are not published for public distribution and review. Does staff unpublished guidelines usurp General Plan policies? Are we to believe that putting the cart before the horse in this case means that we do not need further analysis of a long standing policy. Clearly, the change to allow package treatment plants is growth inducing and this has not been analyzed in this or any other environmental documents. This does not conform to CEQA. The 2020 GP Citizens' Advisory Committee has voted to disallow package plants and therefore reiterating PF-11?

Does the statement that the "Regional Board does not have specific guideline regarding package plants.."(5.4-8) mean that we should go ahead with analyzing a package treatment plant that is disallowed in the General Plan and not accepted by the Regional Board? It appears to me that this is what *Sundstrom v. County of Mendocino (1st Dist. 1988)* prevents. Therein, the court found that issues needed to be considered early in the process and not deferred. In *Sundstrom*, the County considered one treatment alternative. Is it better when one treatment alternative that is not permitted by the either the County or the Regional Board is only partially analyzed?

Direct the EIR consultant to further analyze County GP and waste disposal alternatives for consideration by the Commission. Analyze the precedent setting effects of allowing a project to precede ahead on a presumption of a waste water system that is currently not allowed in the region by the WQCB and the GP. What are the liabilities of allowing a project with an EIR analyzed disposal system that is not allowed by policy? What the cumulative impact of an entirely new policy to allow hotels and restaurants in RVSC and agricultural zoned lands on package treatment plants?

Conclusion: There are some omissions with respect to the project as analyzed by the EIR. Either we follow the intent of LU-14r which was intended to accommodate an existing development proposal or we have an entirely new project free from the shackles of LU-14r. This project is attempting to be a hybrid that uses the fair play ethic extended to a 'pipeline project' as noted in LU-14r to increase the breadth and scope of the project without being considered as a 'new' project'. Does the applicant hopes to gain some privilege in the planning process that is denied to others? The project proposed is not the project in LU-14r. It should have no dispensation with respect to policy LU-14r. It is a different project. Therefore, the project should be analyzed on it's own merits and not beg the question of a land use policy extended to another project even though it is on the same site. The EIR is faulty in this respect. The technical corrections did not follow the policy declaration established in the General Plan for technical corrections. The use of a package treatment plant is not allowed by policy. There are several new elements to this development above the LU-14r accepted development. It should therefore be analyzed as a new application and not compared to the 1984 Graywood project.

Recommendations:

1) Separate this application from LU-14r as a new application. Direct the EIR consultants to analyze the project based upon it's merit and not as an extension of the 1984 project.

2) Revisit the issue of package treatment plants(wastewater management systems) and General Plan Policy PF-11 and determine if an adequate analysis of the growth inducing impacts of allowing heretofore disallowed package treatment plants for private development has been performed under the California Environmental Quality Act.

3)Determine if staff technical corrections relating to the 1984 adopted development plan for Graywood were rightfully imposed. Did the technical correction overreach the 'minor' and 'involving the exercise of no discretion' direction of policy 1.3 of the General Plan?

4) Revisit the EIR in light of the requested analysis viz 1) 2) and 3) above to determine if this projects meets the limitations in the Agricultural Element of the General Plan for tourism serving and cluster development. Specifically, limiting intrusion of development into agricultural land.

Ernesto Argente

June 19, 2003

Melinda Grosch,
Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Re: Errata for Comments on the Draft Environmental Impact Report
By Ernie Carpenter, Sonoma Country Inn, June 12, 2003
State Clearinghouse 2002052011

Please accept the following corrections:

~page 3, paragraph two, line one: change *belays* to *belies*

~page 4, paragraph 3, line 6: "AR-6b is a policy to recognize existing restaurant and lodging facilities. *The policy states "Notwithstanding policy AR-6a, recognize existing restaurants or lodging facilities and those which were approved during adoption of this plan, but limit their expansion or intensification."*

~page 6, paragraph two, line one: "That five acres of (add) RVSC have grown..."

~page 6, paragraph 3, line 6: *toil* should be *toll*

~page 6, paragraph 3, line 4 and 5 should read: "Here, staff ~~could~~ should present the material that ~~lead~~ led them to conclude an error by the BOS."

~page 7, paragraph 4, line 2: "~~Does~~ Do staff unpublished guidelines usurp General Plan policies?"

~page 7, paragraph 4, line 6: "The 2020 GP Citizen's Advisory Committee has voted to disallow package treatment plants and therefore *has* ~~reiterating~~ *reiterated* PF-11."

~page 7, paragraph 5, line 6: "Is it better when only one treatment alternative that is not permitted by ~~the~~ either the County or the Regional Board is only partially analyzed?"

Thank you.
Sincerely,

Ernie Carpenter

RESPONSE TO LETTER 15 -- ERNEST L. CARPENTER

Response to Comment 15-1

B7 zoning (Frozen Lot Size) is applied to property to signify "that the lot has been frozen in order to restrict further subdivision of large remaining parcels left after approval of a clustered subdivision as provided in general plan Policy LU-6c." (Sonoma County Code Section 26-78-010). The property never received the benefit of the previous approval (i.e., the subdivision did not record so the density was NOT taken) and the application of the B-7 was not warranted. This is not precedent setting as the property is not being granted additional subdivision potential; rather, it is only being allowed to process the subdivision potential that it always had. There have been other instances where the B7 designation was applied prematurely and where it has been removed in order to grant the owners the ability to process a subdivision which would otherwise have been allowed.

Response to Comment 15-2

The Assessor changes and assigns numbers for tax assessment purposes which often have no relationship to the needs of the Permit and Resource Management Department. The subject property did receive recognition of some underlying historic parcels in 1989 thorough the Administrative Certificate of Compliance (ACC) process. This resulted in the creation of Assessor's Parcel Numbers (APN's) 051-020-043 and -045 from 051-020-033. APN 051-020-043 is 29.29 acres and 051-020-045 is 262.63 acres in size. APN 051-020-033 was 293.14 acres so there has actually been a decrease in the overall acreage.

A map showing relative positions of zoning with respect to the 1984 approval and the current proposal has been prepared and is included in response to comment 14-2.

Response to Comment 15-3

The project is being processed as a major subdivision. Potential impacts are being reviewed as if they resulted from a new project. Consistency with the General Plan will be determined by the Planning Commission and the Board of Supervisors.

Response to Comment 15-4

It is not unreasonable to assume that people may want a similar but not the exact same project as was originally granted approval. Whether the Board anticipated this and hoped to limit applications which differed from the original or encourage them by indicating that they would consider them if a General Plan Amendment was requested is open for interpretation. However, the fact remains that through the adopted language of LU-14r the door was left open for alternative proposals. The applicants have requested a General Plan Amendment to address the differences between their project and that described in the policy LU-14r. It is staff's interpretation that the project, while clearly not the same as that approved in 1984, is similar in many ways and thus the comparison between the two is useful in analyzing the project.

Response to Comment 15-5

This is a request that the Planning Commission direct the EIR consultant to perform certain tasks. The Planning Commission did request maps indicating the location of current and proposed land use designations and the area of development. Please see response to comment 14-2 and Appendix F

General Plan and Zoning Exhibits for mapping of the previously approved project and the new proposal and response to comment 15-2 for a discussion of Assessor's Parcel Numbers.

Response to Comment 15-6

It is unclear how the "approach to decision making" is impacted one way or the other as compliance with the General Plan is always a consideration in the decision making process for proposed land uses.

Objective AR-3.2 reads as follows: Maintain, in those agricultural land use categories where small parcels may be permitted, the largest land area for agricultural use. Limit the number of clustered lots in any one area to avoid the potential conflicts associated with residential intrusion.

The parcel has a General Plan designation of DA (Diverse Agriculture) with a density of 17 acres per dwelling unit. There are 307.01 acres of this designation on the Graywood Ranch which would result in the ability to divide the parcel into 18 lots without consideration of LU-14r. Another 164.38 acres of the Ranch is zoned RRD 100 acres per dwelling unit and is, therefore, not subdividable but this represents another parcel. The remainder of the Ranch is designated RVSC making a total of 20 parcels possible under the current General Plan designations.

The Diverse Agriculture designation allows parcels as small as 10 acres and was applied in areas "...where soil, climate and water conditions support farming but where small acreage intensive farming and part time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and to limit further residential intrusion consistent with the policies of the Agricultural Resources Element." For this property the policy provides a specific exemption to recognize the previous approval.

It does appear that the parcel could be planted in grapes, particularly the lower area where the leach fields are located, however, the leach field will constrain the ability to place a vineyard in this area. There are areas of the county where vines have been planted between the leach field lines and that might be possible in this location if the applicant desires to plant vines. The upper areas might also be suitable for grapes but would require removal of trees and extensive grading and site preparation in areas which are considered visually sensitive. It is more likely that the upper area is too rocky and would be better suited to less intensive uses such as grazing although even this would be very limited as there is very little grass due to the density of forest and understory brush.

LU-14r contains a provision that allows for parcel sizes smaller than the minimum 10 acre parcel size. However, the creation of parcels in the 3-6 acre range on the site, even though allowed by Policy LU-14r, raises the issue of potential conflicts with agricultural production. The Planning Commission and Board of Supervisors will make a determination about whether the proposed lot sizes are still appropriate.

Response to Comment 15-7

The size of the winery complex is 23,750 square feet and includes the "General Store" (3,500 sq. ft.), a small "Gallery" (750 sq. ft.) and "Events Pavilion" (4,350 sq. ft.). Barrel storage and the fermentation areas take up 7,700 sq. ft. and another 4,450 sq. ft. are required for staff and maintenance areas. The production rate for the winery portion of the complex is 1.3 cases/sq. ft./year. Based on information prepared for another project (Rabbit Ridge Winery) the average number of cases produced per square foot by small wineries (approved annual production of 30,000 and 12,000 cases per year) is 3.1 cases/sq. ft./year. with a high of 6.7 and a low of 1.3 cases/sq. ft./year. There does not appear to be a

standard square footage per case. Size can be dependent on type of wine(s) produced (fermentation time varies). Storage needs are also affected by variety of wine produced. It is unclear whether case goods are to be stored on site as that is not called out in the proposal statement. The County has not attempted to establish a standard, rather each proposal is evaluated on a case by case basis using the justification for space needs provided by the applicant and the types of wines to be produced.

Response to Comment 15-8

The project is analyzed in the EIR as it is proposed. Staff will make a recommendation regarding whether clustering and easements would be appropriate. The proposed configuration of the subdivision actually does result in the residential parcels being clustered around the inn/restaurant/spa area. Clustering is not required by LU-14r. The project does not result in a large remaining agricultural parcel which would be suitable for the agricultural easement. The applicant has chosen instead to reserve a portion of the largest parcel (Lot 11) for preservation of the colony of Sonoma ceanothus (Ceanothus sonomensis).

Response to Comment 15-9

The winery can certainly be tied to Sonoma County's agriculture as it directly processes a crop grown in Sonoma County. The winery does not have to be located on a parcel which is actively growing grapes, just process "agricultural products of a type grown or produced on site or in the local area" (Sonoma County Zoning Ordinance 26-08-020). To some extent each of the other uses can be considered as promoting agriculture in Sonoma County but the relationship is more tenuous. By attracting tourists to Sonoma County the restaurant and store expose people to the county, its products and may inspire consumer loyalty (i.e., the tourist will be more likely to shop for Sonoma County products because they now have a relationship to them and identify the "brand" positively). However, although the store appears to be inconsistent with the DA zoning designation unless it is ancillary to the wine tasting room. The restaurant is located in the RVSC zoning which allows restaurants.

Special events are often focused around some aspect of the agricultural uses present on the property or the processing/retailing of agricultural products such as barrel tastings, events related to harvest and crush of grapes, wine and food events pairing Sonoma County wines with local foods, passbook tasting events, etc. These are the methods which have traditionally been used to promote agricultural products and are expressly encouraged by General Plan Goal AR-1, Objectives AR-1.1 and AR-1.2, and Policy AR-1a. The spa is really more of an adjunct to the "Sonoma County Experience" and has little or no direct tie to agriculture in this particular instance. It is not proposed for agricultural lands, however, being situated on the RVSC designated lands.

Response to Comment 15-10

Please see Response to Comment 15-9.

Response to Comment 15-11

This issue is not addressed by the focused EIR but is addressed by the Initial Study. Housing was not found to be a significant issue. It was determined that there is an adequate amount of affordable housing in Santa Rosa and that workers would predominantly come from Santa Rosa. The project does not include any housing for farm workers because there is no agricultural component of the project. In order to qualify for agricultural worker housing a certain level of agricultural use must be present on the property or on adjoining properties owned by the same owner. The winery, while processing agricultural products, does not qualify as agriculture. See response to comment 14-100.

Response to Comment 15-12

The General Plan policies listed refer to the designation of lands in Sonoma Valley at the Morton Warm Springs as RVSC. The policies note that additional Recreation and Visitor Serving designations are to be limited to Kenwood or to urban service areas. However, in the Santa Rosa and environs planning area section LU-14r clearly states that Graywood Ranch in Kenwood has RVSC designation. Several other sites are listed as having this designation as well. Although the comment focuses on the RVSC designation, all land uses in this area and through traffic contribute to the congestion experienced on State Route 12.

Although the project site is not located in the Sonoma Valley planning area, for purposes of the General Plan Land Use Map, the traffic congestion issues that pertain to Sonoma Highway are applicable. Objective CT-2.1 states that the Level of Service standard may be overlooked in determining consistency of increased traffic congestion from projects in certain situations. These situations include environmental or community values that may preclude widening of Highway 12, or a project that has an overriding public benefit which outweighs the increased congestion that would result. This policy was established when the State Route 12 traffic levels already made it impossible to achieve that standard. It is assumed that certain neighborhood-serving and other projects would need to be approved and it would be necessary then to invoke this policy. The desire to create a supportive environment for agriculture has also led to the approval of many wineries along Highway 12 in the vicinity of the proposed project, with special events and lodging associated with the wineries.

The traffic level-of-service data indicate that peak hour traffic volumes on State Route 12 currently result in LOS E at Lawndale Road. Projected 2005 peak hour LOS depicted in the Circulation and Transit Element of the General Plan project LOS C in this area. General Plan policies address this issue:

> ***"Objective CT-2.1:*** *Reduce congestion on the countywide highway system by maintaining a 'C' level of service or better on designated arterial and collector roadways unless a lower level of service is shown on Figures CT-2c and CT-2d on pages 291 - 293, a lower level of service is determined to be acceptable due to environmental or community values existing in some portions of the County, or the project(s) which would cause the lower level of service has an overriding public benefit which outweighs the increased congestion that would result."*
>
> ***"Objective CT-2.2:*** *Correlate new development with roadway improvements necessary to maintain the countywide levels of service set forth in Objective CT-2.1 or better on arterial and collector roadways as is more fully explained in policy CT-2b."*
>
> ***"Policy CT-2a:*** *Use the levels of service shown on Figures CT-2c and CT-2d on pages 291 - 293 to determine whether or not congestion is exceeding the desired level of service on the countywide highway system. Use area and/or project traffic analyses to determine whether intersection impacts or other localized congestion may also affect these desired levels of service."*
>
> ***"Policy CT-2b:*** *Assure that new development occurs only when a funding mechanism is available for improvements needed to achieve these levels of service specified in CT-2a above. If the Board determines that a project will provide significant overriding public benefit, the project may be exempt from this requirement."*

The EIR concludes that there will be significant and unavoidable traffic impacts. However, an overriding public benefit would support a finding of General Plan consistency.

Only the Board of Supervisors, at their sole discretion, can make the determination that the proposed project benefits (e.g., dedication of a public trail and increased transient occupancy tax) constitute a "significant overriding public benefit" as required by Objective CT-2.1 and Policy CT-2b.

Response to Comment 15-13

Yes, the Planning Commission will need to recommend that the Board of Supervisors make a Statement of Overriding Considerations if they wish to recommend approval of the project as proposed. The Planning Commission may take another action (i.e., recommend modifications to the projects, recommend denial, etc.) after reviewing the EIR and the information contained in it. An alternative recommendation might not require a Statement of Overriding Considerations. The EIR does not compare the benefits with the impacts. The EIR is designed to provide information regarding the probable impacts of a project so that the decision makers may use this information when making a decision regarding the merits of a project.

Response to Comment 15-14

The commentor implies that staff has already made the technical corrections to the General Plan and Zoning. However, this has not happened and information about the corrections will be presented to the Planning Commission and the Board of Supervisors. The technical corrections would involve ministerial action by the Board of Supervisors. The case for the technical corrections will be presented as a part of the Staff Reports for the Planning Commission and the Board. See Response to Comment 14-2.

COMMENT 15-15

Response to Comment 15-15

The project includes "package treatment plants", on-site sewage treatment facilities, for the winery and the inn/spa/restaurant parcel.

While the County has generally frowned upon the use of "package" treatment plants they have been used for other, previously approved projects, notably the Kenwood Inn and Vintners Inn. The policy states that these treatment plants are to be avoided for multiple uses on separate parcels. In the case of the Sonoma Country Inn the treatment plant will be used for the inn/restaurant/spa complex and winery and will be located on the same parcels as the facilities they serve. This would appear to be acceptable under the policy and in light of previously approved projects.

Response to Comment 15-16

The analysis of the project contained in the Draft EIR includes an acknowledgment of area policy LU-14r recognizing the designation of RVSC and DA 17 to accommodate an approved development, and an analysis of the project under those general plan Land Use designations. This is the only "privilege" afforded to this project. In every other way the project is analyzed as a "new" proposal for this site.

Thus the analysis contained in the Draft EIR is considered adequate to address the environmental impacts of the project as proposed. Further analysis of the consistency of the project with the General Plan will be conducted in the staff report recommendations to the Planning Commission and the Board of Supervisors.

LETTER 16

VICKI A. HILL
Environmental Planning Associates

3028 Warm Springs Road
Glen Ellen, CA 95442
TEL: (707) 935-9496
FAX: (707) 935-9497

June 13, 2003

Ms. Melinda Grosch
Sonoma County PRMD
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: Comments on Sonoma County Inn Project EIR

These comments pertain to the public Draft EIR issued for the proposed Sonoma Country Inn project in May 2003. As a professional environmental planner who prepares EIRs for public agencies, I have numerous concerns about the findings of the Draft EIR and the absence of appropriate land use and alternatives analyses. The EIR is seriously flawed in several respects and must be revised and recirculated for public review. Please carefully consider the following comments.

1. **Land Use Analysis – Proposed Project:** The EIR analysis fails to evaluate the aggregate land use impacts and incompatibilities of the proposed project. The combined effects of noise, visual, traffic, and even air quality effects results in significant land use disturbances and conflicts, for which there is no substantive mitigation measure. This issue is the very essence of the concerns expressed by Sonoma Valley citizens. When the impacts are disaggregated, they may not be significant, or they may be subject to mitigation. However, when the various impacts of the proposed project are combined, there is no question that there will be a substantial and significant adverse change to the existing rural land use character in the area. 1
2. **Land Use Analysis – Proposed Project:** The analysis in the document (Impact 5.1-4) is too narrow, dealing only with adjacent agricultural uses and not factoring in the overall effects on the surrounding areas. The identified mitigation measures do nothing to improve land use compatibility. 2
3. **Land Use Analysis – Proposed Project:** The proposed project is a substantive urban commercial development. By its very nature, a large-scale commercial facility is not compatible or appropriate in a rural agricultural area. There are no mitigation measures that can reduce this significant land use conflict, as the basic use is incompatible. 3
4. **Visual Analysis** – The visual analysis underestimates and understates the significance of visual impacts in this scenic corridor. The inconsistency with the North Sonoma Valley Specific Plan would NOT be mitigated to a less-than-significant level, as the resort would be a prominent feature along the scenic highway and from public viewing places in the valley. 4

5. **Growth Inducing Effects** – It is incorrect to conclude that the project would not remove obstacles to growth nor set a precedent for similar future projects. The General Plan CAC subcommittee on agricultural tourism has discussed this issue at length. Concerns throughout Sonoma County have been expressed over the resort developments, as they not only degrade the rural environment, but they also start a chain reaction of development. Opportunities are provided to farmers to sell their land at a higher profit for urban development, and this opportunity is appealing for many struggling farmers. Also, a destination resort like the proposed project needs nearby amenities, increasing the demand and pressure for additional lands to be converted to commercial uses. CEQA requires an assessment of whether the project "opens up" new areas for development. In this case, the project would certainly open up the Sonoma Valley for further development. In particular, it is clear that existing General Plan policies would not protect other lands from the same type of development.

5

6. **Alternatives Analysis**: No offsite alternatives were fully evaluated in the EIR. CEQA Guidelines and related case law require consideration of other sites. In this case, another site in an area more appropriate for commercial development would provide substantial environmental advantages over the proposed project site. Limiting the review of alternative sites to those designated as K or RVSC is too restricting. The proposed project could be permitted in commercial districts as well, which is where a project like this one belongs. Furthermore, the proposed project site itself is not properly zoned/designated and requires a General Plan amendment. To reject a site because it conflicts with General Plan policy, when in fact the proposed project is inconsistent with General Plan policies (and is applying to amend policies) represents a serious flaw in the analysis.

6

7. **Alternatives Analysis**: It appears that there was no analysis of re-locating the facilities to lower elevations on the site where facilities would blend in and be screened by trees and significant erosion, grading, runoff, and glare impacts could be avoided. There is no reason for the project to be located on the steep slopes of the project site. By locating on the hillside and providing views to resort visitors, the develop would destroy scenic vistas experienced by the entire Sonoma Valley populace as well as tourists and travelers on Highway 12.

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8. **Policy Consistency Analysis** – General Plan Land Use Element (p.4-9, Goal LU-5): Given the size and intensity of the project, the EIR analysis incorrectly concludes that the project site would retain its largely open character. This is simply not the case – the project site is 186 acres, and a substantive amount of it will be developed. Furthermore, to place a use like this on land designated as Community Separator or Scenic Landscape is completely contradictory to the intent of these designations. If this use is permitted on the site, appropriate mitigation should be required (e.g., obtaining and preserving additional community separator land) to offset the loss of community separator land, similar to what was required when Rohnert Park planned to utilize a small amount of separator land for future growth.

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9. **Policy Consistency Analysis** – It appears that other policies should have been included in the analysis including LU5.2, IL5d, LU9 and LU9.1.

9

10. **Policy Consistency Analysis** – Staff's interpretation of policy LU-14r (p. 4-11) – The EIR must compare the project to adopted policies, not to proposed amendments

10

requested by the project applicant. The project is not consistent with current policy LU-14r. This conflict is understated in the EIR. As written, the document assumes that the amendment will be approved.

11. **Policy Consistency Analysis – North Sonoma Valley Specific Plan**:
    a. Developing the project site does not protect agricultural soils for future generations – it is in conflict with Goal B.
    b. The project is clearly inconsistent with Policy 4 because it does not include clustering. Clustering should be required as a mitigation measure.
    c. The project **will** (not may) conflict with Goal D, as it will not maintain or enhance views from Highway 12, other roads, homes, and work places. This is a significant unavoidable impact and irreversible change in the environment. Once the trees are cut and the slopes graded, views will forever be degraded. The topography and trees (many of which would be removed) would not provide effective screening. The area and extent of grading and development, combined with the elevation will represent a significant scar on the hillside. Due to the relatively undisturbed natural and rich, scenic visual character, existing views are very sensitive to alteration. The visual background cannot absorb the changes to the landscape.
    d. The policies of the North Sonoma Valley Specific Plan are intended to protect the current visual and land use character – that is why there is a plan solely for North Sonoma Valley. The EIR does not acknowledge the visual and aesthetic sensitivity of the area, and dismisses the magnitude of the adverse change that is represented by the proposed project.

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12. **Mitigation Measures –**
    a. Many of the recommended mitigation measures are not feasible, particularly roadway widening and biological measures. Widening and improving roadways is inconsistent with the rural character of the area and would induce further growth.
    b. Adding signals only contributes to further congestion on Hwy 12.
    c. Measures should be required to minimize impervious surfaces to reduce significant impacts on the watershed and runoff.
    d. For impact 5.7-7, measures should be added to prohibit development on steep slopes – that is the only way to reduce and avoid impacts. Signs of erosion can be seen in the valley where grading has occurred on these foothill slopes.
    e. Building height should be severely restricted to reduce impacts and any type of towers, etc. should be prohibited.
    f. Light Pollution - There should be no exceptions for mercury, sodium vapor and similar lights – there is no reason to have this type of light in a rural area. They are very difficult to shield and can be seen for miles, even when shielded. An additional measure should be added to restrict nighttime lighting – there is no need to have bright lights shining throughout the night.
    g. The air quality mitigation measure suggesting paving to reduce dust would increase runoff and is in conflict with measures to prevent additional runoff. Paving should be minimized in all cases.
    h. Wording in the measure addressing wood burning emissions should be changed to read that Conventional fireplaces SHALL not be permitted.

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i. Outdoor events need to be further restricted – 30 outdoor events is too many, given the potential for cumulative effects.

Regards,

Ricki Hill

RESPONSE TO LETTER 16 -- VICKI A. HILL -- ENVIRONMENTAL PLANNING ASSOCIATES

Response to Comment 16-1

The commentor's opinion is noted. The EIR has been prepared in accordance with the California Environmental Quality Act, including the *CEQA Statutes* (Public Resources Code §§ 21000-21178.1), *State CEQA Guidelines*, and relevant court decisions. CEQA requires an EIR to examine a project for significant impacts, and to mitigate those impacts where possible.

The commentor's comment that "when the various impacts of the proposed project are combined, there is no question that there will be a substantial and significant adverse change to the existing rural land use character in the area" is noted. The information contained in the EIR does not, however, support this conclusion.

Section 7.3 Significant Unavoidable Impacts lists impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the proposed project or other mitigation measures which could be implemented. There are six unavoidable impacts listed, four of which are related to traffic and the sixth is due to new lighting sources on the project site.

Response to Comment 16-2

The commentor's opinion is noted. Without more detail as to why "the identified mitigation measures do nothing to improve land use compatibility" no response is possible.

Response to Comment 16-3

The commentor states that the proposed project is a substantive urban commercial development and that "by its very nature, a large-scale commercial facility is not compatible or appropriate in a rural agricultural area". It should be noted that although the inn, spa, and restaurant uses would not be permitted on lands with a *General Plan* designation of Diverse Agriculture or Resources and Rural Development these uses (inn/spa/restaurant) would be permitted on lands designated Recreation and Visitor Serving Commercial (RVSC). It is the County staff's opinion that previous County actions designated 25 acres of the project site as RVSC.

Response to Comment 16-4

In regard to the significance of visual impacts in this scenic corridor see Response to Comment 14-85.

In regard to the *North Sonoma Valley Specific Plan* the EIR on page 4.0-30 states that the proposed project may conflict with Goal D to "maintain or enhance existing views from Highway 12, other roads, residences and work places" and with the relevant policies. It is the finding of the EIR that with implementation of Mitigation Measure 5.8-3 the visual impact of the project from the viewpoint on State Route 12 west of Adobe Canyon Road would be reduced to less-than-significant and thus the project would conform with Goal D and relevant policies of the *North Sonoma Valley Specific Plan.* Sonoma County ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the proposed project.

Response to Comment 16-5

The commentor's concerns regarding growth inducing effects are noted. Growth inducing effects are further discussed in Response to Comment 14-100. The Draft EIR acknowledges in Chapter 4.0 that compared to the 1984 project (and the project described in *General Plan* policy LU-14r) the proposed project is an intensification of commercial uses due to the increase in the number, size and location of rooms in the inn (36 to 50), the restaurant and spa open to the public, and the special events at the winery (for example see page 4.0-12 of the Draft EIR). It is also noted that the inn, spa and restaurant uses would be permitted on lands designated RVSC and the number of special events would be permitted by the Diverse Agriculture land use designated with the issuance of a use permit.

Since the project site was previously designated for development (albeit at a lesser level of development) it does not follow that approval of the proposed project "opens up" new areas for development. Whether or not the commentor's observation that "it is clear that existing General Plan policies would not protect other lands from the same type of development" is correct is speculative.

Response to Comment 16-6

The County has a limited supply of commercially zoned land which is mostly clustered around cities with public services. The winery would not be allowed in most commercial zones. The commercial designations are:

- CO -- Administrative and Professional Office
- C1 -- Neighborhood Commercial
- C2 -- Retail Business
- C3 -- Heavy Commercial
- AS -- Agricultural Services
- LC -- Limited Commercial
- RC -- Rural Commercial
- K -- Recreation and Visitor Serving Commercial

Lodging is allowed in the C2 (Retail Business) and K (Recreation & Visitor Serving) zoning districts. While wineries are allowed in the AS (Agricultural Services) district only although warehousing of the finished product would be allowed in the C3 (General Commercial) district.

The project site already has an area with the K designation, although the applicant has requested a zone change to relocate it to a different area of the property. Given the preexisting designation and previous history of the property it seems that this property is more suitable than many other locations for the proposed use. The application states that one of the project objectives is to build a "country" inn. This means that the applicant is looking for a location that is rural as opposed to urban thus making many areas where the C2 designation has been applied undesirable.

The requested General Plan Amendment and Zone Change stem from the specificity of the current General Plan Policy, LU-14r, and the fact that the Graywood Ranch is now under two separate ownerships and the portion where the RVSC/K designation is located is on the side being retained by

Lendal Gray. The property already has the correct designations to accommodate the proposed project; the applicant is requesting relocation of some of the designations.

Response to Comment 16-7

The commentor suggests that the EIR should evaluate an alternative of relocating the facilities to lower elevations on the site where facilities would blend in and be screened by trees and significant erosion, grading, runoff, and glare impacts could be avoided. Please see Response to Comment 14-1.

Response to Comment 16-8

The commentor's opinion is noted. The Planning Commission and Board of Supervisors ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the proposed project.

Response to Comment 16-9

The commentor requests that the following additional policies LU-5.2, IL-5d, LU 9 and LU-9.1 be analyzed.

Objective LU-5.2 Encourage formation of programs to preserve the visual and scenic character of community separators.

Analysis -- This objective seems to be directed to local government (such as Sonoma County) to establish programs to preserve the visual and scenic character of community separators. One such example would be the *Sonoma County Agricultural and Open Space District*. It does not seem that the intent of this objective is to apply to individual projects.

Goal LU-9 The uses and intensities of any land development shall be consistent with preservation of important biotic resource areas and scenic features.

Analysis -- The proposed project would have significant impacts on vegetation and wildlife resources, Mitigation measures recommended in ***Section 5.6 Biological Resources*** would serve to mitigate anticipated impacts on important biotic resources. Although *General Plan* policy LU-14r would permit development on the project site, development of the proposed project would result in the construction of additional buildings, thus reducing the scenic features of the area.

Objective LU-9.1 Accomplish development on lands with important biotic resources and scenic features in a manner which preserve or enhances these features.

Analysis -- The proposed project would have significant impacts on vegetation and wildlife resources, Mitigation measures recommended in ***Section 5.6 Biological Resources*** would serve to mitigate anticipated impacts on important biotic resources. Although *General Plan* policy LU-14r would permit development on the project site, development of the proposed project would result in the construction of additional buildings, thus reducing the scenic features of the area

There is no policy IL5d.

Response to Comment 16-10

The commentor is correct -- the proposed project is inconsistent with the existing *General Plan* policy LU-14r. It is for this reason that the project applicant has proposed a General Plan Amendment to

eliminate this inconsistency. Without approval of the General Plan Amendment the project as proposed would be inconsistent with the policy. There is nothing more that can be said about the inconsistency.

The EIR does not assume that the document will be approved, rather the EIR evaluates the project as proposed by the applicant and as described in Chapter 4.0.

Response to Comment 16-11

The commentor raised questions regarding the discussion of consistency with the *North Sonoma Valley Specific Plan* in Chapter 4.0.

In regard to Goal B the analysis of the project's consistency with this goal is provided on page 4.0-29 of the Draft EIR. Regarding Policy 4, this policy encourages clustering but does not require it. In regard to Goal D the analysis of the project's consistency with this goal is provided on page 4.0-30 of the Draft EIR.

The commentor has provided opinion as to why the proposed project would conflict with these goals and policies of the *North Sonoma Valley Specific Plan*. It should be noted that although the EIR does evaluate the project's consistency with the *North Sonoma Valley Specific Plan* the County decision-makers (Planning Commission and Board of Supervisors) ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the proposed project.

Response to Comment 16-12

The commentor's opinions regarding the mitigation measures mentioned in this comment are noted. The EIR notes that widening State Route 12 is not considered feasible (see Response to Comment 21-7 for further discussion). It is the opinion of the EIR preparers that the remaining mitigation measures are feasible and do not need to be revised as suggested in this comment. The opinions set forth in the comment appear to be more project merit issues and should be considered during the consideration by the Planning Commission and Board of Supervisors on the merits of the project.

TPG Consulting incorporated

LETTER 17

June 19, 2003

RECEIVED

JUN 20 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

Mr. Del Rydman
160 Adobe Canyon Road
Kenwood, California 95452

Subject: Review of the Sonoma Country Inn DEIR Traffic Analysis

Dear Mr. Rydman:

TPG Consulting has reviewed the following sections of the Sonoma Country Inn DEIR (SCI DEIR):

- Section 3.0 – Description of the Proposed Project
- Section 5.2 – Traffic and Circulation

The Traffic and Circulation section incorporates information taken from a study prepared by Crane Transportation Group. However, since the actual traffic evaluation prepared by Crane Transportation Group was not available for review, some of the items mentioned in this letter may not be applicable.

Based on this review, TPG has the following comments.

Project Objective

1 On page 3.0-10 of the SCI DEIR, a number of project objectives are listed for the Sonoma County Inn. One of the objectives is to "minimize traffic impacts by incorporating improvements on Highway 12 at then entrance to the project, and by limiting the number of special events and attendees at those events". Proposed project driveway features will minimize traffic impacts at the driveway location but will not minimize traffic impacts in the remaining study area.

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711 N. Court Street, Suite J
Visalia, California 93291
T559.739.8072
F559.732.9089

Fresno Office
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T559.439.4881
F559.439.1142

San Luis Obispo Office
679 Monterey Street
San Luis Obispo, California 93401
T805.547.9498
F805.547.9596

Akron Office
2451 Falmouth Road
Akron, Ohio 44333
T330.835.3276
F330.836.0217

The project objective also implies that it will limit traffic impacts by limiting the number of special events and attendees at the special events. SCI is requesting 30 events per year with a maximum attendance of 200 persons. Of the cumulative development projects listed on pages 3.0-35 in the SCI DEIR that will be hosting special events, two are proposing to have fewer than the SCI proposed 30 events per year (Landmark Winery – 13, Blackstone Winery – 10), one is proposing to host an equal number of events (Chateau St. Jean – 30), and one is proposing to host five more than the SCI project (St. Francis – 35). Likewise of the cumulative development projects hosting special events, one is requesting fewer attendees than SCI (Landmark Winery – 50), two are requesting an equal number (Blackstone and St. Francis – both 200), while the final winery is requesting an allowable maximum for up to 2,000 persons per event for six events (Chateau St. Jean). Of the wineries already existing in the study area that host special events, page 5.2-61 of the SCI DEIR, two (Las Ventanas and Korbel) both appear to have maximums of 200 person attendance, which is equal to the SCI proposal, while three others (Sonoma Flower Company, Mobius Painter and Ledson) all appear to have maximum attendances that exceed the requested SCI 200 person maximum. Comparing the SCI requested number of events per year and maximum attendance to the cumulative and existing projects listed in the SCI DEIR appears to indicate that the SCI winery is requesting an average number of events per year and an average number of maximum attendees at these events for the study area as opposed to fewer than the average as implied by the limiting part of the project objective statement.

Existing Counts

2 According to the SCI DEIR, page 5.2-4 and 5.2-5, counts were collected in August/September/November 2000 and May 2002. These counts were then adjusted to reflect a summer 2002 condition based on available Caltrans traffic count data per the SCI DEIR. The SCI DEIR however does not indicate how these adjustments were completed; the background growth factor or increment used to adjust the 2000 counts to reflect 2002 conditions; and whether appropriate LRI seasonal factors were applied. In regards to determining the appropriate seasonal adjustment factors were such things as grape harvest/crush included in the assessment? Also there was no discussion in the SCI DEIR of how the segment volumes were either collected or developed from peak hour counts. There was also no discussion as to whether or not the Existing counts reflected a day with special event traffic from existing uses in the study area.

Analysis Methodologies

3 The SCI DEIR appears to indicate that the intersection and segment level of service analysis methods were based on the 2000 Highway Capacity Manual (2000 HCM) but does not identify the specific programs used in the analysis. Nor does the SCI DEIR identify such things as the peak hour factor (PHF), percent heavy vehicles (trucks/buses), or percent recreational vehicles (RV) used in the various intersection or segment analyses. The discussion on segment analyses, page 5.2-14, does state that the analysis "takes into account total volumes; the directional split of traffic; the percent trucks, buses and RV's; terrain; the percent no passing zones; lane and shoulder widths; and number of intersecting driveways." Therefore it appears that the analyses were done appropriately but this reviewer could not determine if the analyses conformed to standard "state of the practice" based on the information provided.

Horizon Year Conditions

4 The SCI DEIR, page 5.2-20, states that 2005 and 2012 background volumes were developed using recent historical growth rates along SR 12 and that these rates varied from 1% to 3%. The SCI DEIR does not state what data these rates were derived from (Caltrans or County) and if they reflected typical conditions for the area. The SCI DEIR did indicate use of the conservative 3% growth rate to reflect the near term (2005) condition but stated that a 2.4% growth rate was used for the 2012 condition. Other than the fact that 3% growth rate was high for some analysis areas and that it was considered unlikely that the 3% could be sustained throughout the study area for the next 10 years, no explanation was provided as to why 2.4% was chosen for use in the study. Also did these growth rates (3% and 2.4%) take into account the increases in traffic due to other cumulative projects not listed in the SCI DEIR, including those adjacent to but not located in the defined study area, as well as the proposed increase in park visitors?

Level of Service Standards/Significance Criteria

5 According to the SCI DEIR, pages 5.2-14 & 15, Sonoma County's objective is to "reduce congestion on the countywide highway system by maintaining a "C" level of service or better on designated arterial and collector roadways" unless a lower level of service is established for the roadway (shown on General Plan Figures CT-2c and CT-2d) or is determined to be acceptable due to environmental or community values existing in some portions of the County, or the project which would cause the lower level of service has an overriding public benefit which outweighs the increased congestion that would result". A footnote in the SCI DEIR, page 5.2-15, states that SR 12 is not shown to have a lower level of service on General Plan Figures CT-2c and CT-2d. On page 5.2-16 of the SCI DEIR, it is stated that the Initial Study for this project states, "the citizens of Sonoma Valley have continuously strongly opposed construction of ...modifications to the highway that would affect the rural, scenic character of the valley." The SCI DEIR does not clarify if this statement in fact represents Sonoma County's objective that it is "acceptable due to environmental or community values" to allow for the study intersections and road segments to operate below a LOS "C". If it is not "acceptable due to environmental or community values" in the area to allow for the projected levels of service, then further mitigations need to be proposed. Likewise of the intersection and segment mitigation measures proposed, the resulting levels of service with mitigations should be shown in the document. Also the timing of the proposed mitigation measures should be provided. Are the proposed mitigation measures going to be in place on opening day or at some point in the future?

6 Per the SCI DEIR, page 5.2-33, "Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on State highways. If the existing operation of a State highway is worse than LOS C, the existing "measures of effectiveness" should be maintained", i.e. the measures of effectiveness should not be reduced below where they are currently both in level of service and in measures of effectiveness. As shown in Exhibits 5.2-6, 7 & 8, four (4) intersections, SR 12 at Project Access, SR 12 at Lawndale road, SR 12 at Adobe Canyon Road, and SR 12 at Randolph Avenue, are projected to operate below the Sonoma County's LOS "C" standard and Caltrans LOS "C/D" threshold. In addition with the increase in traffic due to background growth and with the addition of the Project traffic, the measures of effectiveness will also fall below the Existing condition. Since the currently proposed mitigations do not appear to provide an improvement to a LOS "C/D" threshold, how are the currently proposed mitigations going to maintain the Existing measures of effectiveness? Again, the resulting mitigated levels of service should be shown in the document.

7 The SCI DEIR also states on page 5.2-31, that the significance criteria for unsignalized intersections shown on page 5.2-32 does not apply to low volume roadways. Low volume roadways are defined as having a traffic volume of less than 30 vehicles per hour per approach or per exclusive left turn lane. Why and by whom was the determination made that approaches with less than 30 vehicles per hour should not be subject to a significance criteria?

Project Trip Generation/Trip Distribution

8 According to the SCI DEIR, page 5.2-34, the majority of the project trip generation numbers used in the study (resort employee, resort guest/visitor, winery & country store staff, and winery & country store patrons) were developed from "interviews with the project applicant's representative and information contained in the project application augmented by the EIR traffic analyst's experience with other resorts and housing developments". No supporting documentation for these numbers was provided in the SCI DEIR sections that I reviewed but may be located in other sections or in the traffic study. The trips used for the residential component were developed from the ITE Trip Generation manual, 6th edition as appropriate and then augmented with additional trips for representing gardeners and maintenance workers, which should provide for a conservative analysis of this project component.

Likewise, no supporting documentation was provided for the trip distribution percentages used in the analysis.

Cumulative Traffic Volumes

9 According to the SCI DEIR, page 5.2-58, an evaluation of study intersection and segments was prepared for the Sunday PM peak hour only that reflected an "average special event" at all existing, approved and proposed facilities in the study area. The Sunday PM peak hour reflected an exiting condition for all special event traffic. Some study intersections showed a worse level of service during the Friday PM peak hour. Also for the Friday PM peak hour, the special event traffic would have been entering rather than exiting. Therefore it would seem appropriate to have provided the Friday PM peak hour entering analysis of all special event traffic as well.

10 Also on the "average special event" traffic, Exhibit 5.2-37, it appears that most uses reflected a true average attendance of what the uses are permitted for or are seeking approval for. Differences were noted for the Landmark Winery, which is requesting a maximum permitted attendance of 50, and for the Chateau St. Jean Winery, which is requesting a two step maximum permitted attendance of 450 for 24 events per year and 2,000 for six (6) events per year. The SCI DEIR indicated that the "average special event" for Landmark was analyzed at its maximum but the "average special event" for Chateau St. Jean was only analyzed at 200. It would seem appropriate that the "average special event" for Chateau St. Jean should have been analyzed at a higher number or further explanation should have been provided as to why the 200 attendees was chosen for this use.

Access Road Intersection Safety

According to the SCI DEIR, page 5.2-67, it states that the project is proposing to construct an eastbound to northbound left turn (deceleration) lane and a westbound to northbound right-turn (deceleration) lane at the project driveway. No mention was made in this portion of the Traffic and Circulation section of the southbound to eastbound (acceleration) lane that was discussed in the SCI DEIR, page 3.0-29. With the current speeds on SR 12, it would seem appropriate to not only incorporate the westbound to northbound right-turn deceleration lane but also the southbound to westbound acceleration lane as part of the project requirements. 11

If you have any questions regarding this peer review, please feel free to contact me.

Sincerely,

N. Ruth Davis

N. Ruth Davis, P.E.
Sr. Civil Engineer
TPG Consulting

Cc: Ms. Melinda Grosch
Ms. Allison Carolund Hargrave

RESPONSE TO LETTER 17 -- N. RUTH DAVIS, P.E. TPG CONSULTING, INCORPORATED

Response to Comment 17-1

The commentor has concluded that the project objective intended to limit special events to fewer than average for the study area, however, there is no such statement in the project description or the EIR traffic analysis.

Response to Comment 17-2

Please see Master Response F and Response to Comment 9-1. Seasonal adjustment to traffic counts conducted in May 2002 was achieved by obtaining Caltrans historical seasonal data and comparing them. For example, counts conducted in May were compared to Caltrans historical May versus October counts; then contrasted to other available seasonal data -- such as April versus September counts. Based upon these comparisons, counts conducted in May were adjusted to reflect the seasonal change. The counts conducted for this study occurred prior to the grape harvest (crush) season, but generally during the peak of the tourist season, of particular interest since the project proposed is a resort. It is unknown what special events may have been taking place on the various count days.

Response to Comment 17-3

The Level of Service methodology utilized HCM 2000 Unsignalized and Signalized (Traffix 7.5.1015). The HCM calculation worksheets are on file with the County of Sonoma. They provide information regarding peak hour factor at each intersection for each time period analyzed, percent trucks, buses and RVs, and other necessary data.

Response to Comment 17-4

State Route 12 count data was obtained from Caltrans. Please see Master Response F for a discussion concerning growth rates and methods of analysis for cumulative conditions.

Response to Comment 17-5

These quotations from the Draft EIR are accurate. The Draft EIR provided as much information as exists on policy guidance regarding level of service standards and policies, but does not interpret beyond what policy language provides, other than to quote the Initial Study. Please see Appendix G for mitigated levels of service and notes on timing of mitigation measures. Please see Response to Comment 18-1 for a discussion of the timing of the mitigation measures.

Response to Comment 17-6

The commentor asks how the Caltrans "endeavor to maintain a target LOS" is served when conditions already fall below the target LOS C/D threshold. The commentor's questions prompt reference to the County of Sonoma's Significance Criteria provided on page 5.2-30 - 5.2-33 of the Draft EIR. In review of this Draft EIR, Caltrans did not call into question the measures recommended to mitigate impacts according to the County's Significance Criteria. Please see Appendix G for mitigated levels of service and notes on timing of mitigation measures.

Response to Comment 17-7

Sonoma County PRMD provided Significance Criteria for use in the Draft EIR analysis. This is the source of the determination.

Response to Comment 17-8

Crane Transportation Group (the EIR traffic analysts) have conducted numerous studies on resorts in Sonoma County and find that use of trip rates obtained from available historical data (such as Institute of Traffic Engineers (ITE) trip generation data) are not useful in detailing a multi-function site with very specific trip-generating characteristics. For this reason the Draft EIR analysis provided a detailed list of each type of employee, guest, service and maintenance trip during the hours analyzed (Friday AM, Friday PM and Sunday afternoon peak hours). Comparison was made to ITE rates wherever this was applicable, however, the profile of activities developed through detailed questioning of the applicant as to the intended range of activities, hours of operation and staffing levels were essential to an accurate portrayal of vehicle numbers into and out of the site. The intent was to provide a conservative, but fair and accurate depiction of trip generation.

Response to Comment 17-9

Please see Master Response F. As suggested by the commentor, the Draft EIR did evaluate Friday PM peak hour inbound (entering) traffic.

Response to Comment 17-10

Please see Master Response F. County staff interviewed each facility having a Special Event application to determine "average" event size for the facility. These data were provided to the EIR traffic consultant for use in the analysis. It is not likely that all venues would have maximum size or even average size events on the same day and at the same time. Analyzing average sized events all happening on the same day at the same time is a very conservative approach. Adding a 2,000 person event to all the others would not be realistic.

Response to Comment 17-11

Please see Responses to Comments 5-10 and 5-11 concerning changes to the proposed intersection design.

LETTER 18

From: <GEORGEELLMAN@cs.com>
To: <mgrosch@sonoma-county.org>
Date: 5/20/03 8:16AM
Subject: Comments on Traffic in DEIR

Melinda Grosch, PRMD
2550 Ventura Av.
Santa Rosa CA
95403

Re: Traffic analysis of Sonoma Country Inn DEIR
From: George Ellman, 13285 Arnold, Glen Ellen; georgeellman@cs.com

SUMMARY: Page 2.0-4
1 This lists delays at nearby intersections as environmentally significant; requires applicant to pay "fair share contribution" at H12 and Randolph Av. and at H12 and Adobe Canyon Rd. How are such contributions calculated and what certainty is there that these projects will be done at the time the project is completed? In other words will these mitigation measures be done before the project is opened? Unlikely, judging from previous experience in this county.

2 The report indicates that the cumulative effect in 2012 will also be significant, but recommends only the same "fixes".

LAWNDALE INTERSECTION
3 Additional mitigation recommends a "second north bound approach lane" at Lawndale. The design of such a project is unclear; presumably there would have to be a lane for entry of cars going north and south on H12 onto Lawndale, two northbound entry lanes, and a southbound entry lane. That is four lanes plus shoulders; a potentially 44 foot wide intersection. This section of the highway operates at LOS F; any additional vehicles cannot improve the situation, only worsen it.

4 The proposed access road of the project is about 300 ft. from the Lawndale intersection. Traffic going towards Sonoma from the project could complicate cars going north from Lawndale. Everyone will be accelerating to come up to speed in that stretch of the road. With the present speeds on the road, this will set up a situation that can lead to many accidents and possibly deaths. Visitors leaving the events and/or hotel/restaurant may bring additional hazards to the roadway: driving under the influence of alcohol, driving on a dangerous roadway with which they are not familiar. (See sketch of road on p. 3.0-30).

5 A better solution to this problem would be to have the entrance to the project be an extension of Lawndale Road across H12 into the project. A stoplight at that place would control the traffic, allowing safer exit and entry. The present entry to the project area should be re-routed to the Lawndale extension on the project land. This would also provide for a safer crossing for pedestrians.

TRAFFIC STOPLIGHTS
6 H12 is a state highway. Caltrans makes most of the decisions about what will happen there. We have needed stoplights in Kenwood, at Arnold Drive, Madrone Road, and Agua Caliente intersections for at least a decade. There is the potential that a stoplight will be installed at the south end of

Kenwood next year. For the others, it is at least a decade before all these will be installed. How can this project speed up the installation of these stoplights?

7 The mitigation suggested for the cumulative events (weddings, art shows, plays, tastings, etc.) on H12 has been and is being considered by the Sonoma County General Plan Update committee. A program to allocate future use permits may be useful, but only if it is financed by the major benefactors, i.e., those operating the events. The residents of this area will be concerned that such a program actually gets into operation and soon. Such a program has been needed for at least five years, as the Sonoma Valley Citizen's Advisory Commission has amply indicated.

PARKING SUPPLY

8 The DEIR suggests that far more vehicle parking is provided for in the plan than will be needed. This could be for projected expansion in the future. However, excessive parking is not a good thing: most such areas are impervious and speed the flow of water off the area instead of into the ground.

SPECIAL Events

9 Please define "average size special events". Give a number of people and cars. (Finally found it on p. 5.2-48; 100 people in 40 cars. Would significantly impact waiting at Adobe Canyon road.)

10 DEIR says that the sight lines at the intersection of the access road and H12 are "unconstrained". Does the existing fence constrain the view of drivers entering or exiting the project area?

11 P.5.2-4 mentions traffic data "were factored to summer 2002....". Just what does that mean? How was the "factoring" done. The reader needs to know that these things have a rational basis. You ought to present the Caltrans data that show the growth of traffic on H12 in this area.

12 Missing; many additional projects that have been proposed in this area since the start of the EIR process. Most notable is the proposed Casino at Lakeville and H37; a 45 unit hotel in Glen Ellen. Possible hotel at the Jack London Village.

13 P.5.2-9; footnote 5 is confusing; is a westbound turn left or right? Also (SR 12/Lawndale Road) can one make left turns from eastbound SR 12 onto Lawndale?? Going east on H12 one can only turn right onto Lawndale, not left.

14 5.2-14; Par.beginning "Provide a two-lane..." Last sentence; should refer to SOUTH or EAST bound right turns, I think.

15 5.2-20; Discussion of Transit; the nearest bus stop is at least a mile from the project; are there sufficient employees to require a stop at Lawndale, for example? How about encouraging ride pooling to and from the project?

16 5.2-34; Trip Distribution: Questionable whether 70% of employees come from the west (Santa Rosa); a large number of employees in the Sonoma Valley commute from Vallejo.

17 5.2-45; Can you give some indication of what "fair share contribution"

means? What items are considered in the calculations?

18 The suggestions in the DEIR for mitigation measures need some public discussion. They may seem fine to the proposers, but one never knows what the public will think.

19 There is some confusion created by the way the mitigation proposals are named in Exhibit 2.2-1: e.g., on page 5.2-56 reference is made to Mitigation 5.2-1(a)(2) and Mitigation 5.2-1(b); there does not appear to be an a or b attached to these measures.

THE TRAIL

20 The applicants are required to dedicate a trail connecting Sugar Loaf Park with H12. This is casually mentioned in a few places like the Parking Supply. The public has long desired this connecting link. It should be make clear that this is not an optional item, but a requirement for the approval of the project. No doubt there are many visitors to the project that would enjoy a few hours on such a trail.

GENERAL COMMENTS

21 This EIR concludes that most of this project will not significantly change the level of services observed. Yet the public consistently sees a deterioration of travel times and speeds. There is something wrong with the process of these assessments. The general lack of data on cumulative impacts has inhibited the public and its elected officials from obtaining and expending funding on major transportation improvements.

22 The cumulative effects of various projects needs to have careful consideration. You have made an initial attempt on p. 5.2-61; why did you not total the several columns of data? I did it, but it should have been done by the consultants. I add up 346 vehicles likely to be leaving the venues near the same time; adding that to a highway operating at LOS F can hardly be insignificant. The contribution of this project is important.

23 The consultants propose a system of monitoring and controlling the operations of special events. County supervisors have already said that there is no money to fund such a program. Unless they are willing to press the operators of such events to finance the monitoring and scheduling, it is unlikely to happen. In fact, it would be a good way of assuring the public that the taxes generated by such events comes back to the region where the problems occur.

24 In my opinion, we need to pass a sales tax that will enable the county to start the railroad and to improve its bus system substantially. But if all the EIR's continue to argue that their project has no influence on the status of travel in Sonoma County, we are doomed to longer and longer periods of travel.

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CC: <kkeener2002@hotmail.com>, <drydman@ev1.net>

June 5, 2003 To the Sonoma County Planning Commission
Comments from George Ellman, 13285 Arnold Dr., Glen Ellen
on Sonoma Country Inn Draft Environmental Impacts Report

TRAFFIC

Traffic on H12 in most of the area near the SCI is at LOS E or F. With a few exceptions, the DEIR explains that the traffic resulting from the
25 production of the SCI will not change these conditions. The DEIR makes an attempt to estimate additional potential developments (cumulative traffic) in the area but doesn't add these estimates together or suggest mitigations.

Those of us who live here have heard these same results from many projects required to do traffic analyses. We know that the conditions are bad and getting worse. It is hard to see how the county can sustain this continued kind of development without consideration of those who live here and suffer the loss of accesibility, as well as other resources. The environmentally significant results from the production of this project will surely increase the pressure to make H12 into a 4 lane (+ turnouts + shoulders) highway. For what purpose? It will make the county some additional Transient Occupancy Tax, it will make the owners a significant profit, and it will make life for the thousands of residents in the region worse. We rarely see the TOT money used in the area where the mitigation is needed. In fact, it is apparent that the amount of TOT produced is not sufficient to "fix" the impacts created.

LAWNDALE INTERSECTION

This project is proposed to have its access to H12 about 300 feet north of the Lawndale/H12 intersection. It is already the situation that residents of that area are often held up from entering H12 for periods of 5
26 - 15 minutes. The project access road mitigation proposes to widen H12 in the area to at least 4 lanes; I have a better solution: move the access road to Lawndale, control the intersection with stoplights. At least that way, residents will have a chance of getting onto H12 safely.

STOPLIGHTS

H12 has stoplights about every mile starting from Santa Rosa or Sonoma. It is not a freeway, probably never will be. But there is a gap where the roadway turns frequently, where there about 6 miles without stoplights.
27 Speed on this section of the road is excessive; in the area of the Arnold Drive intersection there has been about one accident per month for eleven years. It is time that stoplights were placed at all major intersections. Local users will learn how long it takes to get from say Santa Rosa to Sonoma and will allow the time needed. Visitors will soon realize that the road is not a freeway.

EVENTS, SPECIAL AND NOT SO SPECIAL

The DEIR presents special plans for a methodology for dealing with the occurrences of weddings, art shows, dances, etc. which occur in many venues in the Sonoma Valley. The recommendation is to have a co-ordinator who will calendar these multiple events and presumably would arrange so that
28 the timing and concentration of these events provides some assurance to the residents that they will be able to gain access to the road. County supervisors have already indicated that there is no funding available for hiring such personnel; this seems to be a situation where the organizations operating such events should finance the staff needed as compensation to the residents for the problems they have created.

THE TRAIL

The applicants are required to dedicate a trail connecting Sugar Loaf Park with H12. This is casually mentioned in the DEIR under Parking
29 Supply. The public has long desired this connecting link. It should be made clear that this is not an optional item, but a requirement for the approval of the project. No doubt there are many visitors to the project that would enjoy a few hours on such a trail. There are many residents who remember when trails were more accessible than at present.

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RESPONSE TO LETTER 18 -- GEORGE ELLMAN

Response to Comment 18-1

The project applicant would be required to complete road improvements at the driveway entrance to the project. These improvements include a left turn pocket and shoulder widening (see letter number 5 from Caltrans and Response to Comment 5-10), and the entire cost of these improvements would be paid by the applicant. These improvements would be in place prior to the use of the inn or winery.

For the road improvements described in Mitigation Measures 5.2-1 and 5.2-5 the County would determine the fair share after consulting with Caltrans.

Payment of fees is required prior to construction and operation of the project. However, it is unlikely that the intersection improvements described in Mitigation Measures 5.2-1 and 5.2-5 would be constructed prior to the operation of this project. To construct the improvements it would be necessary to develop the design, obtain the approval from Caltrans for any work in State right of way, and obtain the remainder of the funding. At present, no funding has been set aside by Caltrans or the County for these improvements, and neither of these projects has been identified as high priority projects.

Section 7.3 of the Draft EIR noted that the intersection impacts would be significant and unavoidable. The reason is that the intersection signals are not likely to be installed in the time period that was analyzed (through 2012), because the intersections would only partially meet the signal warrants.

For the events coordination program described in Mitigation Measure 5.2-8 the fair share calculation described above would not be appropriate, as it makes no distinction between special event traffic and other traffic. If this project is approved and the mitigation measure adopted, County staff would develop options for the program, including methods to fund it and allocate fair share contributions.

Mitigation 5.2-8(a) restricts the project=s special events to off-peak hours until such time as the events coordination program is in place.

Response to Comment 18-2

The same mitigations would apply to year 2012 conditions.

Response to Comment 18-3

A second northbound approach lane would allow the separation of left- and right-turning vehicles on the northbound intersection approach. As stated in the Draft EIR, this would reduce average control delay right turns at the intersection (being no longer blocked by left-turners). The widening would require provision of (at most) one northbound 12-foot wide lane on Lawndale.

Response to Comment 18-4

State Route 12 design is determined by Caltrans standards. Caltrans has examined the distance between the Lawndale Road intersection and the proposed project access intersection and now deems its design acceptable. Please see Response to Comment 5-10 and Master Response G addressing the number of accidents on SR 12 with “alcohol” as the primary factor.

Response to Comment 18-5

Comment noted. Please see Response to Comment 5-10. See also the Caltrans Letter 5 allowing the applicant to determine the location of the intersection (whether opposite Lawndale or at a 300-foot distance from Lawndale).

Response to Comment 18-6

Whether signals are installed and timing of installation depends upon Caltrans analysis and decisions. Warrants must be met for signals to be installed. Please see Response to Comment 1-2.

Response to Comment 18-7

Comment noted.

Response to Comment 18-8

Comment noted. Please see Response to Comment 14-5.

Response to Comment 18-9

Comment noted.

Response to Comment 18-10

Field evaluation revealed that the existing fence does not constrain views to and from the project access driveway.

Response to Comment 18-11

Please see Master Response F and Responses to Comments 9-2 and 17-2.

Response to Comment 18-13

In response to this comment footnote 5 on page 5.2-9 is revised to read as follows:

> Volume data show no project ~~westbound~~ southbound left turn movements to State Route 12 during Friday PM peak hour...

Response to Comment 18-14

State Route 12 runs east - west and Lawndale goes north - south therefore someone driving on Lawndale toward State Route 12 is traveling northbound. The Draft EIR is correct in referring to *northbound* turning movements from Lawndale Avenue.

Response to Comment 18-15

The transit agency determines location and frequency of bus stops. The permitted size of this project and resultant employee numbers could influence bus stop location. The applicant could encourage ride pooling to and from the site as the commentor suggests.

Response to Comment 18-16

Trip distribution was based primarily upon consideration of population distribution in Sonoma County. The commentor is correct in stating that some employees would commute from Vallejo (i.e., to/from the east), however, the Santa Rosa area has the largest nearby population.

Response to Comment 18-17

Please see Response to Comment 18-1.

Response to Comment 18-18

Comment noted.

Response to Comment 18-19

Please see Response to Comment 1-2 which provides revisions to Mitigation Measure 5.2-1.

Response to Comment 18-20

Policy OS-7d of the *Sonoma County General Plan* discusses the County's designated plan for trails. The *Hood Mountain - Annadel Trail* is described as a trail that links Hood Mountain County Park to Annadel State Park. As discussed on page 4.0-17 the proposed project includes an offer of a public trail easement, dedicated to Sonoma County, from the winery parking lot to Hood Mountain County Park, with public parking located in the winery parking lot. As stated on page 4.0-17 the lack of a connection to State Route 12 potentially conflicts with policy OS-7d.

The proposed trail is described in additional detail in Response to Comment 3-3

Response to Comment 18-21

Comment noted.

Response to Comment 18-22

The Draft EIR (Impact 5.2-8) identified a significant cumulative impact from event traffic and found the project impact to be cumulatively considerable.

Response to Comment 18-23

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment 18-24

Comment noted. No additional response necessary.

Response to Comment 18-25

Comment noted.

Response to Comment 18-26

Please see Response to Comment 5-10. Peak hour signal warrant criteria would not be met at the SR 12/Lawndale Road intersection during any analyzed time period; this conclusion would not change if the project access intersection was aligned directly opposite Lawndale Road.

Response to Comment 18-27

Comment noted. The commentor expresses an opinion on the need for additional traffic signals, but does not suggest a deficiency in the Draft EIR.

Response to Comment 18-28

Comment noted. Mitigation measure 5.2-8(b) requires the applicant to pay a fair share toward the establishment of the event coordinator.

Response to Comment 18-29

Comment noted. The applicant's proposal for the trail is discussed in Chapter 3.0 of the Draft EIR. General Plan policies OS-7d and OS-7f that discussed the County's designated plan for trails is discussed in Chapter 4.0 of the Draft EIR.

ENTRIX

Since 1984 - Environmental Excellence

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LETTER 19

June 20, 2003

Mr. Del Rydman
Valley of the Moon Associates
P.O. Box 95
Kenwood, CA 95452

Re: ENTRIX Comments on Sonoma Country Inn Draft EIR, May 2003

Dear Mr. Rydman:

Attached please find our complete written comments on the sections of the draft Sonoma Country Inn Environmental Impact Report (EIR) related to groundwater and surface water resources.

If you have any questions regarding our comments, please contact Rick McCartney at 925-935-9920 or Mitchell Katzel at 707-833-2687. Thank you very much for giving us the opportunity to assist VOTMA with this project.

Sincerely,
ENTRIX, Inc.

REGISTERED GEOLOGIST
RICHARD F. McCARTNEY
NO. 5140
exp 6/05
STATE OF CALIFORNIA

Rick McCartney
Senior Geologist
California Registered Geologist No. 5140

Mitchell Katzel
Senior Geomorphologist

Enclosure

E N T R I X

Sonoma Country Inn Draft EIR, May 2003
ENTRIX, Inc. Comments

Section 5.3 Hydrology and Water Quality

(1) Page 5.3-3 Climate

1 The climate section identifies the most climatically similar station to the project site as the rainfall recording station in Sonoma, 11 miles southeast of Kenwood. This is not the most climatically similar site, and greatly under-represents rainfall-runoff conditions. The northern portion of Sonoma Valley is subject to orographic lifting which results in higher annual and storm-event rainfall than recorded in Sonoma. Rainfall isoheytals developed by the USGS (*S.E. Rantz, Surface Water Hydrology of California Coastal Basins Between San Francisco Bay and Eel River, 1967*) indicate that Mean Annual Precipitation (MAP) in the project area is between 40-50 inches. The Sonoma County Water Agency *Flood Control Design Criteria, (1983)* manual indicates MAP is approximately 35-45 inches annually, not 29.9 inches as indicated by the EIR.

2 Rainfall stations that are much more climatically similar to the project site include the gaging station at Oakville with a MAP 40.4 inches, and at St Helena with a MAP of 41.5 inches.

3 The Climate section of the EIR should be revised to more accurately reflect rainfall conditions at the project site, Exhibit 5.3-2 should be similarly revised, and any analyses or discussion of runoff and flooding that depend on the faulty rainfall data used in the EIR should be corrected.

(2) Page 5.3-7 Exhibit 5.3-4

4 (2a) The 10-Year peak runoff for pre-development is calculated using a runoff coefficient of 0.22 for Subwatershed 1 and a coefficient of 0.19 for Drainage 2a. The technical basis for selecting these coefficients is not presented, and therefore it is difficult to evaluate the accuracy of the runoff calculation. This deficiency of the EIR should be corrected by making "transparent" the rationale and technical basis for using the selected coefficients

5 (2b) It is our opinion that the Rational Method calculation presented in the EIR significantly under-represents 10-Year peak runoff due to the use of coefficients that do not accurately represent site conditions. Using the California Department of Transportation, *Highway Design Manual* (1995) guidelines and format for determining runoff coefficients in undeveloped areas, we suggest the following is a better estimate for the runoff coefficient (C):

Runoff Coefficient Calculation

Topography =	0.28
Soil Infiltration =	0.10
Vegetative Cover =	0.07
Surface Storage =	0.10
C =	0.55

We would expect a similar identification of how the runoff coefficient is determined. Usually a weighted calculation is made based on different land-uses, soil types, vegetative cover, etc. within the watershed area of concern.

6 (2c) Based on Comment 1, 2a and 2b, the 10-Year Peak discharge calculation should be revised and corrected to reflect the Rational formula as presented in the The Sonoma County Water Agency *Flood Control Design Criteria, (1983)* manual. The discharge calculation should include drainage area, runoff coefficient, rainfall intensity, and the appropriate K factor, which is related to the MAP for the area. The K factor for the project site is approximately 1.4 to 1.5, according to the County's manual.

(3) Page 5.3-15 Mitigation Measure 5.3-1

7 The mitigation measure indicates that under the General Permit a monitoring program will include inspections of the construction site prior to anticipated storm events and after actual storm events. This section also indicates that there will be a County-approved erosion and sediment control plan to minimize impacts from erosion and sedimentation during construction. In addition, there will be a SWPPP to limit water quality effects. The EIR states that the SWPPP should include BMP's such as "restricting grading to the dry season, specifiying construction measures that minimize exposure of bare soil to rainfall..." as an element that could be included in the SWPPP.

We agree with the expectation that such BMP's should be included in the SWPPP, but feel that the EIR should not defer such measures to other plans and permits. Sonoma Creek is a known steelhead spawning and rearing stream, both upstream and downstream from the project site tributary drainages to Sonoma Creek. Fish distribution and population studies conducted by Department of Fish and Game in cooperation with Sonoma Ecology Center have identified steelhead in the upper reaches of Sonoma Creek, both upstream and downstream from Adobe Canyon. As indicated by the EIR, project construction has the potential to erode sediments that could be deposited in Sonoma Creek, and this is considered a significant impact (Impact 5.3-1).

Therefore, the EIR should directly address the potential to impair steelhead spawning and rearing habitat in Sonoma Creek by strengthening Mitigation Measure 5.3-1 to include specific limits on grading and other construction activities to the dry season only. This mitigation action should not be left as a recommendation for inclusion in other permits, and should be made a mitigation requirement in the EIR in order ensure protection of steelhead habitat in Sonoma Creek.

(4) Page 3.0-29 Access and Parking; Page 5.3-19 Impact 5.3-3

8 The EIR fails to address the potential for impacts associated with drainage along the new, wider access roads, identified as Road A and Road B, and the driveways to the residential homes. The EIR does not discuss the design for drainage along the roadways, does not state the length of new roadways to be constructed, and does not indicate the extent of new cut-slopes to accommodate the roadways (see page 3.0-29). We feel that these are important elements to consider and

evaluate in the EIR. For example, the inboard ditch draining many roadways are often be a significant source of chronic erosion and subsequent sedimentation.

The roadway design information should be more fully developed, presented, and addressed in this EIR due to the potential significance of impacts. The EIR states that California Department of Fish and Game, US Army Corps of Engineers, and the Regional Water Quality Control Board will address alteration of stream channels at their crossings within the purview of their respective permitting authority. However, these regulatory agencies only address the site of the stream crossing, and do not regulate the road design outside of the stream crossing. We feel that this would be a significant over-sight, and represents a significant potential non-point source of sediment to the stream channel outside of the actual stream crossing sites. Therefore, the EIR should address the road design and associated road-side drainage, consider the potential for impacts related to road-related drainage, and develop necessary mitigation measures to ensure that road-related drainage does not increase erosion and sedimentation of receiving channels.

(5) Page 5.3-21 Exhibit 5.3-8; page 5.3-23 Exhibit 5.3-9; and page 5.3-25 Exhibit 5.3-11

The same comments made in 2a, 2b, and 2c apply to Exhibit 5.3-8, Exhibit 5.3-9, and Exhibit 5.3-11. Derivation of the pre-development and the post-development runoff coefficients are not presented. There is no explanation as to how either the pre- or post- development runoff coefficients are determined. The adequacy of the impacts evaluation and mitigation measures cannot be determined until the 10-Year and 100-Year Pre- and Post- Development runoff calculations are revised.

9

(5a) The EIR should indicate how the amount of new impervious surface associated with the proposed project and any other project features relates to the runoff coefficient selected for the post-development project scenario. The derivation of the runoff coefficients should be clearly traceable to the project conditions.

(5b) Calculations for 10-Year and 100-Year peak runoff from the Rational Method should be revised based on any revisions to the runoff coefficients, and based on inclusion of the appropriate K-factor used by the Sonoma County Water Agency.

(6) Page 5.3-21 Mitigation Measure 5.3-3(b)

The mitigation measure to minimize changes in post-development runoff suggests an applicable BMP to include: "Stormwater detention facilities to capture and regulate off-site runoff". The EIR has not addressed the potential impacts to steelhead habitat associated with the use of stormwater detention facilities. Use of stormwater detention facilities on the ephemeral drainage channels should be further addressed in the EIR.

10

On-stream detention basins will capture sediments, including gravels that are ultimately transported to Sonoma Creek. Gravels are an important feature of steelhead habitat. Any capture of gravels would reduce recruitment to Sonoma Creek and could impair spawning habitat. The relative percentage of gravels supplied by the project drainage-ways is not evaluated in the EIR. However, field observations of streams draining the project area indicate that gravels are present. In the absence of gravel supply data, the EIR should take a conservative approach to protecting steelhead spawning habitat by indicating that either on-stream detention

basins are not to be used, or that a mitigation measure require periodic excavation of all gravels captured in detention basins and return of those gravels to the stream system in a manner so that they will be available for transport to Sonoma Creek. Project mitigation measures should state that there be not net loss of gravels to Sonoma Creek in order to protect and maintain steelhead habitat.

Section 5.4 – Wastewater Disposal

(7) Page 5.4-2 Soil Features

11 Please provide the report titled, "Revised On-site Wastewater Disposal System Site Suitability Report", prepared by M.B. Van Fleet and dated 2002, which provides a summary of the soil percolation testing data.

(8) Page 5.4-23 Impact 5.4-5

It is stated that an area-wide increase in groundwater levels would not be expected from the onsite discharge of treated wastewater because the water source is from onsite groundwater. However, it has not been demonstrated that groundwater in the Alluvium beneath the Disposal
12 Areas A and B is in hydraulic communication with the source groundwater of the Sonoma Volcanics. For example, a continuous clay layer in the Alluvium unit could represent an aquitard with respect to the underlying Sonoma Volcanics; clay layers greater than 10 feet thick have been logged during the construction of wells near the project site. If the units are not in hydraulic communication, then a general or localized rise in the shallow water table within the Alluvium unit could occur both on the southern portion of the project site and down-gradient areas. The EIR should provide supporting data that characterizes the hydraulic relationship between these units and revise, if necessary, the impact conclusions.

Section 5.5 Water Supply

(9) Page 5.5-1 Introduction

Please provide the report titled, "Results and Analysis of 48-hour Constant Rate Pumping Test –
13 Resort Well at Graywood Ranch, December 2002", prepared by Richard C. Slade & Associates LLC, Consulting Groundwater Geologists, which provides the results of a pump test conducted on the Resort Well. Only a preliminary draft of this report was provided.

(10) Page 5.5-4 Neighboring Wells and Springs, pages 5.5-9 and 5.5-10 Impact 5.5-1, and page 5.5-17 Cumulative Effects on Groundwater Recharge

Decreasing well production in the vicinity of the project site does not appear to be limited to
14 private well owners. The Kenwood Village Water Company (KVWC), a primary public provider of potable water to the community of Kenwood, has their primary supply well (on Greene Street) less than 1 mile down-gradient from the project site. According to Mr. Jim Downey, president of KVWC, the drawdown required to maintain their production rate of 300 to 350 gpm has decreased 50 feet since 1987. KVWC suspects that the dynamic water level drop-

off reflects the impact on the local aquifer of the many additional wells installed and utilized in the area, considering that recent rainfall has been near normal. In addition, during the drought years of the 1990s, the pump in this well needed to be lowered over 100 feet (since 1987) in order to maintain their production rate of 300 to 350 gpm. The EIR does not document or in any way address the decline in well production noted by KVWC. This is a significant oversight and limitation of the EIR, and must be addressed in the impact analysis.

15 In addition, the 48-hour pumping test was conducted within a near normal rainfall period (non-drought period). The results of the 48-hour pump test does not represent conditions during a sustained multi-year drought period (for example, as in 1976-1977) that will likely occur in the future.

16 The EIR should be revised to adequately investigate and address documented declines in groundwater production in the project vicinity and associated cumulative impacts from groundwater extraction throughout the area. In addition, the EIR has failed to assess the affect of pumping groundwater from the project site during prolonged drought years.

(11) Page 5.5-12 Impact 5.5-3

17 Because it has not been demonstrated that groundwater in the Alluvium beneath the Disposal Areas A and B is in hydraulic communication with the source groundwater of the Sonoma Volcanics, an assumption that treated wastewater will be returned to the same groundwater aquifer cannot be made. Therefore, it appears that the "net extraction" of groundwater for the project may be underestimated. The EIR should reconsider this assumption and the resulting impacts.

18 In addition, it was stated in the preliminary draft of the 48-hour constant rate pumping test report that the pumping well (Resort Well) had not reached equilibrium by the time the test had been completed. As a result, the specific capacity of the Resort Well appears to be overestimated to some extent. Please revise this section as appropriate and incorporate the significance of a lower specific capacity into the impacts discussion.

(12) Comment Regarding Potential Impacts to Sonoma Creek and Threatened Steelhead

19 Sonoma Creek is a known steelhead rearing and spawning stream, including reaches in Adobe Canyon within Sugar Loaf Ridge State Park, downstream to the town of Glen Ellen (Sonoma Ecology Center, 2000, Spawning Gravel Suitability Assessment). Steelhead are listed as a federally threatened species by the National Marine Fisheries Service. Observations by the Sonoma Ecology Center (SEC) have indicated that the upper reaches of Adobe Canyon are usually flowing through the summer season, although flows tend to be very low. The lower reaches of Sonoma Creek, as it emerges from Adobe Canyon near Highway 12, often go dry, but with isolated pools persisting into the fall. Within approximately 1/4 to 1/2 mile further downstream from Highway 12, Sonoma Creek gains surface flow providing interconnected pools in the summer.

The draft EIR is deficient in that it does not address whether the aquifer from which the proposed project would draw groundwater is hydraulically connected to Sonoma Creek, and further does not indicate whether summer and fall season low-flows may be affected by groundwater pumping. Although the 48-hour pump test appears to indicate that that the impact of pumping to Sonoma Creek flows would be insignificant, the test was not performed during drought conditions. The final EIR should evaluate how groundwater pumping, both from the project and cumulatively, will influence low flows in Sonoma Creek and steelhead summer rearing habitat during drought and non-drought years.

RESPONSE TO LETTER 19 -- RICK MCCARTNEY AND MITCHELL KATZEL -- ENTRIX, INC.

Response to Comment 19-1

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment 19-2

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment 19-3

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment 19-4

Please see Response to Comment 14-39 for a discussion of runoff coefficient assumptions and calculations.

Response to Comment 19-5

Please see Response to Comment 14-40 for a discussion of the rational used in estimating the runoff coefficients.

Response to Comment 19-6

Please see Response to Comment 14-41 for information regarding revised 10-year and 100-year peak runoff analyses.

Response to Comment 19-7

As concluded on page 5.6-11 of the Draft EIR, essential habitat for fish species such as the federally-threatened steelhead is absent from the site due to the seasonal nature of Graywood Creek. However, the commentor is correct that proposed grading and other activities could affect downgradient aquatic habitat, as acknowledged on page 5.6-22 of the Draft EIR under Impact 5.6-3. Mitigation Measure 5.6-3(b) also calls for preparation of a Stormwater Pollution Prevention Plan which should be implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site.

Please see Response to Comment 14-42 for revisions to Mitigation Measure 5.3-1.

Response to Comment 19-8

Please see Response to Comment 14-43 for impacts associated with roadway drainage.

Response to Comment 19-9

Please see Response to Comments 14-39 and 14-41.

Response to Comment 19-10

Please see Response to Comment 14-45 for revisions to Mitigation Measure 5.3-3(b)(1).

Response to Comment 19-11

This report is available for public review at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California 95403 during normal business hours.

Response to Comment 19-12

Please see Response to Comment 14-53.

Response to Comment 19-13

This report is available for public review at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California 95403 during normal business hours.

Response to Comment 19-14

Please see Response to Comment 2-1.

Response to Comment 19-15

Comment noted. The pumping test was conducted at the end of the summer dry season, during a statistically normal rainfall year. However, rainfall records for 2002 (at St. Helena) show that the rainfall in the area in the nine-month period (February-September) leading up to the pumping tests were only about 40 percent of normal (6.19" actual vs. 14.61" mean value). Consequently, the pumping tests were, in fact, conducted during a below-average "dry" period. The vast majority (more than 80 percent) of the rainfall in the 2001-2002 water occurred from November 2001-January 2002.

The commentor is correct that the pumping test was not conducted during a multi-year drought; this is beyond anyone's control. It is only happenstance when groundwater investigations coincide with significantly rare hydrological conditions, such as a drought. Please see Master Responses J regarding historical water level information related to rainfall and Master Response K regarding projected recharge during average and "drought" conditions.

Response to Comment 19-16

Please see Response to Comment 14-59.

Response to Comment 19-17

Please see Response to Comment 14-53 regarding hydraulic communication between the Alluvium and the Sonoma Volcanics. Also, please Master Response K for revised estimates of groundwater recharge and net groundwater extraction for various rainfall assumptions, reduced water demand (based on changes in the proposed spa), and refined monthly water balance calculations.

Response to Comment 19-18

The commentor is correct. The pumping well closely approached, but it is not certain that it reached equilibrium conditions by the end of the 48-hour pumping test, due to problems controlling the

pumping rate at the end of the test. Therefore, the specific capacity of the well could not be determined exactly. On page 5.5-13 of the Draft EIR the specific capacity was stated to be "…approximately 0.68 gpm/ft ddn", which is correct. However, the following this paragraph of the EIR has been modified and amended to clarify this issue and the explain the significance of this parameter.

> Based upon the results of the pumping test, the specific capacity of the Resort Well <u>is estimated to be</u> approximately 0.68 gpm/ft ddn. <u>The actual specific capacity may be slightly lower, since equilibrium conditions were approached, but not clearly achieved at the end of the pumping test. The specific capacity estimate was used in combination with other data from the pumping test to estimate aquifer transmissivity, which was then refined through calibration against actual drawdown observations at the pumping well during the test. The specific capacity, per se, was not used to estimate the well yield and long-term drawdown effects on the aquifer and neighboring wells.</u>

Response to Comment 19-19

See Response to Comment 14-61.

LETTER 20

June 17, 2003

RECEIVED

JUN 20 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

Melinda Grosch
Sonoma County Permit and Resource Management Dept.
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Sonoma Country Inn Draft EIR

Dear Melinda

Here are my comments on the Draft EIR. The comments refer to **Section 5.4, Wastewater Disposal**, as well as the referenced background studies, with the exception of the **Revised On-Site Wastewater Disposal System Site Suitability Report** which I did not receive in time to review.

(1) pg. 5.4 –2, Exhibit 5.4-1, Soil Percolation Rates and Proposed Disposal Area

1 (1a)No data is given for the Winery Events Center Disposal Field. The Final EIR should include percolation rates for this area (percolation test holes 58-60)[1]

2 (1b)Impact 5.4-3 notes that the conditions of "rapid permeability rates and high groundwater" exist within the proposed site. In order to evaluate the effect of these unfavorable soil conditions, the percolation rates and groundwater depths for each of the proposed leach field locations should be included in the Final EIR.

3 (1c) Percolation tests for test holes 38 through 75 were conducted in May 2001. These tests should be redone during the winter months, preferably in February, when the highest groundwater levels were observed.

(2) **pg 5.4-22 Exhibit 5.4.4 Design Wastewater Flowrate Estimates.**

4 (2a)The Draft EIR describes only flowrates and omits any discussion of wastewater characteristics such as BOD5, TSS, Grease and Oil, and Nitrates. Wastewater characteristics were first cited in the June 14[2], 2001 Feasibility Study, subsequent reports reduced the referenced values, and the Draft EIR omits them altogether. BOD for the Restaurant was reduced from 1,000 mg/l to 670 mg/l, and the TSS was reduced from 350 mg/l to 190mg/l. No additional studies are referenced or other explanations are given for this reduction in the assumed strength of the wastewater.

5 Exhibit 5.4.4 should be revised to include wastewater characteristics as well as flows. Impacts 5.4-1, 5.4-2, 5.4-3, 5.4-4 and 5.4-6 cannot be adequately assessed without

[1] Reports submitted to PRMD from tests conducted in May 01 include marginal percolation rates for test holes 58, 59 and 60.

[2] Previous reports refer to "On-Site Sewage treatment and Disposal System Analysis and Design, The Sea Ranch Lodge and Village" by Dimensions 4 Engineering, as the source of these values.

considering the strength of the wastewater as well as quantity. The basis for all assumptions regarding the strength and quantity of the wastewater should be clearly defined and consistent with earlier reports.

6 (2b)Exhibit 5.4-4 identifies 6400 gallons per day of Spa/Laundry graywater. During dry weather months this water will be used for landscaping irrigation. A wet weather disposal area has not been identified for these flows. If a wet weather use cannot be found for these flows, Exhibit 5.4-3 should be revised to reflect an additional 6400 gallons per day of disposal area within the Inn/Spa/Restaurant leach fields.

7 (2c)As noted in the DEIR, design wastewater flows for the Winery and Events Pavilion should be revised upwards from 1,955 gpd to 2,810 gpd, in order to conform to Regional Board guidelines. This increase should also be reflected in Exhibit 5.4.-3 and Exhibit 5.4-4.

(3) pg 5.4-11 Winery and Events Center Wastewater System Process Water

8 Although earlier reports and letters to PRMD recommended that this water be treated separately, the current proposal shows winery process water being co-mingled with the Winery/Events Center domestic sewage. Because this wastewater is approximately 10 times higher in BOD than domestic sewage, acidic, and subject to wide seasonal variation, it will present a challenge to the proposed package treatment system. Impacts 5.4-1 and 5.4-2 should address how the effects of this process water will be minimized to prevent process upsets.

(4) Impact 5.4-4

9 (4a)The proposed FAST package treatment system has been shown to provide high levels of BOD and nitrate removal in similar applications. However, more details are needed on the size and configuration of the proposed system in order to evaluate the ability of this system to provide the required effluent quality. Will there be methanol addition for nitrate removal? The final EIR should include the number, size and location of all treatment facilities, a description of the water feature to be used for storage /flow equalization of graywater, as well as a list of all chemicals to be used during treatment and a discussion of how they will be delivered to the site and stored.

10 (4b)Mitigation Measure 5.4-1 states that a licensed Grade 3 Operator will maintain and monitor the FAST system. How often will the Operator be at the site? How often will the effluent be sampled to ensure effluent standards are met?

(5) Exhibit 5.4-6, Nitrate Loading Analysis Summary and Results

11 (5a) The derivation of the average flows and nitrate levels used in this analysis is not included. Background documents assume an on season and holidays of 4 months per year and an off season of 8 months per year. The Final EIR should list all such assumptions.

12 (5b)The shallow depth of groundwater and rapid percolation rates will affect the ability of the soil to remove pollutants and increase the likelihood of nitrate contamination of local groundwater sources. Factors used in Exhibit 5.4-6 should be revised to take these into account.

(6) Mitigation Measure 5.4-4

13 Even with the implementation of the mitigation measure suggested in the DEIR, neighboring wells will see a significant increase in nitrate levels. Wells which currently have nitrate levels between 0.1 and 1.8 mg/L may observe a rise in nitrate concentrations to 5 mg/L or more. There have been a number of studies indicating that even low level exposures to nitrate, i.e., nitrate levels much less than (10 mg/L), could be problematic in terms of certain types of cancer.[3] Nitrate is difficult to remove from drinking water and requires expensive filtration by distillation, reverse osmosis or ion exchange. These elevated nitrate levels would be a significant impact to people who rely on these wells for their domestic water, and should be avoided if at all possible.

I hope these comments are of use in preparing the Final EIR.

Sincerely,

R Campana

Rochelle Campana, P.E.
P.O. Box 786
Kenwood, CA 95452

cc: Del Rydman, VOTMA

[3] Peter Weyer, Associate Director, Center for Health Effects of Environmental Contamination, University of Iowa. Environmental News Network.

RESPONSE TO LETTER 20 -- ROCHELLE CAMPANA, P.E.

Response to Comment 20-1

Percolation tests for the Winery/Events Pavilion disposal area were performed by the applicant in February 2002. Exhibit 5.4-1 of the Draft EIR has been revised as follows to include the soil percolation rates for the Winery/Events Pavilion disposal area.

EXHIBIT 5.4-1 (REVISED)
SOIL PERCOLATION RATES ~~AND PROPOSED DISPOSAL AREA~~

Location [a,b]	*Percolation Rate (MPI)* [c]	*Number of Bedrooms*
Residential Lot 1	13	8
Residential Lot 2	12	5
Residential Lot 3	6	11
Residential Lot 4	31	9
Residential Lot 5	21	3
Residential Lot 6	25	3
Residential Lot 7	13	3
Residential Lot 8	37	3
Residential Lot 9	37	3
Residential Lot 10	26	3
Residential Lot 11	26	3
Inn/Spa/Restaurant Disposal Fields	8 to 15~~3 to15~~	-
Winery/Events Pavilion Disposal Fields	5	-

a Testing performed on residential lots 1-4 by Scientific Sanitation, September 2001

b Residential lots 5-11 by David Campbell, October 1985, originally proposed for use in conjunction with the 1984 Graywood Ranch Subdivision; residential lots 5-11 of the Sonoma Country Inn project have proposed disposal fields which include parts of one or more of the Graywood Ranch Subdivision lots.

c Minutes per inch

Source: Questa Engineering

Response to Comment 20-2

The soil conditions noted by the commentor is taken out-of-context. The relevant passage of the Draft EIR (on page 5.4-16) (as revised) reads:

> Exhibit 5.4-1 summarizes the results of the percolation testing. The average percolation rate on each of the lots or disposal areas falls within the County requirement (~~60~~120 MPI); however, some individual holes had percolation rates that equaled or exceeded 60 MPI but not exceeded

> 120 MPI.[82] The few slow percolation test results would not limit wastewater disposal on any of the proposed residential or commercial disposal areas. However, rapid permeability rates and high groundwater were found along the southern boundary of the upper inn/spa/restaurant disposal field, and this would restrict land area available for disposal in this area. The applicant is aware of the restrictive nature of the soils,[83] and has not proposed the location of a disposal system along this boundary.

It is clearly stated in the Draft EIR that wastewater disposal areas are not planned within the area where rapid permeability rates and high groundwater were observed.

Response to Comment 20-3

The commentor is mistaken about when the various percolation tests were conducted. Percolation tests 54 through 60 and 70 through 75 were, in fact, conducted in February 2002 during the wet weather season. Percolation tests 38 through 53 were conducted in May 2001. There were no tests numbered 61 through 69. All of the percolation testing was conducted in accordance with Sonoma County standards, following an initial "percolation test site meeting" with Sonoma County staff in May 2001. Wet weather testing for percolation holes 38 through 53 was determined not to be necessary based on the coarse-textured soils and ground slope conditions (greater than five percent). The area of tests 38 through 53 is immediately adjacent to (downslope) of the area of test holes 54 through 60, which was tested in the wet weather season. There was no significant difference between the May 2001 (average rate of 7 MPI) and February 2002 (average rate of 5 MPI) test results. Wet weather groundwater monitoring in the area of tests 38 through 53 indicated a maximum level of 7.5 feet below ground surface, which would have no effect on the percolation tests which were run at a depth of 2 to 2.5 feet below ground surface. The percolation testing adequately confirms suitable permeability for these proposed wastewater disposal areas; the EIR preparers disagree with the commentor regarding the need to redo these percolation tests.

Response to Comment 20-4

Three estimates of wastewater strength for the proposed treatment systems were provided to the EIR consultants. The original estimate, provided in the July 14, 2003 Feasibility Study (*Wastewater Treatment and Disposal System Feasibility Study for the Sonoma Country Inn*, M.B. Van Fleet, June 14, 2001), provided an initial general approximation of estimates for biochemical oxygen demand (BOD), total suspended solids (TSS), and nitrate (as nitrogen). A second estimate was provided in a study that was included in the February 2002 *Addendum #2 to the Sonoma Country Inn* (*Addendum Two to the Project Description Wastewater Treatment and Disposal*, M.B. Van Fleet). The second estimate was based on septic tank effluent monitoring data from a similar facility (Sea Ranch Lodge and Village in Sonoma County). The second estimate provided a weighted estimate BOD, TSS, and nitrate (as nitrogen) for each system, using the design flow rates. The applicant provided final revised design wastewater characteristics to the County and EIR preparers in August 2002. The design wastewater characteristics were revised because of the reduction of the winery production size from 40,000 to 10,000 cases per year. The reduction of the planned winery case production reduced the

---

[82] A total of 73 test holes were dug on the eleven lots. Seven of the 73 percolation tests produced rates that equaled or exceeded 60 MPI but not exceeded 120 MPI; four of the percolation tests produced rates of less than 1 MPI.

[83] *Percolation Test Results Transmittal* to Sonoma County PRMD, Well and Septic Section. M.B. Van Fleet, February 12, 2002.

design process wastewater flow so that the originally proposed treatment and storage pond was no longer needed, and the winery process flow could be included with the events center's treatment and disposal system.

The EIR preparers reviewed the estimates of wastewater characteristics provided by the applicant and found the unit values to be consistent with literature reference values (e.g., U.S. EPA, *Onsite Wastewater Treatment Systems Manual*, 2002) and with data for other similar facilities in the region (e.g., Vintners Inn, near Santa Rosa). Additionally, the EIR preparers reviewed the calculations of weighted wastewater concentrations for various constituents and found the approach and calculations to be in conformance with standard sanitary engineering practice.

Response to Comment 20-5

In response to this comment and comment 20-4, the following exhibit has been prepared:

EXHIBIT 9-45
DESIGN WASTEWATER QUALITY

Building/Activity	Projected Total (gpd)	Percent of Flow (%)	BOD (mg/L)		TSS (mg/L)		Nitrate (mg/L)	
			Value	Weighted	Value	Weighted	Value	Weighted
Inn/Spa/Restaurant								
Inn – Lodging	7,500	59	190	112	67	40	37	21.8
Restaurant	4,125	33	670	221	190	63	23	7.6
Spa (guests/employees)	1,025	6.9	190	13.1	67	4.6	37	2.6
	Total: 12,650	***100***	***N/A***	***248***	***N/A***	***108***	***N/A***	***32.4***
Winery/Events Pavilion								
Winery – Wine Making	1,200	43	2000	860	500	215	5	2.2
Winery/Events Pavilion (all other uses)	1,610	57	190	108	67	38.2	37	21.1
	Total: 2,810	***100***	***N/A***	***968***	***N/A***	***253***	***N/A***	***23.2***
Spa/Laundry Graywater								
Spa and Laundry	1,750	100						
	Total: 1,750	***100***	***N/A***	***10***	***N/A***	***20***	***N/A***	***10***

Source: Project Applicant, except for the revisions made the Winery/Events Pavilion projected flow and quality

Response to Comment 20-6

Please see Master Response H, which presents the revised plan for graywater treatment and disposal.

Response to Comment 20-7

Exhibit 5.4-4 has been revised (see Master Response H) as suggested by the commentor, along with the addition of an appropriate explanatory footnote. Also, the following text is added in the middle of the second paragraph on page 5.4-15 of the Draft EIR:

Using this scenario, a peak flow rate of 2,810 gpd would be projected; this is reflected in the wastewater flow rate estimates in Exhibit 5.4-4.

Response to Comment 20-8

The applicant has revised the wastewater plans for the proposed project to include a separate treatment system for the winery process wastewater. Please see Master Response H.

Response to Comment 20-9

Please see Master Responses H and I for further clarification and description of the proposed wastewater treatment and disposal facilities.

Response to Comment 20-10

Please see Response to Comment 14-51.

Response to Comment 20-11

In response to this comment the text on page 5.4-20 of the Draft EIR describing the assumptions for the nitrate loading analysis is revised to include all assumptions, as follows:

> ***Wastewater Flows*** Average wastewater flows of approximately 10,840 gpd and 1,405 gpd at the inn/spa/restaurant and winery were used, respectively. Average wastewater flows from the inn/spa/restaurant were derived by taking a weighted average of on- and off-season flow. Information on occupancy at the inn/spa/restaurant is from data on similar facilities (e.g., Vineyard Inn, Auberge Du Soleil, Vintners Inn, and Sea Ranch Lodge), as presented in the applicant's *Wastewater Treatment and Disposal System Feasibility Study*, M.B. Van Fleet, June 14, 2001. The flows for the winery were based upon criteria provided by the County. The following are the key factors and calculations used to derive the average wastewater flows:
>
> 1. Occupancy during a "peak week" is 100% on the weekends, and 80% on the weekdays.
>
> Average "peak week" daily flow =
>
> [(2 days x 12,650 gpd) + (5 days x 0.80 x 12,650 gpd)] / 7 days = 10,840 gpd
>
> 2. Average occupancy during the off-season is 55%.
>
> Average off-season daily flow = 0.55 x 12,650 gpd = 6,958 gpd
>
> 3. The on-season and holiday, and off-season periods occur for approximately 4 months and 8 months out of the year, respectively. The yearly average wastewater volume is a weighted average of the on- and off-season periods.
>
> Average annual wastewater flow =
>
> [(4 months x 10,840 gpd) + (8 months x 6,958 gpd)] / 12 months per year
>
> = 8,252 gpd

4. Winery/events pavilion average flow is 50% of peak flow

   = 0.50 x 2,810 gpd = 1,405 gpd

Response to Comment 20-12

The nitrate loading analysis already takes into account the limited nitrogen removal effectiveness of the highly permeable soils through the assignment of a low (10 to 15 percent) rate of soil denitrification. Shallow groundwater conditions actually tend to increase (not decrease) the potential for denitrification by promoting anaerobic conditions in near-surface soil zones where organic matter content is generally greater. The nitrate loading analysis did not assume any additional "credit" for denitrification based on the shallow groundwater conditions in portions of the site. Therefore, the analysis in the Draft EIR is appropriate and conservative (safe); and no changes are necessary.

Response to Comment 20-13

Please see Response to Comment 14-55.

LETTER 21

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June 27, 2003

RECEIVED
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PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

SERVED BY PERSONAL DELIVERY

Melinda Grosch
Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, California 95403

Re: Draft Environmental Impact Report ("DEIR") for the Sonoma Country Inn (PLP 01-0006)
7945 Sonoma Highway, Kenwood

Dear Ms. Grosch

On behalf of the Valley of the Moon Alliance ("VOTMA"), I hereby submit the following comments on the Draft Environmental Impact Report ("DEIR") for the Sonoma Country Inn (hereinafter the "Project"). VOTMA hereby incorporates, the attached comments on the Initial Study, and all previous comments made on the Initial Study and all public comments on the Initial Study and DEIR.

I. Description of the Proposed Project

1 CEQA requires that an EIR fully disclose and analyze projects, meaning the whole of an action. The DEIR is misleading and it fails to fully disclose and analyze the previously proposed project compared to the current Project. There are inconsistencies in the land use designations for the previously proposed project. The DEIR provides that the Recreation and Visitor Serving Commercial land use designation is in error. The DEIR drafter has assumed that there should be twenty-five acres in the Recreation and Visitor Serving Commercial land use designation based

upon footnotes to documents that are not provided in the DEIR. The DEIR instead should have only assumed that there should be five acres in the Recreation and Visitor Serving Commercial land use designation on parcel 051-020-19 which is not in the visible open plateau and studied the environmental impacts and General Plan inconsistencies based upon that figure rather than the higher figure of twenty-five acres on parcels 051-020-006, 010, 032 and 045.

In addition, the General Plan policy LU-14r does not intend to accommodate approval of a restaurant. The restaurant should have been considered as a new addition to the previously approved project and not a part of the previously approved project. The DEIR is unclear on how the restaurant was included. The 1984 approval by the Board of Supervisors did not include a restaurant. The only reference to a restaurant is *in the findings section* of the resolution and is only for an "associated dining hall." The dining hall was not part of the listed items that were approved. In addition, only thirty-five units were approved not thirty-six.

County staff does not have the authority to approve such technical corrections which include a modification to General Plan Land Use Map 9 to increase the area designated Recreation & Visitor Serving Commercial from five acres to twenty acres on different parcels. Nor does County staff have the authority to amend the zoning maps referenced. The DEIR may not assume that such modifications would be approved by the Board of Supervisors.

The DEIR is also unclear on if there is a sixty-acre density for the RRD or a one hundred-acre density for the RRD. The DEIR should have studied the previously approved project as provided for in the General Plan and compared it to the new Project rather than compare a project that was not provided for in the General Plan and instead "created" by examining parol evidence not contained in the General Plan.

The DEIR concludes that the Project seeks a modification of the previously approved project; however the DEIR is unclear on exactly what the previous approved project was and fails to studies the impact that the final map for the subdivision was not recorded. Arguably under the Subdivision Map Act, the County cannot correct any errors or omissions to the previously approved project description because the final map was never recorded to clearly show what project had been approved and because the final map was never recorded the only potential vested interest the project developer may have is what was actually approved by the Board of Supervisors. The time to correct such inconsistencies was when the final map was recorded. To do so now is in direct violation of the Subdivision Map Act, interpretive case law and the County's own policies.

Because of the above confusion, the DEIR should study *all* the impacts of the Project and not assume that a scaled down version of the project was previously approved. The Project Description should be of the Project as presented not a description of the differences between the Project and a previously proposed project that was not approved because a final map was never recorded for the project and it is unclear what exactly was considered approved in the General Plan.

The Project Description section does not include a discussion on possible expansion by the winery or inn in the future. The history of the hotels and winery's in the Kenwood area is to build a smaller winery and/or inn and then when demand increases, increase the size and production capacity of the winery and in turn increase the number of rooms for the inn. Evidence of this history is the expansion of the Landmark Winery, the Blackstone Winery, the Chateau St. Jean Winery, the Korbel Winery and the Kenwood Inn. All such expansions are mentioned in the cumulative impacts section of this DEIR. Unless the County is going to place a no-expansion limit on this approval, the EIR must discuss the impacts of the future expansion phase of this Project.

II. Environmental Settings, Impacts and Mitigation Measures

A. Traffic and Circulation

2 VOTMA hereby objects that study prepared by the Crane Transportation Group was not included as an appendix to the DEIR and was not made readily available to the public for timely comment. VOTMA hereby reserves the right to augment its comments on Traffic and Circulation after the County has furnished the Crane study to VOTMA and VOTMA has had the mandated time of 45 days after receipt of the document to submit comments.

The introductory section of the Traffic and Circulation section of the DEIR provides that the traffic consultant relied upon two assumptions: (1) "average" size special events and (2) the number of such average size events at other inns and wineries in the area. Both assumptions are flawed and therefore cause the entire Traffic and Circulation section to be
3 flawed. Because the DEIR's list of other proposed projects in the area is incomplete, the DEIR underestimates the cumulative impacts of this Project and the other proposed projects in the area. Therefore the number of events to be hosted during the time periods analyzed and the average attendance at such events is vastly underestimated in the DEIR. The consultant must use realistic figures of the number of possible attendees at such events and a traffic count must be performed when at least two events are being concurrently held at the wineries in the Kenwood area. In addition, the final EIR must discuss the impacts on events being held on the same night as an event at St. Francis or Chateau St. Jean with two thousand people attending. Including such figures would represent the true impacts to the traffic on Highway 12.

The traffic consultant should have conducted new traffic counts for this DEIR.
4 Using the biased counts prepared for Chateau St. Jean Winery in 2000 is inconsistent with the purposes of CEQA which is to analyze a project in its current environmental setting. Over the last three years the traffic has increased significantly and a study performed in 2000 is no longer applicable even with the figures updated by Caltrans traffic data.

In addition, being that the highest traffic counts will be in the summer months
5 during vacation periods, the traffic counts should have been performed before August and September. Traffic patterns vary significantly between June and July compared to August and September. Due to the fact that the traffic impacts are of great concerns to the citizens of Sonoma, current and accurate counts should be performed.

Pursuant to General Plan Objective CT-2.1 congestion on countywide highways should be maintained at a "C" level of service or better, unless a project has an overriding pubic benefit which outweighs the congestions. The DEIR provides that Highway 12 operates at a LOS E level and even with the proposed mitigation measures it will still operate at a LOS E level. The DEIR makes the rather insane conclusion that because the traffic conditions on Highway 12 are already so bad that even thought the Project will make the conditions worse, it is so bad anyway that the County should just ignore the problem entirely. 6

The reality is that if the County approves this Project and other like projects, the traffic will become so intolerable that Caltrans and the County will have to widen Highway 12 to four lanes. The DEIR fails to provide any discussion on the growth-inducing impacts that would be caused by the expansion of Highway 12. The EIR must discuss this occurrence since the County has already stated that the receipt of TOT funds is an overriding public benefit. Under such theory, any hotel would be approved no matter what the impacts are along Highway 12. CEQA requires a public agency to review growth-inducing impacts. The widening of Highway 12, and the related growth-inducing impacts must be studied. 7

The future calculations for traffic volumes are also flawed because of the DEIR's failure to study all the proposed projects along Highway 12 in the cumulative impacts discussion section. In addition, the DEIR should discuss what the traffic volume would be if Highway 12 was widened to four lanes and what related growth would occur due to the expansion. The Board of Supervisors cannot hide behind the statements contained in the DEIR that Highway 12 will never be widened because of the citizens of Sonoma Valley have strongly opposed modifications of Highway 12 that would affect the rural, scenic character of the valley. If the County Board of Supervisors continues to approve projects along Highway 12 that cause increases in traffic on Highway 12, it will eventually have to be widened. The citizens are entitled to know the environmental impacts of such a flawed policy. 8

The Project Trip Generation section of the DEIR is inadequate, in that the consultant used the consultant's own knowledge of local area attractions and flawed assumptions. A similarly-sized winery's trip generation patterns should be studied or other studies referenced that discuss such patterns. The DEIR provides no reference on how these assumptions were made. Nor, does the DEIR discuss the extent of the consultant's experience with the area. 9

The DEIR also fails to study the impact caused by the proposed mitigation measure 5.2-1(b). The Fire Department's response times are already lengthened by the traffic congestion, if the Fire Station's turn around parking lot is removed, it will further increase response times. 10

The DEIR's discussion on year 2005 and 2012 traffic impacts with average sized events is flawed for the same reasons as discussed above. The average sized event is not 100 people. Events where two thousand people attend must be analyzed. In addition, with the potential expansion of the inns and winery's along Highway 12, the potential for more events and larger events increase proportionateley. By 2012, Highway 12 could conceivably be widened to 11

four lanes and massive events could be taking place. Again the citizens are entitled to know the consequences of the Board of Supervisors continuing to approve projects that increase traffic along Highway 12.

12 The proposal discussed in Mitigation Measure 5.2-8(b) is not feasible until the program is funded and able to be implemented. Mitigation measures that are not feasible do not qualify as a mitigation under CEQA. Therefore, the reality is that the alternative Mitigation Measure 5.2-8 (c) is more likely and as stated above, the growth inducing impacts of implementing Mitigation Measure 5.2-8 (c) must be discussed.

13 DEIR's discussion of roadway hazards and safety impacts does not make any references to traffic conditions when an accident occurs. The wineries along Highway 12 must increase the roadway hazards due to the drinking activities conducted at the wineries. A study should be performed if such activities increase roadway hazards and increase accidents. Mitigation measures should be proposed if the studies determine that more accidents occur along Highway 12 because of the mix of increased traffic and increased alcohol consumption.

14 The proposed parking for the site is inadequate to accommodate special events at the winery. The EIR must study the impact of people parking along Highway 12 and the impacts caused by such parking, including, safety issues and increased congestion and delay because of people attempting to park along the side of Highway12.

B. Hydrology and Water Quality

15 The Project Description is flawed in that the closest climate is not in Sonoma, but rather the Northern part of Sonoma Valley. Because the Project Description is flawed, the resulting analysis must be revised to discuss the impacts on water quality and water quantity based upon an accurate climate description with correct rainfall runoff data.

16 The Rational Method used to estimate peak discharge of Project site runoff is a flawed methodology and under represents Project site runoff. The EIR must provide the rational behind why this methodology was chosen and how accurate the figures are for peak discharges.

17 In the Surface Water Quality discussion, the DEIR provides that no sampling data was available for the ephemeral streams in the Project area and no sampling water quality data was available for Sonoma Creek. Therefore, the consultant should have taken samples and provided such data. The EIR cannot fully discuss and disclose the environmental impacts if information that is needed to adequately discuss the water quality issues is not available. The EIR must study the impacts of the Project on existing conditions. If existing conditions are unknown, the EIR cannot adequately discuss the impacts of the Project.

18 The discussion on Groundwater is inadequate. Information on the Sonoma Valley Groundwater Basin is old and not enough information is provided on how the consultant determined that the recharge area is estimated to contribute an average of 39.3 acre-feet of water per year to the groundwater.

19 The applicant should be required to submit a detailed grading plan, incorporating the changes provided in the feasible mitigation measures and the County must have a detailed Mitigation Monitoring Plan which enforces the BMP's. The County must not defer its duties under CEQA to other agencies to enforce feasible mitigation measures.

20 The DEIR does not provide adequate mitigation measures to protect the wetland area containing the colony of narrow-anthered California Brodiaea or downstream receiving waters from surface runoff water. Again the County cannot defer its duties under CEQA to other agencies. The County must have an enforceable Mitigation Monitoring Plan in place prior to Project approval. Because the County does not provide a way to enforce the mitigation measures suggested in the DEIR, VOTMA disagrees that water quality impacts from Project-related runoff pollutants can be reduced to a level of non significance.

21 The DEIR does not provide adequate mitigation measures to decrease impacts to existing drainage patterns resulting in increased erosion and sedimentation. The DEIR should also suggest as mitigation measures, moving the roads along the western boundary of residential lot seven, relocate the storage tank and reduce the size of the residences. As stated above, the County cannot defer its duties under CEQA to other agencies. The County must have an enforceable Mitigation Monitoring Plan in place prior to Project approval that would ensure proper mitigation measures are completed to minimize erosion and sedimentation.

22 In the discussion concerning increased peak flows to Sonoma Creek resulting in increased flooding, the consultant admits that detailed hydro logic and hydraulic modeling of the watersheds would need to be performed for a more precise estimate of the timing of the peak discharge and changes in flood elevations of the creeks. Such studies should be completed rather than relying on in accurate estimations.

23 VOTMA disagrees that the mitigation measures proposed to protect the narrow-anthered California Brodiaea colony would reduce the impacts to less than significant. The County should require the drainage plan and determine if it is feasible prior to Project approval.

24 As stated before, the cumulative impacts section does not list all of the proposed projects in the area. Most of these proposed projects are also in the Sonoma Creek Watershed. The cumulative impacts off *all* the proposed projects would be a cumulative significant impact. The EIR must study the impacts of this and propose mitigation measures for this Project since it adds to the cumulative impacts. Just because the Project's contribution is just part of the cumulative effect, CEQA still provides that an EIR must discuss the impact. VOTMA disagrees that the Project's contribution is less than significant. The DEIR's conclusion that, "[t]he proposed project's contribution would not be cumulatively considerable and therefore cumulative impacts to hydrology and water quality would be less-than-significant" shows the consultant's flawed reasoning. If the cumulative impacts of this Project and other like projects are significant, then such impacts must be mitigated where feasible.

C. Wastewater Disposal

The Geology & Groundwater Potential report prepared in 2000 by E.H. Boudreau is outdated and did not study the Project as currently proposed and failed to address the cumulative impacts of the proposed Project and the other proposed projects in the area. It should not be relied upon in the EIR and a new report should be prepared that is current and analyzes the 25 actual proposed Project and the cumulative impacts of the Project and the additional proposed projects in the Kenwood area. The Addendum also is inadequate. The DEIR provides that the consultant relied upon "conversations" with persons familiar with the site instead of actually performing the proper studies required by CEQA that would have provided the information needed to analyze the impacts of this Project on groundwater resources.

The DEIR states that one test well exhibited perched conditions yet assumes that this was due to localized depression. The DEIR is unclear on how the consultant determined this 26 and does not provide if any other reasons were considered. In addition the wells were not monitored continually throughout the year. The DEIR is deficient in that CEQA and recent case law provides that groundwater resource must be fully analyzed in an EIR and that a baseline water study must be performed. This study is inadequate under such criteria.

27 The DEIR admits that the shallow groundwater information on the residential portion of the project site is very limited and cites test from 1985. These tests are inadequate and outdated. New information must be provided.

The DEIR also fails to study enough wells on adjacent properties. In the comments on the Initial Study various landowners reported that their wells were going dry. The 28 DEIR did not respond to such comments and only a limited amount of wells were tested. Based upon such inadequate sampling, the determinations made in this DEIR are incorrect and new and complete well information needs to be provided and discussed in the final EIR.

Under the section on septic system siting, the DEIR admits that there are no real requirements for nonstandard on-site disposal systems. It is inappropriate for the DEIR to rely 29 upon guidelines geared to septic tank systems. The County should not approve an individual package plant system until the County has performed the proper environmental review of the Guidelines. There are no established criteria for package plant systems ands to approve such a system before CEQA compliance has been completed on the Guidelines is improper and in violation of CEQA.

The DEIR provides no information or studies to show how the consultant determined that the FAST system would be effective for the wastewater systems. In addition, no 30 documentation was provided on how the consultant determined that the flows estimated by the applicant for the winery and events pavilion were accurate. The average number of attendees at the events pavilion most likely will be one hundred since two hundred guests are allowed. The discussion on the use of the gray water system for the spa and laundry is also inadequate. The system is not "currently designed" and the landscaping irrigation requirements are unknown yet the consultant determined that the discharge of gray water into the disposal field would be done

in a manner that would not exceed peak design flow. The DEIR provides not information on how the consultant made such a determination. The discussion of wastewater disposal for the residential lots provides no information how the consultant made the determinations on the peak wastewater flow rates for the proposed homes.

31 The proposed mitigation measures for making sure the FAST system is operated correctly are in reality only monitoring measures and do not mitigation the impacts of the FAST system or prevent the FAST system from being operated improperly. VOTMA disagrees that the mitigation measures reduce the impact to less than significant.

32a The impacts from the wastewater treatment facility for the winery and events pavilion are understated. The DEIR is unclear on the true size of the winery. Will the winery produce 10,000 cases per year or 40,000 cases per year? Also, the average attendance at the events pavilion is underestimated. VOTMA agrees that the wastewater treatment and disposal systems are inadequate. The winery should be moved and its correct production capacity should be studied to determine if the mitigation measure is adequate to reduce the impact to less than significant.

33 The percolation tests on the soil conditions for the residential lots five through eleven are outdated and before the location of the disposal system is determined. The County as a mitigation measure should require the applicant to limit the size of the structure for residential lot four. The mitigation measures should require that the CC&R's limit house size and the number of bedrooms and bathrooms in the house.

34 The DEIR does not provide information on how the consultant determined estimated nitrate concentration levels in wastewater effluent from the inn/spa/restaurant and the winery/events pavilion or how the consultant determined the wastewater effluent quality values.

35 VOTMA agrees that the nitrate concentrations in the groundwater immediately down gradient and the groundwater pumped by neighboring wells will be elevated above drinking water standards. However, VOTMA disagrees with the conclusion that the unstudied and unproven FAST system would reduce the impact to less than significant.

36 The discussion in section, Impacts to Groundwater Hydrology, is inadequate. The DEIR provides no evidence that the wastewater flows from the Project would be less than the water withdrawn from on-site wells. VOTMA disagrees that there is a less than significant impact.

37 The cumulative impacts determination is just wrong. This Project, combined with the impacts of all other current uses and new proposed uses will have a substantial impact on groundwater quality. The County must complete a baseline groundwater study to determine the quantity and quality of the groundwater in this groundwater recharge area pursuant to CEQA. Until such study is completed none of these projects should be approved. Without this information, the consultant cannot determine that groundwater quality would not be negatively impacted by these projects. The County must undertake a comprehensive study of the

groundwater supply and quality before approving this Project or any other proposed project in the area. The cumulative impacts of this Project along with the other proposed projects may cause water shortages and a loss of water to current residences and agricultural operations. Piecemealing the approval of all the proposed projects in the area without studying the cumulative impacts on the groundwater would be in direct violation of CEQA.

D. Water Supply

The DEIR's discussion on water supply does not contain vital information needed by the public, the Planning Commission and the Board of Supervisors. A comprehensive baseline water study must be completed and the administrative record must support the EIR's characterization of baseline and historical water use for an accurate Project Description. In addition, the baseline water study should analyze information regarding the size and quantity of water in the groundwater aquifer. As the appellate court in *Cadiz Land Co. v. Rail Cycle* determined, public agencies responsible for the preparation of EIR's for projects that are dependent on groundwater resources, have an affirmative duty to conduct the necessary studies to obtain such information if it is not already available at the time of preparation of the EIR.

38

This DEIR does not contain such needed information. Boudreau "estimates" there are approximately 3,000 acre foot under the project site, yet the DEIR contains no discussion on how this was estimated and what studies support this estimation. Also, in the discussion of neighboring wells and springs the DEIR provides, "[w]hile problems with decreased well production over a large area may indicate problems with the supplying aquifer, the proposed project and all neighboring wells draw from the same major groundwater basin, which has a *known plentiful supply.*" (Emphasis added.) Who knows this? The reader of this DEIR sure does not know this because there is not information contained in the DEIR that would allow such a determination to be made. In fact there is significant evidence that there is not a plentiful supply of water in the groundwater basin. In addition, the DEIR concludes that problems with other wells in the area are a product of poorly designed or maintained wells. Again there are no studies done to support this determination. Were the properties owners interviewed or were their wells tested?

The DEIR admits that an adequate supply of good water is essential to the creation of the proposed Project, since there are no existing municipal water supplies that could be extended to serve the Project. In fact, the Kenwood Village Water Company has commented that the water in the aquifer has dropped off due to increased use in the area and that during a drought the water supply would be severally impacted. The information from the pumping test performed by Adobe Associates was not analyzed correctly. The assumptions about water demands from the Project are assumptions because the landscaping irrigation demand is not known, the basin is assumed to have a "*known plentiful supply,*" and the annual recharge on the Project site is no yet known. Based upon the lack of such vital information, the DEIR cannot conclude that the groundwater supply will meet the estimated water demand.

39

40

In fact, the pumping tests performed on the Resort Well, water levels declined in the Graywood Ranch Well. Instead of further studying this impact, the DEIR concludes that the

decline in water level was the result of the pumping that occurred in the Garywood Ranch Well. Again, the DEIR supplies no information on how this was determined and provides no facts to support such a determination. The DEIR admits that the forty-eight hour pumping was not long enough for draw down effects to appear in neighboring wells. If this is the case, why were not other tests performed to determine the effects on neighboring wells?

41 The DEIR also states that the yield of the New Bargiacchi Well is not known, yet determines that a draw down of five percent would most likely not impact the well's ability to supply groundwater. This determination cannot be made, if the yield of the well is unknown. According to the DEIR, the Old Bargiacchi Well is shallower and has less available draw down, but the DEIR still determines that even in a drought it could meet the needs of domestic use. Yet, the DEIR cites no studies to support such a determination. VOTMA strongly disagrees that impacts from well interference would be less than significant.

42 As stated before, the DEIR did not adequately consider all the new proposed projects in the Kenwood area. The DEIR admits that the Project will reduce the groundwater recharge resources in the area, increase groundwater use in the area, yet the DEIR determines that this Project combined with all the other proposed projects in the area, will still have a less than significant impact on groundwater recharge and well interference. VOTMA cannot agree with such flawed logic.

E. Biological Resources

43 The Project Description for Biological Resources does not provide enough evidence on why the wetland on the property was not considered a seasonal wetland. In addition, VOTMA disagrees that the forest and midland cover in the mid-elevations are not sensitive natural communities and request that information be provided on how such a determination was made. The surveys to determine presence for active raptor surveys were inadequate and did not follow established procedures for determining the presence of raptors. In addition, the DEIR should provide the evidence used to determine that the wetlands near the winery were not jurisdictional waters.

44 VOTMA disagrees that the surveys to determine the potential for the occurrence of special status species were adequate and feels additional studies should be required before the EIR can conclude if the mitigation measures are adequate. For example the narrow-anthered California Brodiaea and the Sonoma Ceanothus have already been disturbed by Project development. VOTMA also disagrees that special status animal species are not present on the site. There is evidence that the site could be a potential habitat for steelhead, red-legged frogs, yellow-legged frogs, tiger salamanders and raptors. VOTMA's biological consultant questions the methodology used to determine the existence of such species and VOTMA feels the DEIR provides inadequate information on how the consultant determined that the Project site was not critical habitat for any of the above species.

VOTMA agrees that existing management practices are not protecting special status species and that the mitigation measures proposed should have an enforcement mechanism

to inspect the site during construction to determine that the mitigation measures are enforced. In addition, all Project buildings that could impact a sensitive habitat must be relocated or the
45 Project size must be reduced to protect such areas. The County should not sanction a project, or any part of a project, that violates the Endangered Species Act. The EIR should include a discussion of the requirements of the ESA and determine if the Project is in violation of the ESA after the more stringent studies are performed on the site per VOTMA's request.

Specifically, mitigation measure 5.6-1(d), appears to violate the ESA. The Project
46 *must avoid active raptor nests.* The ESA does not allow "partial" disturbances of a protected species habitat. VOTMA strongly disagrees that impacts on special status species will be reduced to a level of non significance.

The mitigation measures designed to mitigate the loss of wetlands are inadequate.
47 If Project roads and buildings need to be reduced or relocated then the EIR should require that the new location be provided by the Project applicant prior to Project approval and the County must determine that the relocation and/or reduction of the buildings and roads do not cause other impacts not studied by the EIR. "Wait and see" mitigation measures are not adequate mitigation under CEQA.

The DEIR does not adequately disclose how many trees will need to be removed and makes the Project Description inaccurate. The DEIR does not contain enough information on where and how the tress will be removed and replanted. Therefore, the DEIR cannot
48 adequately study how such unknown removals will impact wildlife habitats. Nor can the DEIR determine if the proposed mitigation measures are adequate since the baseline information is not available. VOTMA feels that construction of the Project will require far more trees to be removed than the applicant has disclosed and there will be significant unmitigated cumulative biological impacts. The Valley of the Moon is slowing becoming urbanized against the express wishes of its residents. Such growth-inducing and cumulative impacts must be discussed in this DEIR.

F. Visual and Aesthetic Quality

The Project Description is inadequate in that it does not correctly describe the project setting. It is unclear what project was previously approved by the County. In addition, the photo simulations provided are inaccurate. The Project will cause a significant visual impact
49 from Highway 2 and Lawndale Road. The DEIR is very vague on how many and which trees will be removed during Project construction and there are no concrete limitations on home size and no limitations on heights required prior to Project approval. Based upon such limited information, the DEIR cannot conclude that the visual impacts will be less than significant. VOTMA feels that the County should require mitigation measures that require the buildings to be moved and the size of the Project reduced to mitigate the visual impacts, in addition the applicant should be required to provide more information on tree removal and landscaping before the final EIR is certified so that the EIR can study the impact after the more stringent mitigation measures are required.

The Project will also have a significant impact on the view from Adobe Canyon
50 Road looking Northwest. As stated above, the photo simulations are inaccurate. The DEIR is not clear on tree removal and the DEIR cannot accurately determine if the visual impacts are significant. More stringent mitigation measures need to be imposed to protect the scenic vista.

VOTMA agrees that the visual impacts from Highway 12 west of Adobe Canyon
51 Road are significant. However, the impact from Highway 12 can be seen for more than sixty seconds and again the lack of information on tree removal causes the DEIR to understate the impacts. More stringent mitigation measures should be required such as: more information on tree removal and replacement, a reduction in building size, limits on building heights to one story and moving buildings off the open plateau.

52 In regards to light pollution, the Project Description is inadequate. Specific information should have been provided on a proposed on-site lightening plan. The final EIR should not be certified until such information has been provided.

53 The proposed mitigation measures are also inadequate. Shrouded lightening should be required, a landscaping plan should be submitted with lighted pathways instead of lightening on poles and at night after certain hours, all lightening sources should be dimmed.

G. Cultural Resources

The Project Description is inadequate, the investigation at CA-SON-36 should have extended outside of the Project area to determine if the site yielded more significant fins
54 outside the Project area that the disturbance of the site in the Project area could impact. In addition, it appears that CA-SON-36 has been disturbed by recent construction activity. More stringent requirements shoulder required during the construction phase to avoid further disturbance if other sites should be located during construction.

In addition, more stringent mitigation measures should be required to protect other
55 sites. For example, if an archaeological site is found, should it really be paved over for a tennis court? Rather the tennis court should be removed from the Project or moved to an alternate location.

H. Air Quality

The Project Description is inadequate, the cumulative impacts as stated before do
56 not include additional proposed projects in the area that not considered in the DEIR. In addition, if the County continues to approve projects in violation of the General Plan the cumulative impacts and growth-inducing impacts will lead to significant impacts on air quality in the Highway 12 area.

The Project Description is inadequate in its discussion on odors from the package
57 treatment plant. The Guidelines by the County for package treatment plants have not gone through environmental review. Until such time, packaged treatment plants should not be

allowed. The DEIR at this time cannot analyze the impacts of odors until there is a system in place to determine proper construction and maintenance of the plants or provide feasible mitigation measures.

I. Noise

58 VOTMA agrees that noise impacts from the Project are significant. However, the proposed mitigation would not reduce the impacts but only monitor the impacts. The mitigation measures must include an enforcement provision that would make the applicants event permit contingent on monitoring noise levels and if such levels were exceeded the applicant permit would be revoked. In addition, Mitigation Measure 5.11-1(d) does provide any information on what noise levels are to be maintained and what would if the applicant exceeded the established nosie levels.

59 VOTMA disagrees that the EIR could conclude that noise levels would be reduced to a level of insignificance until such monitoring is completed.

60 In addition, because the Guidelines are not completed nor have they had environmental review the package treatment plant noise levels are not known and not enough information has been supplied in the DEIR to determine how much noise the plant would make. The mitigation measures do not seek to reduce the noise levels and the EIR cannot determine if they are even feasible until the Guidelines for treatment plants are completed.

III. Impact Overview

A. Growth Inducing Impacts

61 This Project has considerable growth-inducing impacts. Effects on the water supply would significantly impact growth patterns in the County. In addition, if this Project is approved and like projects are approved in violation of the General Plan, such approvals would eventually cause the County to force the residents to accept the widening of Highway 12. Such widening is both growth-inducing and growth accommodating. In addition, using TOT's as a justification of an overriding public benefit could apply in every project approval process even if a project's environmental impacts are severe and it is inconsistent with the General Plan. Such approvals would lead to growth inducing and growth accommodating impacts.

62 In addition, the conversion of prime agricultural lands to commercial uses is also a growth inducing and growth accommodating impact that must be studied. Approval of such projects also leads to increased need for affordable housing for the employees who will work at the projects. The off set from TAT has not proven to off set the need for increased housing. This is a significant growth induing impact.

B. Cumulative Impacts

VOTMA disagrees that this Project would have a less than significant cumulative impact on agricultural use impacts, water quality and erosion impacts, groundwater hydrology and water quality impacts, groundwater recharge and well interference impacts, loss sensitive species habitat impacts, and air quality impacts.

VOTMA disagrees that there are no potential impacts on aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic and utilities and service systems. The Project will convert prime farmlands to commercial uses, will lead to future violations of air quality standards, impact endangered species, will forever alter the scenic landscape, potentially expose the public to hazardous materials related to the package treatment plants, impact water quality, impact the community by increased traffic, violate established noise levels in the community, create the need for increased housing for employees, increase population due to the eventual expansion of Highway 12, impact public services by increasing response times due to increased traffic, impact traffic by increasing parking along Highway 12, result in inadequate emergency access by blocked traffic, and impact the public water agency by threatening its water supply to residents. All of the above should have been studied by the DEIR.

63

The cumulative impacts of this Project and the other proposed projects in the area and the secondary impacts of such projects will have a potentially significant impact and may induce substantial population growth in the area. Commuters on Highway 12 already experience significant traffic delays. There is a strong likelihood that employees of this Project and the employees needed for the other proposed projects will want to live close to their place of employment. The EIR must include a study showing how many of the employees of all of the proposed projects will move to the area as opposed to commuting. The applicant appears to have presented no study to back up its determination that the employees will commute in from urbanized areas.

The cumulative impacts of this Project and the other proposed projects and the secondary impacts of such projects will have potentially significant impacts on public services. The cumulative impacts of all of the proposed projects on fire protection services, police protection services and parks will be significant. The EIR must address such impacts.

Although, VOTMA is strongly opposed to this Project, VOTMA appreciates County Staff's hard work in reviewing the DEIR and appreciates Staff's review of the above comments.

Sincerely,

Allison Carolund Hargrave,
Counsel for Valley of the Moon Alliance

cc: Del Rydman, President
Valley of the Moon Alliance

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June 3, 2002

SENT BY FACSIMILE TO: (707) 565-8358
AND FOLLOWED BY HARD COPY IN US MAIL

Paula Stamp
Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, California 95403

64

Re: Initial Study for the Sonoma Country Inn (PLP 01-0006)
7945 Sonoma Highway, Kenwood

Dear Ms. Stamp:

On behalf of the Valley of the Moon Alliance ("VMA"), I hereby submit the following responses to determinations reached in the Initial Study for the Sonoma Country Inn (hereinafter the "Project").

1. Aesthetics

a. The VMA agrees that the Project would have a substantial adverse effect on scenic vistas in the Kenwood area. In addition, the Project applicant has not supplied vital information that the County must know before the Environmental Impact Report ("EIR") is prepared to adequately study the Project's potentially significant impacts on the scenic vistas. The Project, as currently proposed, is much larger in scope than the original project. The proposed buildings have no specific height limits and "approximate" sizes, there are no protective easements except the flat lands and the uppermost slopes, there is no agricultural easement to ensure the promised agricultural use of the flat lands, the parking area as currently proposed is not sufficient to meet the Project's needs for the winery, the restaurant, the inn, the spa, the tasting room, the Project's employees and the proposed walking trail. The Project will need more parking and the EIR must address and study this issue. The combination of fire/vegetation management and the opening up of the forest to achieve views for the commercial buildings and the private residences cannot be adequately studied without more information and guarantees, such as easements, building height limitations for both the commercial

buildings and private residences, a realistically sized parking area and accurate visual projections of the Project at full build out, including all developed residential lots and the addition of the Graywood Ranch Subdivision project.

b. The VMA disagrees that there will be a less than significant impact on scenic resources within a state scenic highway. Even with the proposed protective easement for the valley oak, there are no guarantees that the open grasslands will only be used for agricultural use. In addition, the cumulative impacts of conversion to vineyards from oak woodlands, riparian areas and diverse agriculture *will have a significant impact on scenic resources within a state scenic highway and should not be dismissed as insignificant just because such a change is already happening in the area.*

c. As discussed in paragraph a of Section 1, there is not enough information as currently supplied by the Project applicant for the EIR to adequately study the potential degradation of the existing visual character or quality of the site and its surroundings.

d. Even with the proposed mitigation measures for lighting, the cumulative impacts of this Project plus the Graywood Ranch subdivision project, the Paradise Hotels' project and other upcoming projects in the Kenwood area (hereinafter referred at as "the other proposed projects"), would have a potentially significant impact on day and nighttime views in the area with the combined new light sources from all the other proposed projects in this rural area.

2. <u>Agricultural Resources</u>

a. No comment

b. The VMA agrees that this expanded project is inconsistent with Policy AR-5e. The proposed Project of the winery, events center, retail store, inn, spa, restaurant and adequate parking for such intensive commercial uses would be a concentration of commercial use in the area. The Initial Study states that alternatives to the size and location of the structures and leach fields should be considered. In addition the EIR must discuss alternatives such as allowing only the winery and tasting room as originally proposed in 1984 that would not conflict with existing zoning. The General Plan has a purpose, amending it without reason and a proper study of better alternative locations for proposed projects that are inconsistent with surrounding uses creates poor planning and nightmares for the public, future decision makers and administrative staff. In addition, it opens the floodgates for developers to propose projects developers know are inconsistent with the General Plan expecting the Board of Supervisors to approve amendments to the General Plan.

Therefore, the EIR must study the cumulative impacts of this Project and the other proposed projects. Most of the proposed projects will require General Plan amendments and if approved such uses would completely alter the agricultural use of the area and are all inconsistent with General Plan policies.

c. As stated above, the EIR must have an adequate discussion of the cumulative impacts of the Project and the other proposed projects and the secondary impacts such projects would create, such as off-site parking structures, widening of a scenic highway, impacts on public services, the need for building apartment complexes for employees, commercial growth such as Wal Mart, large-chain grocery stores, Costco and the related retail needed to support the increase in population in the area. Such changes would cause the conversion of farmland to non-agricultural use. The EIR must study the impacts of the conversion of farmland on the Kenwood community and the County at large and the impacts of amending the General Plan in violation of Policy LU-8d.

3. Air Quality

a. No comment.

b. No comment.

c. The VMA disagrees that the cumulative impacts of this Project, the other proposed projects and the secondary impacts of such projects would not have a potentially significant impact and requests that BAAQMD analyze the cumulative impacts of all such projects to determine if there would be a net increase of any criteria pollutant.

d. The VMA is concerned that the proposed leach fields would cause objectionable odors and requests that the EIR fully analyze the cumulative impacts of the leach field of this Project and the leach fields of the other proposed projects.

4. Biological Resources

a. The VMA agrees that this Project will have a significant impact on candidate, sensitive or special status species. The EIR must fully analyze the secondary impact on the brodiae. In addition, not only should a habitat assessment be done for the red-legged frog and northern spotted owl but if the red-legged frog or northern spotted owl is found, the EIR must analyze if the Project will impact the red-legged frog's habitat and the northern spotted owl's habitat and if approval of this Project would violate the Endangered Species Act.

b. The VMA requests that Policy OS-5 be followed and it should be determined if the USGS blue line stream should be designated and required to be permitted. In addition, the Project applicant should provide adequate information on building sites, road locations, residence locations, sewers (leach field) locations and pipeline locations to determine if the DFG setbacks would be honored. The mitigation measures proposed to narrow the road might not be possible as suggested in Addendum #2. The EIR must study the impacts if the applicant cannot provide adequate assurances that the road can be narrowed to comply with the DFG setback requirements. It appears that this Project is also inconsistent with Policy RC-5c. The cumulative impacts of allowing projects that do not comply with conservation policies should also be studied if the County does not intend to comply with its own General Plan policies by approving such noncompliant projects with alleged financial benefits to the County.

c. The VMA agrees that the effects of the thinning of the forest will significantly impact the environment and must be fully studied in the EIR. In addition, as a mitigation measure, the County could require only native species be used as landscaping plants and material. The EIR must analyze the impact of the introduction of nonnative species on the forest. In addition, the impacts of the residences in the area and the secondary impacts of such growth must be fully analyzed in the EIR.

The County or the Army Corps must complete the necessary field work to determine if the wet areas meet the criteria for jurisdictional wetlands. The EIR must determine the impacts of this Project on potential jurisdictional wetlands.

d. The County should determine if there are raptors and/or raptor habitats in the forest. If so, the EIR must study the impact of the Project on wildlife in the area and determine the impact on species and their collective habitat. The EIR must study the cumulative impacts of this Project and the other proposed projects on wildlife in the area.

e. The VMA disagrees that this Project can be mitigated to a level of less than significant. The Project is in violation of General Plan policies. Newly planted trees are not equal to a forest with old growth. This Project will have a significant impact on the forest and the mitigation measures as proposed are inadequate to mitigate the impacts of this Project to less than significant.

f. No comment.

5. <u>Cultural Resources</u>

a. No comment.

b. No comment.

c. No comment.

d. No comment.

6. Geology and Soils

a. The County should require the applicant to provide further analysis to determine if the location of any of the buildings and future residences violate Objective PS-1.2.

b. In addition, the VMA is very concerned about the potential of landslides and erosion and the negative impact on surrounding properties. The County should require the applicant to provide further study of the potential erosion impact before preparation of the EIR so that the EIR can adequately determine the impact on surrounding properties.

c. No comment.

d. No comment.

e. The County has not done an adequate study of groundwater in the Kenwood area. It cannot be determined if this Project, and other proposed projects, would affect groundwater quality, until a full study has been done in the area. In addition, the cumulative impacts of this Project, the other proposed projects in the area and the secondary impacts of the projects will greatly impact the groundwater quality in the area. An initial study of groundwater quality must be done to determine the current quality of the groundwater in the Kenwood area and then studies must be done addressing the cumulative impacts of the proposed projects on groundwater quality.

7. Hazards and Hazardous Materials

a. No comment.

b. Based upon the discussion in Section 6 of the Initial Study, it appears that the Project could have potentially significant impacts and possible erosion, slope instability and rapid runoff. The potential storage of hazardous materials and the storm water run off from the possible agricultural operations even with mitigation measures could still have a potentially significant impact on the environment.

c. No comment.

d. No comment.

e. It appears that more than one person is using the airstrip and neighbors have reported that multiple planes are landing on the airstrip in contrast to the information provided by the Project applicant. The County needs to request more information from the Project applicant on the use of the airstrip. Such an expanded use could have a potentially significant impact on the safety of people residing or working in the area.

f. No comment.

g. The VMA disagrees that the Project does not cause a potentially significant impact, this Project will expose people and structures to a significant risk of loss to wild land fires and the Project as proposed is inconsistent with Goal PS-3.1. Access roads, if they comply with the setback requirements of the DFG setbacks, probably cannot comply with fire safe standards.

In addition, the cumulative impacts of this Project and the other proposed projects in the area along with the secondary impacts of such projects, would have a potentially significant impact. Even with the proposed mitigation measures, the small local volunteer fire district does not have the resources to adequately serve the existing infrastructure and the new proposed projects.

8. <u>Hydrology and Water Quality</u>

a. The leach fields for the inn, restaurant and spa, and the winery are to be located on a significant groundwater recharge area. The County must undertake a comprehensive study of the groundwater supply and quality before approving this Project or any other proposed project in the area to determine if an adequate supply of groundwater exists. Many current Kenwood residents' wells are going dry and the groundwater aquifer in the area may already be in overdraft. The County must follow Objective RC-3.1.

The cumulative impacts of this Project along with the other proposed projects may cause water shortages and a loss of water to current residences and agricultural operations. Piecemealing the approval of all the proposed projects in the area without studying the cumulative impacts on the groundwater would be in direct violation of CEQA.

b. The Geology & Groundwater Potential report prepared in 2000 by E.H. Boudreau is outdated and did not study the Project as currently proposed and failed to address the cumulative impacts of the proposed Project and the other proposed projects in the area. It should not be relied upon in the EIR and a new report

should be prepared that is current and analyzes the actual proposed Project and the cumulative impacts of the Project and the additional proposed projects in the Kenwood area.

c. No comment.

d. No comment.

e. As requested in response to paragraph a, Section 8, a comprehensive groundwater study should be prepared that studies the cumulative impacts of this Project and the other proposed projects on both water quality and water quantity in the Kenwood area.

f. See above response.

g. No comment.

h. No comment.

i. No comment.

j. No comment.

9. Land Use and Planning

a. No comment.

b. The VMA agrees that the proposed Project is inconsistent with the General Plan and the North Sonoma Valley Specific Plan and that the Board will have to override the policies of the General Plan to approve this Project. The EIR must study the impacts of the County approving this Project and other proposed projects that are in violation of the General Plan for the purported public benefit of fees for affordable housing and if such a policy is consistently applied the cumulative impacts of the County consistently violating the policies of the General Plan. The VMA is very concerned that if the Board of Supervisors decides that fees for affordable housing are considered an overriding public benefit that such a policy would allow any project applicant to expect approval from the Board of Supervisors to allow the developer to build a commercial project in an agriculturally zoned area. If affordable housing is considered a true public benefit then under that determination every project could potentially be approved. The loss of prime agricultural land in protected areas countywide

would be devastating and the EIR must adequately analyze such a loss countywide. The Highway 12 corridor cannot support such increased growth due to the approval of projects that are in violation of the General Plan.

In addition, if the affordable housing fee is considered a public benefit such a fee must be correctly analyzed in the EIR. The County could allow this Project of a hotel, restaurant and inn in a commercially zoned area and the occupancy tax would still go to the County. Therefore one project alternative must study approving the Project in a commercially zoned area with the same fees being generated for affordable housing and compare that to approving the Project in an area that is agriculturally zoned. The County would still get the benefit of the fees but not jeopardize the policies of the General Plan. If the County puts developers on notice that commercial development belongs in commercial areas developers will build there rather than request the County approve a commercial development in an agricultural area. However, if the County routinely ignores its own polices than such patterned behavior must be studied in the EIR and the secondary impacts of the loss of prime agricultural land must be studied.

c. No comment.

10. Mineral Resources

a. No comment.

b. No comment.

11. Noise

a. The cumulative impacts of the current wineries expanding their events and the additional noise generated from this Project and the other proposed projects will have a potentially significant impact on the current noise standards established in the General Plan. The proposed mitigation measures appear to apply after the noise levels have already been amplified and are based on complaints of excessive noise levels. Mitigation measures are those that reduce the impacts not just monitor the impacts. Therefore, the EIR should study the real impacts of the increased noise on the surrounding area.

b. No comment.

c. See response to paragraph a, Section 10.

d. See response to paragraph a, Section 10.

e. As discussed previously, it appears that more than one person is using the airstrip and neighbors have reported that multiple planes are landing on the airstrip in contrast to the information provided by the Project applicant. The County needs to request more information from the Project applicant on the use of the airstrip. Such an expanded use could have a potentially significant impact and expose people in the area to excessive noise levels.

12. Population and Housing

a. The cumulative impacts of this Project and the other proposed projects in the area and the secondary impacts of such projects will have a potentially significant impact and may induce substantial population growth in the area. Commuters on Highway 12 already experience significant traffic delays. There is a strong likelihood that employees of this Project and the employees needed for the other proposed projects will want to live close to their place of employment. The EIR must include a study showing how many of the employees of all of the proposed projects will move to the area as opposed to commuting. The applicant appears to have presented no study to back up its determination that the employees will commute in from urbanized areas.

b. No comment.

c. No comment.

13. Public Services

a. The cumulative impacts of this Project and the other proposed projects and the secondary impacts of such projects will have potentially significant impacts on public services. The cumulative impacts of all of the proposed projects on fire protection services, police protection services and parks will be significant. The EIR must address such impacts.

14. Recreation

a. See response to paragraph a, Section 13.

b. The proposed parking for the Project is not adequate for the employee, inn, restaurant, spa, winery and trail parking.

15. Transportation/Traffic

a. As stated in the Initial Study, the citizens of Sonoma County, whom the Board of Supervisors represents, are strongly opposed to the expansion of Highway 12.

Knowing this the County, should contract for its own independent traffic study that adequately examines the impacts of this Project and the cumulative impacts of this Project and the other proposed projects on traffic load and capacity on Highway 12 rather than just review the applicant's consultant's report. The cumulative impacts study needs to be based on the increased development due to the other proposed projects, not just the ABAG forecast.

b. See above comment.

c. No comment.

d. Even with the proposed improvements, any design of the entry/exit is going to be hazardous. Highway 12 is a scenic highway and is not designed or intended to accommodate substantial amounts of tourist traffic entering and exiting commercial development along the Highway 12 corridor in Kenwood.

e. This requirement seems inconsistent with the DFG 50 foot set back requirements for roads from the bluestream line.

f. As stated previously, the proposed parking for the project is inadequate.

g. No comment.

16. Utilities and Service Systems

a. See response to paragraph a, Section 8.

b. See response to paragraph a, Section 8.

c. No comment.

d. See response to paragraph b, Section 8.

e. If the County, after completion of a comprehensive study of the underlying groundwater basin determines that the basin is in overdraft, it is possible that the occupants of the residential units would need to hookup to the County's water supply and/or new commercial development would not have an adequate supply of groundwater. The SCWA must determine if it has adequate water supplies to service this Project and the other proposed projects if the basin turns out to be in overdraft.

f. The cumulative impacts of this Project and the other proposed projects, even with the proposed mitigation measures, will have a potentially significant impact and increase waste at the County's landfill and decrease its limited capacity.

g. No comment.

17. Mandatory Findings of Significance

The VMA agrees with the County's findings for paragraphs a, b and c.

The VMA appreciates County Staff's hard work in preparing the Initial Study and appreciates Staff's review of the above comments.

Sincerely,

Allison Carolund Hargrave,
Counsel for Valley of the Moon Alliance

cc: Del Rydman, President
Valley of the Moon Alliance

Jeffrey J. Allen
Law Offices of Jeffrey J. Allen

RESPONSE TO LETTER 21 -- ALLISON CAROLUND HARGRAVE, COUNSEL FOR VALLEY OF THE MOON ALLIANCE

Response to Comment 21-1

The commentor presents several comments regarding the description of the proposed project. The commentor questions the sufficiency of the EIR's discussion of the previously approved project for the 476-acre Graywood Ranch (which includes the Sonoma Country Inn project site) and the currently proposed project for the site.

The previously approved project on the project site is described in Chapter 3.0 (see pages 3.0-9 and 3.0-10) and in Chapter 4.0 (see pages 4.0-2 through 4.0-4). The proposed project consists of several related applications as described on pages 3.0-11 through 3.0-15. Contrary to what is stated in the comment, the Draft EIR does not conclude that "the Project seeks a modification of the previously approved project"; rather, the EIR analyzes the impacts of the proposed project on the existing environment and includes information about the previously approved project to assist the public and the decision makers to determine the proposed project's consistency with the General Plan..

Please see Response to Comment 14-2 for a further discussion of previous County actions regarding the project site, the existing general plan and zoning designations on the project site, and how these actions and designations have been discussed in the Draft EIR.

The *State CEQA Guidelines* require that the EIR's project description include a discussion of project location, including presentation of a local and regional map and identification of site boundaries. The project description should include project concept, proposed buildings and facilities, construction activities, buildout assumptions, conceptual drawings, supporting public services, and reasonably foreseeable future phases. As per section 15124 the project description is not required to supply extensive detail beyond that needed for evaluation and review of the environmental impacts. Chapter 3.0 provides a complete project description consistent with the *State CEQA Guidelines*.

The commentor states that the project description section does not include a discussion on possible expansion by the winery or inn in the future. There is no information in County files or elsewhere which would indicate that the project applicant intends to propose some type of expansion of the project in the future. To assess such an expansion would be speculative and not required by CEQA. If such an expansion was proposed in the future it would be subject to environmental review at that time.

Response to Comment 21-2

The commentor objects that the study prepared by the Crane Transportation Group was not included as an appendix to the Draft EIR and was not made readily available to the public for timely comment. It is not clear what "study" the commentor is referring to in the comment. Crane Transportation Group did not prepare a separate technical transportation report as a part of the Draft EIR. The calculation sheets used in the traffic analysis are available for inspection at the PRMD office.

Response to Comment 21-3

Please see Master Response F for a discussion of cumulative event traffic. The list of projects used in the Draft EIR to evaluate cumulative impacts provided a conservative analysis. Including the event traffic from additional projects or from larger events would not change the conclusion reached in the Draft EIR that there will be significant impacts resulting from cumulative event traffic (Impact 5.2-8).

Mitigation Measure 5.2-8(a) was included in the Draft EIR to prevent this project from adding event traffic during weekend or weekday peak hours until such time as the County could establish an events coordination program. This mitigation measure would also address the maximum event scenario the commentor describes.

Regarding the traffic counts, the commentor does not provide a reason for stating that traffic counts must be done when at least two events are being held concurrently. The analysis of cumulative event traffic was done by adding event traffic from multiple venues to the background traffic, and therefore it was not necessary to conduct the counts when a specific number of events were occurring.

Response to Comment 21-4

There is no evidence that the counts were biased. The data used was valid available data, supplemented by new data wherever necessary, creating a system of traffic volumes that represent peak periods of activity along State Route 12. For more information on baseline traffic count data, please refer to Response to Comment 9-2.

Response to Comment 21-5

Count data was adjusted to reflect summer traffic. Please see Response to Comment 9-2.

Response to Comment 21-6

The mitigation measures provided in the Draft EIR are intended to mitigate the significant impacts of the project and not to improve or mitigate existing conditions. There is no recommendation to ignore identified impacts or fail to implement mitigations provided in the Draft EIR.

Response to Comment 21-7

The Draft EIR does not analyze the widening of State Route 12 to four lanes because it is not part of the proposed project and it is not a reasonably foreseeable effect of the project. The Draft EIR identifies the widening as an alternate mitigation measure to mitigate cumulative traffic impacts, but notes that such widening may not be feasible. To better describe the reasons for considering this measure to be infeasible, the third paragraph from the bottom of page 5.2-65 of the Draft EIR is revised as follows:

> Implementation of Alternative Mitigation Measure 5.2-8(c) would reduce cumulative impacts to a less-than-significant level. <u>However, this measure is not considered feasible. As noted in the Initial Study for this project, the County</u>~~'~~<u>s General Plan designates State Route 12 as a primary arterial with two travel lanes and a center turn lane. The General Plan places the highway in a</u> ~~"~~<u>B</u>~~@~~ <u>management category, which allows widening for turn lanes, bridges, and intersection improvements, but does not allow widening for additional through traffic lanes. Therefore a widening to four lanes would not be consistent with the General Plan. Further,</u> ~~A~~<u>as</u> discussed in the setting section above and as stated in the Initial Study ~~for this project,~~ ~~"~~<u>A</u>the citizens of Sonoma Valley have continuously strongly opposed construction of a freeway type system and/or modifications to the highway that would affect the rural, scenic character of the valley.~~@~~[37] <u>Finally, there are no plans for such widening, either by the County or Caltrans, and no known source of funds to complete the widening even if it were planned.</u> ~~It is likely that the alternative mitigation measures would be strongly opposed and therefore may not be feasible.~~

With respect to the statement that the TOT funds would be an overriding public benefit, that finding has not yet been made by the Planning Commission or the Board of Supervisors. Whether this finding

will be made will be decided by the Board of Supervisors if the project is approved, and that decision will not be made until the Final EIR is certified. If such a finding is made, it does not follow that any hotel would be approved, no matter what the impacts would be along State Route 12. The decision makers must consider each project on its own merits. Approval of one would not automatically result in approval of all similar future projects.

Response to Comment 21-8

Please see Master Response F for a discussion of cumulative projects. Please see Response to Comment 21-7 for a discussion of the feasibility of widening State Route 12 to four lanes. The Draft EIR identified the significant traffic impacts that will result from the project and future cumulative traffic impacts. It would be speculative for the EIR to try to predict future Board of Supervisors actions regarding future projects.

Response to Comment 21-9

The EIR traffic consultant has worked in Sonoma County and neighboring jurisdictions for over 20 years. A substantial percentage of the work performed has been with winery planning projects requiring traffic studies. A large portion of the work has been at the request of Lead Agencies preparing documents for CEQA evaluation. Any professional with extensive experience and expertise will use that knowledge to conduct project-specific analyses. Detailed knowledge of a nearby winery facility and its special event operations is of high value in evaluating a proposed project. This was done by using information obtained for the Chateau St. Jean Winery. See Response to Comment 9-2 for discussion of assumptions for traffic projections.

Response to Comment 21-10

It appears the commentor is referring to Mitigation Measure 5.2-1(a). The purpose of Mitigation Measure 5.2-1(a), provision of a second northbound approach lane to State Route 12, is to improve traffic operation. If the intersection is eventually signalized as recommended in Mitigation Measure 5.2-1(b), the Fire Department should also benefit from improved access to State Route 12. Please see Response to Comment 1-2 regarding a revision to Mitigation Measure 5.2-1(a) to address the concern about access to the fire station.

Response to Comment 21-11

See Responses to Comments 21-3, 21-7, and 21-8.

Response to Comment 21-12

Mitigation Measure 5.2-8(a) is feasible, and will prevent this project from adding special event traffic during peak traffic hours. The Draft EIR concluded that Mitigation Measure 5.2-8(b) may or may not be effective. It is presented as a reasonable approach to solving a cumulative traffic impact from special events. As indicated in the Initial Study, Mitigation Measure 5.2-8(c) is probably not feasible because of opposition to widening State Route 12 and inconsistency with the General Plan.

Response to Comment 21-13

Comment noted. See Master Response G regarding State Route 12 accident data.

Response to Comment 21-14

The EIR consultants conclude that the proposed parking is adequate for the events planned. Parking proposed is entirely internal to the site and the site's winery and visitor facilities are located at an inconvenient distance from State Route 12 for purposes of parking. Moreover, there is extensive space for on-site overflow parking, were that ever necessary. The project would have a standard condition of approval that prohibits on-street parking.

Response to Comment 21-15

Please see Response to Comment 14-36 for information regarding rainfall data from other weather stations.

Response to Comment 21-16

The commentor provides no basis for the statement that the methodology is flawed. Please see Response to Comments 14-39, 14-40, and 14-41 for a discussion of the peak discharge analysis methodology, assumptions, and revised calculations.

Response to Comment 21-17

This comment states, "...the DEIR provides no sampling data was available for the ephemeral streams of the Project area and no sampling water quality data was available for Sonoma Creek." While it is true that no surface water quality data were available for the ephemeral streams of the project area, the background water quality is assumed to be of high quality, since the only existing anthropogenic source of surface water quality pollutants on the site is the dirt roadway.

Additional background water quality for Sonoma Creek was available from the Sonoma Ecology Center. The background surface water quality in the Draft EIR (pages 5.3-7 and 5.3-9) will be revised to include the additional information as follows:

> No sampling data are available for the ephemeral streams in the project area. Since the only significant anthropogenic source of water pollution on the site is the existing unpaved roadway, the ephemeral streams on the site are likely of high water quality. ~~Also, little recent surface water quality data are available for Sonoma Creek.~~ [84] ~~However, the~~ Sonoma Creek Watershed is currently listed as an impaired watershed for nutrients (nitrate and phosphate), sediments, and pathogens (Clean Water Act 303d). The Sonoma Ecology Center (SEC) summarizes background water quality of Sonoma Creek in their report *A Day on Sonoma Creek* (1997). The SEC's surface water quality analysis was based 1973-1988 data contained in the U.S. Environmental Protection Agency's storage and retrieval system ("STORET"). The data were collected as part of routine sampling by the San Francisco Bay Regional Water Quality Control Board and the California Department of Water Resources. Only one of the eleven sampling stations was located in the upper Sonoma Creek watershed (at the Highway 12 Bridge over Sonoma Creek); the amount of data is limited, with one to three sample collected for each constituent during the period of monitoring. For the data that are available, the Highway 12 Bridge station best defines the background water quality of Sonoma Creek in the vicinity of the project site. The water quality samples taken at this monitoring station for Sonoma Creek appear in Exhibit 5.3-5a.

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[84] *Summary of existing information in the watershed of Sonoma Valley in relation to the Sonoma Creek Watershed Restoration Study and recommendations on how to proceed, op. cit.*

~~Spring nitrate concentrations average 1.6 milligrams per liter, and are elevated during the summer and fall; nitrate concentrations in pristine watersheds average 0.11 mg N/L.[85] An increasing trend in phosphorus and phosphate levels in the lower Sonoma Creek watershed has been noted.[86] The main sources of these pollutants include agricultural runoff, construction and land development, and urban runoff.~~ All parameters sampled were in compliance with established water quality objectives at the time of sampling.

Exhibit 5.3-5A
Background Water Quality Data for Sonoma Creek

Parameter (units)	***Minimum***	***Maximum***	***Water Quality Objective***[87]
Temperature (•F)	56	61	Narrative Standard
Dissolved oxygen (mg/L)	9.3	9.8	7.0
pH (pH unit)	7.8	8.0	6.5-8.5
Turbidity (FTU)	1.0	2.0	Narrative Standard
Total dissolved solids (mg/L)	202	235	Narrative Standard
Total coliform (MPN/100 mL)	1,100	1,100	Median < 240 No sample > 10,0000
Fecal coliform (MPN/100 mL)	49	49	Log mean < 200 90th percentile < 400
Organic nitrogen (mg/L)	0.1	0.1	None
Ammonia nitrogen (mg/L)	0.0	0.0	None
Nitrite nitrogen (mg/L)	0.0	0.0	None
Nitrate nitrogen (mg/L)	0.1	0.1	None
Total phosphorus (mg/L)	0.0	0.1	None

85 *Ibid.*

86 *Ibid.*

87 Per San Francisco Bay Regional Water Quality Control Board Basin Plan.

Response to Comment 21-18

Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area; please see Master Response K for revised estimates of groundwater recharge and net groundwater extraction, for various rainfall assumptions, reduced water demand (based on changes in the proposed spa), and refined monthly water balance calculations.

Response to Comment 21-19

Per Sonoma County regulation, and as discussed in Mitigation Measure 5.3-1(2), the applicant is required to obtain a grading permit from the Country PRMD for all components of the project. To obtain a grading permit from the County, the applicant is required to submit a detailed grading plan. The County will complete an enforceable Mitigation Monitoring Plan as part of the CEQA process prior to project approval. Based on this comment Mitigation Measure 5.3-1(2) will be revised as follows:

> The applicant shall submit a detailed grading plan to the Sonoma County Permit and Resources Management Department. The applicant shall obtain a County General Grading Permit for all components of the project.[88] ~~from the Sonoma County Permit and Resource Management Department.~~ The grading plan shall adhere to current Uniform Building Code and County of Sonoma requirements, ~~and~~ shall employ sound construction practices, and shall incorporate all applicable mitigation measures outlined in the EIR and conditions of approval placed on the project. The amount of total grading on the project site shall be minimized, and the amount of development and grading for sloping areas of the project site shall be reduced. Pier foundations shall be used for structures where this could substantially reduce construction grading.

Mitigation Measure 5.3-1(3) requires the applicant to prepare an erosion and sediment control plan, and incorporate BMPs to minimize impacts from grading.

Response to Comment 21-20

Please see Response to Comment 11-5. The County will complete an enforceable Mitigation Monitoring Plan as part of the CEQA process prior to project approval. Mitigation Measure 5.6-1(b) provides detailed performance objectives to address potential effects from stormwater runoff.

Response to Comment 21-21

The commenter does not provide supporting evidence or explain how their suggested changes to project design would reduce potential erosion and sedimentation impacts.

The EIR authors do not agree with the commentor's opinion regarding the adequacy of the mitigation measures to decrease impacts to existing drainage patterns resulting in increased erosion. Mitigation Measure 5.3-3(b)(1) provides that applicant minimize changes to post-development runoff conditions by instituting BMPs that will demonstrate that the 10-year post-development runoff not exceed the 10-year pre-development runoff level. Mitigation Measure 5.3-3(a) clearly states that the location of the alternate water tank be relocated to avoid potential impacts to erosion and sedimentation, and to meet

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[88] A grading permit must be obtained for each component of the project; however, the permit can be obtained for the entire project (all commercial and residential development), or individual permits can be obtained for each component of the project. Questa Engineering conversation with Kevin Doble, PRMD, October 2002.

County requirements. The County will complete an enforceable Mitigation Monitoring Plan as part of the CEQA process, prior to project approval.

Response to Comment 21-22

As stated on page 5.3-24 in the Draft EIR, the estimated increase in flood elevations (approximately one to two inches) is based on the most conservative (worst-case) estimate of the impact on increased flood flows by assuming that the timing of the peak discharge of both creeks (Graywood Creek and Sonoma Creek) coincides exactly. The slight increase in flood elevations resulting from this worst-case scenario is a less-than-significant impact. Hydrologic modeling would provide a more precise estimate of the flood elevation increase, but would not be greater than this theoretical maximum; in fact, it could indicate that the peak flood elevation as a result of the project would actually be less than estimated in the worst-case scenario. Please see also Response to Comment 14-47 for a more refined estimate of potential changes to flood elevations in Sonoma Creek. This estimate of potential changes to flood elevations, which relied on the "continuity equation" to approximate changes to flood elevations, results in an increase of flood elevations in Sonoma Creek of 0.03-0.30 inches.

Response to Comment 21-23

The commentor does not offer any reasons why the mitigation measure would be inadequate. Mitigation Measures 5.6-1(a) and (b) have been recommended to mitigation potential impacts on the population of narrow-anthered California brodiaea on the site. These include recommendations to expand the proposed preserve surrounding the populations, restrict development and control access in the vicinity, and provide for long-term management and monitoring, among many other detailed recommendations. Mitigation Measure 5.6-1(b)(3) includes a provision to develop and implement a vegetation management program that ensures that adequate controls are in place to prevent significant changes in the upstream runoff volumes and degradation of water quality along the ephemeral drainage that flows through the population. Mitigation Measure 5.6-1(b)(4) includes a requirement to implement the drainage plan and storm water runoff control program called for in Mitigation Measures 5.3-2 and 5.3-5. Details of the proposed plan would be developed in consultation with the CDFG according to the specified performance criteria, which would ensure the adequacy of any detailed program required as a component of the overall approach to mitigation, and requiring that this plan be prepared as this time is not warranted. Collectively, these measures are considered adequate to fully mitigate potential impacts on the population.

Response to Comment 21-24

Please see Master Response E.

Response to Comment 21-25

The 2000 report by E.H. Boudreau was utilized as a reference document regarding geologic conditions and water well information in the project area; it was not relied upon as a substitute for project analysis as suggested by the commentor. The same is true of information about the location of wells and springs obtained from knowledgeable individuals and other reference documents. Also, please see Master Response K regarding additional analysis of cumulative groundwater supply impacts.

Response to Comment 21-26

The discussion in the Draft EIR regarding perched groundwater conditions at test well #1 is in error. In fact, the shallow depth to groundwater measurements at this test well were due to a localized depression in the topography. Plots of groundwater elevation contours prepared by the project

consultant (Adobe and Associates) show no unusual variations in the groundwater surface that would suggest perched or elevated groundwater in the area of this test well.

Based on this comment the text of the EIR on page 5.4-4, beginning eight lines from the bottom, is revised to read as follow:

> ~~Only~~ One monitoring well (#1) exhibited ~~perched~~ unusually high groundwater conditions during the wet weather season; ~~the perched groundwater at~~ this ~~well~~ is due to a localized depression in the ground surface in the area of this well.

This change does not affect the analysis and conclusions of the EIR regarding groundwater-related impacts of the project.

The test wells in the proposed leachfield areas were monitored throughout the year in accordance with practices followed in Sonoma County; they provide sufficient data to characterize the depth to groundwater, seasonal fluctuations, flow directions and gradients. Continuous monitoring of groundwater levels is not customary or necessary for the purposes of evaluating the suitability and potential impacts of onsite wastewater treatment and disposal facilities such as is proposed for project. See Response to Comment 21-38 for a discussion of the need for a baseline groundwater study.

Response to Comment 21-27

Soil profile exploration in January 1985 (by Oberkamper & Associates) in the areas proposed for residential septic systems found no groundwater to a depth of eight feet in any of the test areas. This work was done during an official "wet weather" testing period. Additional soil investigations in 2001 (by Adobe Associates) also found no evidence of shallow groundwater that would interfere with the use of onsite sewage disposal systems. Although the Oberkamper investigation was done nearly 20 years ago, there is nothing to indicate that the soils or hydrology of the upland areas have changed. The EIR preparers disagree with the suggestion that the test results are "outdated". Please also see Response to Comment 21-33 for discussion of the validity and use of prior data.

Response to Comment 21-28

This comment is assumed to apply to groundwater and water supply aspects of the project, rather than to wastewater disposal. Groundwater monitoring in relation to wastewater disposal feasibility and impacts focuses necessarily on determining the height of water table during the wet weather season, as opposed to declining water levels ("wells going dry") during the dry season, which appears to be the concern of this comment. Please see Master Response J, which pertains to the adequacy of the baseline groundwater studies for the project.

Response to Comment 21-29

The commentor is mistaken. The Draft EIR does not say or suggest that there are "…no real requirements for nonstandard onsite sewage disposal systems". Please see Draft EIR discussion on page 5.4-5. The EIR preparers also disagree with the commentor regarding the appropriateness of considering requirements that apply to septic tank systems. The proposed wastewater facilities include the use of septic tanks and leachfields, making it imperative that the facilities be evaluated with respect to all pertinent requirements, such as setbacks, soil depth and percolation criteria, groundwater separation, and cumulative nitrate and groundwater mounding impacts.

The commentor's suggestion that the County should not consider approval of the proposed wastewater facilities until County Guidelines are adopted for package plants is noted. However, this is not a

requirement of the County, nor is it a requirement of the Regional Water Quality Control Board, which is the agency with ultimate regulatory authority regarding approval and permitting of the wastewater facilities for the project. Additionally, CEQA does not require the adoption of guidelines for package plant systems. See Response to Comment 15-15 for a discussion of County policy regarding package treatment plants.

Response to Comment 21-30

Please see Responses to Comment 20-4 and 21-35 regarding treatment performance information for FAST systems as proposed to be used for the project.

With respect to wastewater flows, Exhibit 5.4-4 provides an itemized and explicit listing of estimates for all sources of wastewater that would be generated by the project, including the supporting assumptions. These were developed by the applicant's engineer (Adobe and Associates) and reviewed by the EIR preparers and found to be consistent with County requirements, published literature values (U.S. EPA, *Onsite Wastewater Treatment Systems Manual*, 2002) and data from other similar facilities (e.g., Vintners Inn near Santa Rosa). In terms of the estimated use of the events pavilion, the Draft EIR concluded that the applicant's estimate was low, and recommended increasing the wastewater treatment and disposal system be designed on the basis of the peak attendance of 200 visitors, not the average number of guests. Consequently, whether the average number of visitors is 50 (per the Draft EIR) or 100 (per the commentor) is irrelevant with respect to system sizing and the analysis of impacts.

With respect to the graywater treatment and disposal system, the applicant has submitted plans which are presented and reviewed in Master Response H. According to these plans, the initial proposal to include a "water feature" for wet season storage of treated graywater has been eliminated from the project.

Wastewater flows for the individual homes is based on Sonoma County standards that specify a flow of 120 gallons per day per bedroom, and a minimum required capacity of three bedrooms per residence. A footnote clarifying this assumption can be found at the bottom of Exhibit 5.4-4.

Response to Comment 21-31

Comment noted. However, the EIR preparers disagree with the commentor regarding the validity of the mitigation measures related to operation, maintenance and monitoring of the wastewater facilities. Contrary to the commentor's contention, the identified mitigations are not "…in reality only monitoring measures..". The mitigation measures address system reliability through specific requirements related to operator qualifications, operation and maintenance manual, accident contingency plan, as well as performance monitoring. These are well-established and effective wastewater facility management practices relied upon widely for most municipal wastewater facilities. They are included as mitigation measures for the proposed project to ensure a comparable level of wastewater system reliability as for municipal wastewater facilities.

Response to Comment 21-32

As stated on page 5.4-11 of the Draft EIR, the winery would produce up to 10,000 cases of wine per year. This is the basis used for sizing the winery wastewater facilities. An earlier plan for the project considered a 40,000-case winery; but this was reduced to 10,000 cases, which is what the Draft EIR addresses. The EIR preparers disagree with the commentor regarding the estimated average attendance at the events pavilion; however, this has no bearing on the sizing of the wastewater

facilities; see Response to Comment 21-30. The commentor's opinions on adequacy of the wastewater facilities and the suggestion to move the winery are noted. However, the analysis provided in the Draft EIR regarding winery production capacity is correct. As discussed in Mitigation 5.4-2, moving the winery is noted as an option, but it is not essential to meet wastewater treatment and disposal needs. Please also see Master Response H for further discussion of the wastewater disposal plans and expansion capacity for the winery/events pavilion. See revised Mitigation Measure 5.4-2 described in Response to Comment 14-52.

Response to Comment 21-33

Percolation testing for residential lots five through 11 was conducted in 1985. Percolation tests are a measure of soil properties that have evolved naturally over geologic time; i.e. many tens of thousands of years or more. For purposes of septic system evaluation, the results would not be expected to change within human time unless the soils are disturbed or altered by man or by a significant natural event (e.g., landslide). In designing and permitting septic systems, the assumption is made that the soil test results are valid for at least the life of the structures they serve, which may be 50 to 100 years or more. There is no evidence that the soils, landscape or hydrology of the area of lots five through eleven have been altered since the percolation testing was done in 1985; therefore, the results are not "outdated", and remain a valid measure of the soil permeability in the areas tested.

With respect to the suggestion to limit the house size and the number of bedrooms and bathrooms for residential lot four, the comment is noted. However, the comment does not include any supporting rationale or basis for this requested mitigation measure, nor any indication of what specific limits on house size or bedroom/bathroom count the commentor believes would be appropriate.

Response to Comment 21-34

Please see Responses to Comment 14-55, 20-4, and 20-5 regarding estimation of nitrate-nitrogen concentrations in wastewater for the inn/spa/restaurant and for the winery/events pavilion systems.

Response to Comment 21-35

The commentor's opinion about the inability of the proposed FAST system to provide sufficient nitrogen removal is noted. However, the FAST system is not an "unstudied" or "unproven" technology. This wastewater treatment technology has been in use in the United States since the 1970s. The nitrogen removal capabilities have been studied by the U.S. EPA and others. The U.S. EPA *"Onsite Wastewater Treatment Systems Manual"* (2002) reports removal rates of 65 to75 percent for fixed activated sludge treatment systems where they include a recycle loop through an anoxic dentrification unit. In 1998, Anderson et al, [89] in EPA-sponsored studies in Florida, found final effluent concentrations for total nitrogen in the range of <10 to 15 mg/L and concluded that total nitrogen removal rates of 70 percent or more are achievable using a FAST system, and that removal rates can be increased to over 90 percent with the addition of a supplemental carbon source, such as methanol. The wastewater treatment system for the proposed project is planned to be configured to include both a recycle loop through an anoxic-denitrification mixing tank plus methanol addition for a supplemental carbon source. Accordingly, the Draft EIR is justified in its conclusion that the

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[89] "On-Site Wastewater Nutrient Reduction Systems (OWNRS) for Nutrient Sensitive Environments", Anderson, D.L. et al., 1998 in D.M. Sievers (Ed.) On-Site Wastewater Treatment, Proceeding of the Eight National Symposium on Individual and Small Community Sewage Systems (pages 436 - 445), St. Joseph, Michigan, American Society of Agricultural Engineers.

proposed wastewater treatment system can be operated to produce a final effluent nitrate-nitrogen concentration of less than 10 mg/L, which in turn will reduce the groundwater-nitrate impacts to a less-than-significant level.

Response to Comment 21-36

All wastewater generated by the project would be derived from water withdrawn from onsite wells. There is no other source of domestic water supply for the project. It is not possible for the wastewater flow to exceed the water supply. At the individual residences, a significant portion (e.g., 25 to 50 percent) of the water withdrawn from onsite wells would also be used for exterior irrigation. The wastewater treatment system would not include any open tanks or holding ponds that would allow direct rainfall inflow to the system. Please note that the water feature initially planned as a holding pond for irrigation water has been deleted from the project. In accordance with County requirements, all sewage piping and tanks would require pressure-testing or water-tightness testing to assure against groundwater infiltration into, or effluent exfiltration from, the wastewater system. Please also see Response to Comment 20-53.

Response to Comment 21-37

Please see Master Response J regarding cumulative groundwater supply impacts. With respect to cumulative groundwater quality impacts, the Draft EIR analysis is sufficient and EIR authors disagree with the commentor that additional studies are necessary. The analysis of nitrate loading and groundwater mounding impacts of the proposed wastewater treatment and disposal facilities does not rely upon the conditions and practices on other properties in the project vicinity. The regulatory approach followed in Sonoma County for the past 20 years operates under the assumption that onsite wastewater treatment and disposal systems must be self-sufficient in mitigating potential water quality impacts within the limits of the project site. The analysis in the Draft EIR is consistent with this approach. Other future or pending projects in the area would need to comply equally with this methodology and evaluation criteria and, in so doing, would also assure that adverse cumulative impacts on groundwater quality are not created for the area as a whole.

Response to Comment 21-38

The commentor states that the appellate court in *Cadiz Land Co., Inc. v. Rail Cycle, L.P.* (2000) 83 Cal.App.4th 74 requires public agencies to complete a comprehensive baseline groundwater study as part of the preparation of an EIR for any project dependent on groundwater resources. Contrary to the commentor's assertion, the *Cadiz* case did not involve a project that would draw on groundwater resources, but rather addressed the adequacy of an EIR's analysis of a project's potential *contamination* of an underlying aquifer. The court's holding was limited to the facts of the case and did not purport to set a new standard for baseline groundwater studies for all types of projects.

In *Cadiz*, the project under consideration was a three-mile by four-mile landfill site in the Mojave Desert. Appellant Cadiz owned agricultural land in the vicinity of the project, and relied on groundwater from the aquifer underlying both its land and the proposed landfill site for irrigation and for sale to a local water agency. There was information in the record that the rechargeability of the aquifer was relatively low and the aquifer was in overdraft and would eventually dry up; the EIR assumed these conditions, but determined that in the meantime the risk of contamination of the aquifer from landfill leakage was insignificant. Cadiz argued that the EIR was inadequate because it failed to include information about the size and volume of the underlying aquifer, particularly the quantity of potable water available. The court agreed, finding that potable groundwater was a valuable and relatively scarce resource in this desert region, and that it was impossible to gauge the risk of

contamination to potable water supplies without knowing the quantity of water remaining in the aquifer. Of particular concern was the fact that the proposed landfill liners, which the EIR claimed would prevent any "serious" contamination from leakage, had only been tested for a ten-year period, despite the fact that the proposed service life of the landfill was 60 to 100 years. The court noted that without knowing how much water was in the aquifer, it was impossible to know how soon the aquifer would dry up and whether the existing groundwater was worth protecting. The court further noted that "as time passes and the landfill facilities age, the likelihood of leakage and contamination will increase; . . . [h]ence, knowledge of the amount of groundwater in the aquifer is crucial to determining approximately when the groundwater will be depleted. . . ." Accordingly, the court concluded that the EIR should have included an estimate of the volume of water in the aquifer as well as the estimated date of depletion. The court did not have occasion to consider whether comprehensive baseline groundwater studies are required for any project that draws on groundwater and made no findings to that effect.

In contrast, the proposed project is not in a water scarce area, but is in an area designated in the County General Plan as a Class I major groundwater basin area, based on DWR Bulletin 118 and data from local well drillers. More importantly, the Draft EIR's conclusion that the project will not contribute to a significant cumulative effect on groundwater supply is not based solely on the size of the underlying aquifer but on information and analysis that indicates that recharge on the project site will continue to exceed the project's use of groundwater.

Please see Master Responses J and K for additional baseline groundwater information and analysis of cumulative impacts.

The commentor mischaracterizes the statements in the Draft EIR regarding possible problems with other water wells in the area. The Draft EIR noted that such problems could be a product of well construction; but offered no definitive conclusion one way or the other. However, please see Response to Comment 2-1 regarding additional information about the recent problems with the Kenwood Village Water Company main well (K-1). In explaining the problem of increased dynamic drawdown, the President of the Water Company described the well history, but neglected to reveal that the well casing had failed in 1998 and had to be re-cased. This information came from the State Department of Health Services files. This is exactly the type of well construction problem that can change the efficiency and drawdown characteristics of a pumping well; and it is the most logical explanation of the observed change in the performance of the K-1 well between 1987 and the present. This finding validates the statements in the Draft EIR and diminishes support for the suggestion that new water wells in the area are the source of the reported problems for some of the existing water wells. This does not mean that localized changes in groundwater conditions have not or could not occur. But, there is no evidence of an area-wide decline.

In response to this comment and others comments regarding water supply issues Section 5.5 has been revised. The revised section is presented at the end of Master Response K.

Response to Comment 21-39

Please see Response to Comment 2-1 regarding the Kenwood Village Water Company main well drawdown information. Please see Master Response J regarding historical groundwater levels in the area. Please see Master Response K regarding groundwater recharge estimates and projected cumulative water demand for groundwater basin in the project area. The information provided in these responses supports the analysis and conclusions in the Draft EIR regarding the availability of sufficient groundwater supply to meet project water demands.

Response to Comment 21-40

The purpose of the pumping test is to obtain information on aquifer characteristics, from which projections can then be made of the well production capacity and long-term response of the aquifer to different pumping rates. This is accomplished by pumping the test well at a constant rate while measuring water level drawdown in the pumping well and in one or more monitoring well located within the zone of influence ("cone of depression") of the pumping well. Monitoring of other wells in the area (e.g., existing neighboring water supply wells) is commonly done to provide additional information and to look for abnormal conditions that might otherwise go undetected. However, the use of other water supply wells for monitoring is often complicated by the fact that these wells cannot always remain inactive during the pumping test, which is essential to obtain accurate pump-drawdown data for hydraulic analysis. Also, neighboring wells are often a significant distance from the pumping well, beyond the cone of depression that develops during the pumping test; this also limits their usefulness for analysis of pumping test data. Nevertheless, it is a good practice to include as many wells as practicable near the test well. In the pumping test conducted by R. C. Slade & Associates for the project, the Resort Well was the test well and the Winery Well served as the dedicated monitoring well; it remained inactive throughout the pumping test. The other nearby wells monitored, Graywood Ranch and New Bargiacchi Well, were included as supplemental reference points, but these were not "controlled" monitoring wells. Therefore, the water level data from the wells is not definitive and cannot be used for hydraulic calculations. The fact that a small (0.32 feet) drawdown occurred in the Graywood Ranch Well was noted in the analysis; however, RCS determined that the data were not a reliable basis for estimation of aquifer properties. Ultimately, through analysis of the pumping well itself, RCS arrived at estimates of aquifer properties indicating that the drawdown at the Graywood Ranch Well should have theoretically been about 4.9 feet during the pumping test, as compared with the observed 0.32 feet (see Draft EIR Exhibit 5.5-5). Therefore, the analysis and conclusions were more conservative (safe) by excluding the questionable drawdown reading from the Graywood Ranch Well.

Response to Comment 21-41

The EIR preparers respectfully disagree with the commentor regarding the interpretations and conclusions of the pumping test data and analysis. As explained in the Draft EIR on page 5.5-15 and 5.5-16, well yield is a function of aquifer thickness penetrated by the well. A change in saturated thickness can be translated directly to a comparable reduction in well yield. Please see the discussion at the top of page 5.5-4 of the Draft EIR regarding the concept of "specific capacity", which relates well yield (gallons per minute) to aquifer drawdown or thickness. Therefore, the prediction of an approximate five percent decrease in well yield can be made without knowing the actual well yield at the New Bargiacchi Well. With respect to the Old Bargiacchi well, the same principles apply. In this case, the estimated well yield is reported to be about 30 gpm; therefore, the predicted drawdown effect of 18 percent under drought conditions can be translated to an approximate decline in well yield of about 5 gpm, leaving a capacity of 25 gpm which is more than ample for residential uses.

Response to Comment 21-42

Please see Master Response K for additional information and analysis regarding projected cumulative water demand and groundwater recharge estimates for the groundwater basin in the project area. The information provided in this additional analysis supports the findings of the Draft EIR regarding the less-than-significant impact of the project on groundwater recharge and well interference.

Response to Comment 21-43

Conditions encountered in the small area of grassland immediately east of the northeastern stand of Valley Oak are described on page 5.6-4 of the Draft EIR. While obligate wetland species were observed, the location did not meet all three of the criteria necessary to qualify as a jurisdictional wetland. This conclusion was confirmed by the Corps during the field verification in October 2002, and no additional analysis or field investigation is considered necessary.

As acknowledged on page 5.6-20 of the Draft EIR, most of the woodland and forest on the site are not technically considered a sensitive natural community type by the CDFG, but are of concern because of their habitat value, age of the tree cover, and effects of development on habitat functions. The Sonoma County Agricultural Preservation and Open Space District has mapped the woodlands on the mid to low elevations of the site as Priority Oak Woodlands, providing an indication of their importance as habitat worthy of preservation and vulnerability to development pressures. Mitigation has been recommended to minimize tree removal, particularly of larger trees, and provide for their replacement.

Response to Comment 21-44

As discussed in the introduction to ***Section 5.6 Biological Resources***, most of the detailed studies were conducted by consultants retained directly by the applicant. However, each of the firms and individuals involved are respected professionals with years of experience in conducting biological and wetland assessments. To ensure the thoroughness and accuracy of these detailed studies, an independent EIR biologist (Environmental Collaborative) was used to conduct a peer review of the reports and mapping prepared for the applicant. Two field reconnaissance surveys were conducted by the EIR biologist, one in spring and the other in summer of 2002. These field reconnaissance surveys were considered adequate to characterize resources in the vicinity of proposed improvements or locations where indirect impacts of the project could affect sensitive resources. Representatives of the CDFG were also informally consulted during conduct of the detailed surveys and subsequently by the EIR biologist to confirm identified resources, likelihood of occurrence of any other sensitive resources, and the need for any additional detailed surveys. The results of the detailed surveys, and input from CDFG is acknowledged under the discussion of special-status species on pages 5.6-10 through 12 of the Draft EIR. Information on the status and habitat characteristics of steelhead, California red-legged frog, foothill yellow-legged frog, California tiger salamander, and raptors is provided on pages 5.6-11 and 12 of the Draft EIR, together with a conclusion that suitable habitat for these species is absent from the site.

As stated on page 5.6-7 of the Draft EIR, the identified jurisdictional wetlands were verified by the Corps in October 2002, eliminating any question regarding the potential for additional wetland resources on the site. Detailed measures have been recommended in the Draft EIR to ensure adequate protection of the occurrences of Sonoma ceanothus and narrow-anthered California brodiaea on the site.

A discussion of the surveys conducted to determine presence or absence of raptor nesting activity on the site is provided on page 5.6-12 of the Draft EIR. These consisted of two daytime visual surveys and two night-time owl calling surveys focusing on spotted owl. No evidence of any raptor nesting activity was observed during the field reconnaissance surveys by the EIR biologist. As acknowledged on page 5.6-16 of the Draft EIR, there is a possibility that new nests could be established in the future prior to project implementation or during later phases of construction. Mitigation Measure 5.6-1(d) calls for conduct of pre-construction surveys to ensure no new raptor nests have been established on the site which could be affected by proposed tree removal and construction. Several other mitigation

measures require additional detailed engineering surveys or other field confirmation, but these are recommended to ensure adequate protection of known resources not determine whether unknown resources occur on the property. The studies conducted prior to and during preparation of the EIR have collectively been determined to be accurate in identifying sensitive biological resources on the site and were sufficient to allow for an adequate evaluation of potential impacts of the project. No additional detailed surveys are considered necessary to complete the environmental analysis.

Response to Comment 21-45

A brief discussion of the legal protection afforded special-status species is provided on page 5.6-9 of the Draft EIR. Compliance with applicable State and federal regulations does require identification of any listed or protected species, to avoid potential take of individuals or essential habitat features. No listed plant or animal species, however, were encountered during detailed surveys or are believed to occur on the site. Therefore, no violation of the California or federal Endangered Species Acts is anticipated. Definition of long-term management responsibilities is required as a component of any final Mitigation Plans, such as that specified to protect the population of narrow-anthered California brodiaea in Mitigation Measure 5.6-1(b)(7). No revisions to the Draft EIR are considered necessary in response to the comment.

Response to Comment 21-46

No raptor nests were encountered during the detailed surveys of the project site as summarized on page 5.6-12 of the Draft EIR. As acknowledged on page 5.6-16 of the Draft EIR, there is a potential for establishment of new raptor nests on the site prior to project implementation or during later phases of construction. Mitigation Measure 5.6-1(d) was recommended to provide for pre-construction surveys specifically to ensure that any new nests, if present, are identified and avoided. Implementing this mitigation measure would ensure compliance with the applicable State and federal laws pertaining to potential "take" of raptors, not the opposite result suggested by the commentor.

Response to Comment 21-47

Mitigation Measure 5.6-3(a) includes provisions to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. Where complete avoidance is not feasible, such as required stream crossings, Mitigation Measure 5.6-3(e) requires that all necessary permits be secured from regulatory agencies, which may include additional mitigation requirements. The recommended mitigation is not considered a "wait and see" approach, and no revisions are considered necessary in response to the comment.

Response to Comment 21-48

Please see Master Response D for an updated of the anticipated tree removal, the significance of the potential impacts on tree resources and forest habitat, and need for revisions to recommended mitigation. A discussion of the potential project-contribution to cumulative impacts on biological and wetland resources is provided in Section 5.6 of the Draft EIR.

Response to Comment 21-49

Please see Response 21-1 regarding the adequacy of the project description. The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A. Please see Master Response D which provides additional information regarding tree removal including requirements for fire control.

Response to Comment 21-50

As discussed on page 5.8-15 the sensitivity of this view is moderate. Based on the visual significance criteria contained in the EIR the visual impact of the proposed project from viewpoint 3 is appropriately assessed as less-than-significant.

The accuracy of the photosimulations presented in the EIR has been verified; see Master Response A which provides a detailed description of photosimulation methodology.

Response to Comment 21-51

It was determined through direct observations made in the field that for westbound motorists, the project would be visible for the first time at about Warm Springs Road. Between Warm Springs and the entrance to the project site from State Route, a distance of about 1.5 miles, the project would be intermittently visible due to roadside development, trees, and other vegetation along the north side of the highway. At the posted speed limit of 45 miles per hour, motorists travel this stretch of State Route 12 in about two minutes (121 seconds). The length of time that relatively uninterrupted views of the project would occur, from just east of Adobe Canyon Road to the entrance to the project, is about 60 seconds. This distance is about 0.75 miles. Eastbound motorists would not see the project, except for a brief glimpse of the winery portion that would last less than five seconds.

The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

Please see Master Response D which provides additional information regarding tree removal including requirements for fire control.

Response to Comment 21-52

CEQA does not require a certain amount of specific information be available for environmental review, such as an on-site lighting plan. Instead, environmental review is done on the information that is currently available -- in this case, the information contained in the *Sonoma Country* Inn project application.[90] This EIR has analyzed the potential impacts of the proposed project, including lighting, given the current specificity of the project description, as required under CEQA.

Response to Comment 21-53

Mitigation Measure 5.8-4 requires that an exterior lighting plan be submitted to the County Permit and Resource Management Department Design Review Committee for the inn/spa/restaurant and the winery for review and approval. In addition standards to be included in the project's CC&Rs for implementation by the Homeowners' Association for exterior lighting plans for residential units shall also be submitted to the County Permit and Resource Management Department for review and approval. In response to this comment the Mitigation Measure 5.8-4 is revised to include the following:

Where possible, site lighting fixtures on the ground rather than on poles.

---

[90] The project application includes a request for a General Plan Amendment, North Sonoma Valley Specific Plan Amendment, Zoning change, major subdivision, lot line adjustment and use permit.

Response to Comment 21-54

Mitigation Measure 5.9-1 requires the training of construction crews on the identification and protocols for discovery of buried or otherwise obscured cultural resources not identified in the reports. The Draft EIR analyzes potential project impacts to CA-SON-36 and found them to be less-than-significant. Disturbance to that portion of CA-SON-36 that lies outside of the project site is not under the control of the project applicant.

Response to Comment 21-55

Mitigation Measure 5.9-1 requires the evaluation and treatment of cultural resources if they are discovered during construction. Treatment measures would be resource specific depending on the nature and type of finds encountered. Management recommendations could include avoidance, recordation, and/or data recovery. Assessment of the finds and subsequent treatment recommendations would be completed by a qualified archaeologist in consultation with Sonoma County and, in the case of prehistoric sites, culturally associated groups. Capping of archaeological sites is an accepted treatment for preservation of the archaeological sites depending on construction techniques and materials.

Response to Comment 21-56

Please see Master Response E for a discussion of the list of cumulative projects discussed in the EIR.

Response to Comment 21-57

Please see Response Comment 14-50 regarding the issue of guidelines for package treatment plants and the ability of the County to consider and approve the proposed wastewater facilities for the project. Additional discussion of package treatment plant operational issues is provided in Master Response I, based on updated information supplied by the applicant regarding the proposed treatment plant processes.

With respect to the specific issue of odors, there are two recently constructed and currently operating FAST systems in Sonoma County serving similar uses. These are at the Kenwood Inn and Spa in Kenwood, and at the Vintners Inn near Santa Rosa. Based on information supplied by the applicant, the FAST system for the project is expected to follow a similar design as these two existing facilities. This would include buried treatment tanks for odor control. In this design, the primary source of objectionable odors in the system would be methane and hydrogen sulfide associated with anaerobic digestion of sewage solids in the septic tank(s); these will be vented passively through the building plumbing vents in the same manner as done for standard septic tank systems. Air vented from the FAST treatment modules, which are separate from the septic tank, will be discharged to the atmosphere immediately adjacent to the treatment tanks. This vented air would be free of the objectionable methane and hydrogen sulfide odors; this vented air is often characterized simply having a “musty” odor, which is not noticeable more than about ten to 20 feet from the vent pipe. Other measures can be incorporated in the treatment plant design for added protection against odor control; these include carbon filters or subsurface “biofilters”, that utilize buried plastic chambers or perforated pipe with custom “soil mixes” to disperse and “scrub” any residual odors. Offensive odors associated with wastewater treatment and disposal facilities that affect neighbors or the general public would be considered a “nuisance” and would be explicitly prohibited by the Waste Discharge Requirements that would be issued by the Regional Water Quality Control Board for the facilities. Based on the above factors and the application of standard wastewater treatment practices, odors generated by the wastewater facilities are not considered to pose a significant impact.

Response to Comment 21-58

Mitigation Measure 5.11-1(a) provides for the establishment of both outdoor and indoor noise limits. As discussed in Response to Comment 14-94 the noise mitigation would be an "Operational Condition". County staff investigates any complaints of excessive noise made by neighbors or others. The County has the ability to revoke a permit if conditions of approval are not complied with.

Response to Comment 21-59

Comment noted. With implementation of Mitigation Measures 5.11-1(a) through 5.11-1(d) sound levels complying with the *Noise Element's* noise exposure standards may reasonably be expected and therefore noise impacts would be reduced to a less-than-significant level. One purpose of the monitoring is to confirm that the noise levels are met, and, if not, to collect data useful for the development of appropriate remedial measures.

Response to Comment 21-60

The operational characteristics of the type of proposed wastewater pretreatment facilities are well known. Mitigation measure 5.11-2 would be adequate to mitigate possible noise impacts from the operation of the wastewater facilities.

Response to Comment 21-61

The commentor states that effects on the water supply would significantly impact growth patterns in the County. As discussed in the Draft EIR the proposed project does not involve the extension of water facilities to the project site. The project proposes to develop an_on-site water system using wells. The development of an on-site water system would not create utilities that would in turn be available for future development on adjacent property.

The commentor also states that if the proposed project "and like projects are approved in violation of the General Plan" such approvals would result in growth inducing project. There is no evidence, however, that Sonoma County intends to approve this project or other projects "in violation of the General Plan". The decision makers must consider each project proposal on its own merits.

Response to Comment 21-62

The commentor states that "the conversion of prime agricultural lands to commercial uses is also a growth inducing and growth accommodating impact". As discussed in Impact 5.1-2 implementation of the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses.

Response to Comment 21-63

The commentor disagrees that the proposed project would have less-than-significant cumulative impacts. As discussed in Impact 5.1-4 with incorporation of Mitigation Measure 5.1-4 the project's impact on adjacent agricultural uses would be less-than-significant. The project's contribution to potential cumulative compatibility with adjacent land use impacts would therefore not be cumulatively considerable. As discussed in Impact 5.3-8 the project's contribution to the cumulative water quality and erosion impacts would be less-than-cumulatively considerable, after incorporating mitigation measures required by the EIR. Impacts 5.5-3 and 5.5-4 describe the project's impacts to groundwater recharge and the aquifer level plus impacts to neighboring wells and springs from well interference as less-than-significant. The project would have no individual impacts to contribute to cumulative water

supply impacts and thus would be less-than-cumulatively considerable. With regard to biological resources implementation of Mitigation Measures 5.6-1 through 5.6-4 would reduce the proposed project's contribution to less-than-cumulatively considerable and therefore less-than-significant.

The commentor disagrees with the EIR's conclusions regarding potential impacts of the project. This repeats issues raised earlier in the commentor's letter, and responses have already been given. Regarding growth inducing impacts, housing impacts, and impacts to public services please see Response to Comment 14-100.

Response to Comment 21-64

The commentor resubmitted a copy of her response to the project's Notice of Preparation. A copy of the Notice of Preparation response is included in Appendix 8.5 of the EIR and is reviewed in Exhibit 8.5-1. No additional response is necessary.

LETTER 22

rec'd June 2, 2003

Douglas S. Dempster
4829 Foster Way
Carmichael CA 95608-2912
916-489-3856
E-mail: hwy95@hotmail.com
May 26, 2003

Melinda Grosch
Sonoma County Permit and Resource Management Department
2550 Ventura Ave.
SANTA ROSA CA 95403

Re: DEIR on Sonoma Country Inn

Most of my comments concern Chapter 5.5 - Water Supply

Exhibit 5.5-1 (and chapter 5.5) unfortunately leave out two springs important to us - Dempster on Assessor's parcel 051-050-011 and Philbin (formerly Baker) on parcel 051-050-010. These two springs are in the vicinity of the Foster and Harper springs which ARE depicted on exhibit 5.5-1. However, the Foster spring is not shown in exactly the right place. I enclose a copy of Exhibit 5.5-1 showing locations of Philbin, Foster and Dempster springs (nos. 1, 2 & 3 in red on the map). Of those three, the Dempster spring is the easiest to access and measure so I don't know why it was not included in chapter 5.5 and in the well tests cited in that chapter that were done in Nov. 2002. It also does not dry up in summer and early fall as the Foster spring does. 1

The absence of references to the Dempster and Philbin springs in the report is perplexing. In Aug. 2002, (three months before the pump test), our neighbor, John D. Foster, sent a letter to Peter Van Fleet of Adobe Associates Inc. which listed all four springs. (Adobe Associates is cited in chapter 5.5 as having done some of the consulting on water matters). Mr. Foster offered to show Mr. Van Fleet the locations of all four. John, now out of state, told me on the phone May 23, 2003 that he received no response to that letter. On Oct. 2, 2002 I sent a letter to Mr. Van Fleet suggesting how to measure outflow from our (Dempster) spring. This was at least a month before the pump test. I also received no response. I am enclosing a copy of John's letter of Aug. 2002 to Mr. Van Fleet. It is faint, so I transcribed it. The transcription is attached to John's letter. I am also enclosing a copy of my Oct. 2, 2002 letter. John and I have had intimate knowledge of all these four springs since the 1920's and 1940's respectively. We have visited all of them often. 2

In any event, the Dempster spring is just uphill from the very obvious 2,500-gal. black plastic tank above the cabins at 1051 Adobe Canyon Road owned by our extended family. One would need a guide to reach the Philbin/Baker spring. Several members of the Foster, Harper, Dempster and Morrison families could show its location to anyone interested.

All four springs are of great importance to several of us who own property on the northwest side of Adobe Canyon Road and Sonoma Creek. They are the only sources of water for the

Dempsters, Harpers, Fosters and related families. I suggest consideration be given to repeating
3 the Resort Well pump test along with before, concurrent and after measurements of production at all four springs - Harper, Foster, Dempster and Philbin/Baker. Also, the Foster spring (which was seasonally dry during the pump test last fall) was running well the weekend of May 10-11. Presumably it would be measurable if someone were to check it soon.

On the enclosed photocopy of Exhibit 5.5-1 showing all four springs, you will notice that the Philbin/Baker spring is located closest to the portion of Graywood proposed for development. My wife, Betty, and I have rights to some water from Philbin/Baker spring as part of our separate ownership of parcels 051-050-004 and 051-050-005. We do not presently use water from it but eventually might like to do so. Our downstream neighbors, Ian and Ellyn Morrison at 905 Adobe Canyon Road, are dependent on the Philbin/Baker spring. (The addresses for the Harper and Foster properties are 919 and 979 Adobe Canyon Road, respectively).

In addition, I question the validity of the statement on page 5.8-15 that the "development would create a less than significant visual impact" from Adobe Canyon Road. The justification given for
4 that conclusion is that the proposed development (as shown on exhibit 5.8-5) appears "co-dominant with other features, particularly the existing development in the foreground of the view and the hills behind the proposed project." The "existing development" consists of homes and outbuildings along Adobe Canyon Road, some of which have been there for years. To equate the hills with the proposed development in the quoted statement seems insensitive as many of us enjoy looking at the hills in their present undeveloped status.

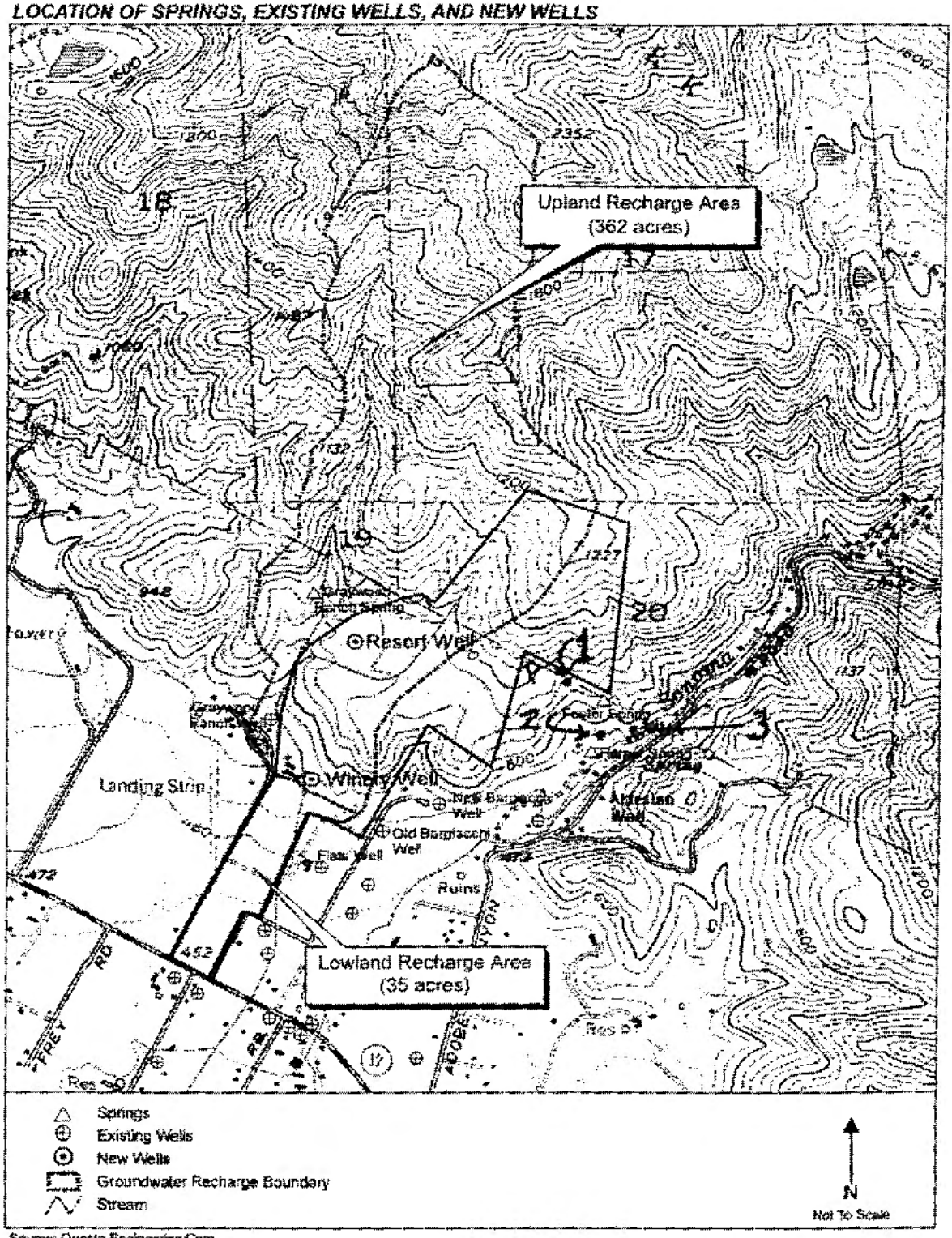
In addition, please note the partial sentence on page 3.0-35 re: Chateau St. Jean Winery: "...six
5 events per year with 451 to 2,000 people per year..." Should the last word be year or event? Relative to traffic on Highway 12, that would certainly make a difference.

Please convey these comments to the Sonoma County Planning Commission for its June 5 hearing, or subsequent hearings. Thank you,

Doug Dempster

Douglas S. Dempster

EXHIBIT 5.5-1
LOCATION OF SPRINGS, EXISTING WELLS, AND NEW WELLS



Source: Questa Engineering Corp.

1- Philbin (Baker) Spring
2- Foster Spring
3- Dempster Spring

4829 Foster Way
Carmichael CA 95608-2912
Oct. 2, 2002
916-489-3856
E-mail: hwy95@hotmail.com

Peter Van Fleet
Adobe Associates Inc.
415 Russell Ave.
SANTA ROSA CA 95403

Dear Mr. Van Fleet:

I am part owner of property with three cabins at 1051 Adobe Canyon Road, Kenwood, (a.k.a. Assessor's Parcel #051-050-011). This is immediately upstream from the John Foster place (979 A. C. Rd.; a.k.a. A. P. #051-050-08 and 09) which in turn is immediately upstream from the Harper place (919 A. C. Rd.; a.k.a. A. P. #051-050-15 and 16).

Several weeks ago, my second cousin, Larry Harper, talked to two individuals with Adobe Associates logos on their pickup(s) who were measuring springs in our area. I wanted to call your attention to the proper method to measure the flow at our spring. I believe John Foster, in a letter to you o/a Aug. 5, said that it would be easy to measure the flow at our spring by simply measuring what comes out the overflow pipe on our black plastic 2,500 gal. tank.

That is not exactly correct. For about two years there has been a leak at the inlet to our tank which we have not yet fixed. (We finally designed a fix in July but have not installed it). Thus a more accurate way to measure our spring production would be to go just above the tank (around the end of a fallen Doug. fir log) to near the springhouse. About 8 feet below the springhouse toward the tank (and accessible under the log) is a rusty-colored gate valve. Open the gate valve and let out the water accumulated in the springhouse basin. As soon as the water drops to a relative trickle - after maybe 3 minutes or so - you would obtain the actual flow from the spring. It varies somewhat depending on season and is greatest in winter and spring. I would recommend measuring the flow at the gate valve and not at the nearby filter attached to the white plastic pipe that leads to the tank inlet. Because of plumbing eccentricities in our system, the latter would not produce as accurate a result as the flow out the gate valve.

Another reason not to measure spring production at the overflow pipe on the tank is that if the cabins are in use or have been recently used when you make a measurement, the tank might not have refilled.

In addition, o/a Sept. 21, Larry Harper finished re-building his springhouse and clearing the area around it, so measuring outflow there is now easy and plainly visible. On the same day, Sept. 21, John Foster's son, Ritch, and grandson, Andrew, cut trees blocking the path to the Foster spring and marked the spring better. As for the so-called Baker/Philbin spring, farthest away from the creek, I know that Ian & Ellyn Morrison, at 905 Adobe Canyon Rd. (A.P. 051-050-03)

still use water from that spring inside their home. Two nearby lots (A. P. 051-050-04 and 05) that I and my wife own separately from our upstream property also retain rights to the Baker/Philbin spring, but do not presently use any water from it. Ian Morrison and I have talked about rehabilitating the Baker/Philbin spring at some point. The Morrisons are currently out of state and will not return until December, but can be reached by E-mail.

If you have any questions about any of this, please let me know by phone, E-mail or letter.

Thank you,

Doug Dempster

Transcription of JDF letter to Peter Van Fleet re: Graywood development 8-02
(Original copy very faint)

Peter Van Fleet
Adobe Associates Inc
415 Russell Ave.
SANTA ROSA CA 95403

Re: Sonoma Country Inn

Dear Peter,

Thank you for your letter of Aug. 1. I appreciate the additional info you supplied. If indeed the proposed development on large Lot 11 will be adjacent to Lots 7 and 10, the likelihood of water and sewage at that house affecting the springs we are dependent on does seem remote. I will also appreciate your sending me the full size copy of your Tentative Map of the proposed residential lots, buildings and wastewater disposal areas.

The next firm date we plan to be at Kenwood is Sept. 20-23. I expect to be out of California the first two weeks of Sept. and the middle two weeks of Oct. However I could drive up any day of the week in Aug. to meet you and show you the 4 springs, or Ritch could do the same.

In my June 22 letter to you I included copies of County figures 2 & 3 marked with approx. locations and elevations of 4 springs all on the old Baker property. None of them has a stable weir structure. Quantity of flow in the springs diminishes greatly from high in mid winter to much lower in late summer or fall.

Spring #1 Baker/Philbin has lacked in care for several years. It has 2 pipelines (maybe 2" and 1") which supply water to the Baker/Philbin house, the John Wagner house and the Harrison house on the Mason property and perhaps others. Measuring the actual flow would be difficult.

Spring #2 Dempster/Harrison (farthest east from Country Inn) flows directly into a nearby plastic tank, maybe 1000 gal. or more, and spills out the overflow pipe from the tank. Measurement of the actual flow would be easy, but should be when there is no flow to the cabin.

Spring #3 Foster/Wiltshire has the smallest quantity of flow. All of the flow (except in severe winter storms) runs thru a buried 3/4" pipe for 100' plus to 2 - 10,000 gal. wooden tanks (at the same level) with excess spilling from 2 outlet pipes. The reason for the large tanks is that during more usage of the 4 cabins, particularly during a dry year, inflow is not enough to keep the tanks overflowing. This year they were not full in June and July, and probably not in Aug. During the long 7 or 8 dry years in the 1980s, the spring went dry at least twice. Getting measurement of spring flow in Aug. will be difficult.

Spring #4 Harper/Harrison is at the lowest elevation, has been poorly maintained for many years,

gets the least usage for one cabin and an abandoned horse barn, and would be hard to obtain flow measurements.

Thus, altho I would like to have at least our spring (#3) included in your pump test study, the physical obstacles may be too great. I think your onsite evaluation would be enlightening, and I would be happy to escort you any day of the week. Besides the springs and tanks, I could show you some fences on portions of the Los Guilicos Ranch Grant Line. You could also see how rocky the terrain is and how thin the topsoil there is, making a leach field in-efficient.

Certainly a pump and flow test at the Graywood Ranch spring makes sense, as would measurements of adjoining wells and the effect on the water table from the new Country Inn wells. However, Golden Bear Lodge is so remote from Country Inn, I don't see the purpose of testing there. At the VOTMA meeting, several members had concerns (?) on the declining water table in the valley, and having to redrill deeper wells.

Again, thanks for your update and additional information, and I hope we can get together in Aug. Enclosed is a sketch of cabins locations.

Sincerely,

John D. Foster

925-934-3755

(No phones at our cabins)

RESPONSE TO LETTER 22 --DOUGLAS S. DEMPSTER

Response to Comment 22-1

The additional information provided by the commentor regarding the location of the Philbin and Dempster springs has been incorporated in Exhibit 5.5-1. Also, the text of the Draft EIR, on page 5.5-4 and 5.5-5 has been amended to include specific reference to these two springs. The Philbin/Baker spring is located at a higher elevation than ground surface at the Resort Well; therefore, it is not possible for the pumping well to have influenced this spring during pumping. The Dempster spring is located farther from the pumping well than the two springs that were monitored during the pumping test (the Foster and Harper springs), which showed no effect. If there is hydraulic continuity between the pumping well and the springs, the closer springs that were monitored would have to exhibit a response to pumping before any effect would be observed at the more distant Dempster spring.

In response to this comment and others comments regarding water supply issues Section 5.5 has been revised. The revised section is presented at the end of Master Response K.

Response to Comment 22-2

Comment noted. See Response to Comment 22-1.

Response to Comment 22-3

The commentor's suggestion to repeat the pumping test and include additional measurements of spring flow is noted. However, as explained in Response to Comment 22-1, if any impacts of pumping were to have occurred, they would have been observed in the two springs that were monitored. The Foster and Harper springs are the two closest springs to the Resort Well at elevations near or below the well. In the opinion of the EIR preparers, no new information regarding the characteristics of the aquifer and potential impacts of the project wells would be derived from repeating the pumping test and taking additional spring measurements.

Response to Comment 22-4

The commentor objects to the statement that the project as viewed from Adobe Canyon Road appears "co-dominate with other features, particularly the existing development in the foreground of the view and the hills behind the proposed project". Although it is true that the determination of visual impacts is somewhat subjective, based on the "visual and aesthetic quality methodology" in the setting section (including the discussion of co-dominant in Exhibit 5.8-2) it is the finding of the EIR preparers that the less-than-significant finding is appropriate.

Response to Comment 22-5

In response to this comment the sentence on page 3.0-35 regarding the Chateau St. Jean Winery is revised to read as follows:

> Use permit to allow 24 events per year with 50 to 450 guests and six events per year with 451 to 2,000 people ~~per year~~.

As shown in Exhibit 5.2-37 the cumulative traffic analysis of special events was based on an average sized weekend event.

LETTER 23

May 29, 2003

Attn: Melinda Grosch
Sonoma County Permit & Resource Dept.
2550 Ventura Ave.
Santa Rosa, CA 95403

Dear Ms. Grosch,

The recently issued DEIR regarding the proposed Sonoma Country Inn presents serious concerns to those of us who reside in the Sonoma Valley.

1 First and foremost I would challenge the conclusion that the project's visibility will be as limited as the developer suggests. The removal of an estimated 3000 trees and the area in which the major portion of the larger structures will be placed leave no doubt that visibility from Highway 12 will be ensured. Simulated photographs done to scale by the Valley of the Moon Alliance show a much greater visible presence of the project. They will be displayed at the June 5 meeting.

2 With respect to the implications of more traffic, placing levels at the bottom rating of 3F2 implies that adequate analysis has not been performed. This is also supported by the EIR's own mitigation measures that list widening of Highway 12 at Randolph, Adobe Canyon and Lawndale Roads as well as additional signals. These are not minor cures for a minor problem! These measures also assume Caltrans' willingness to add traffic signals without really having that assurance.

3 A recent editorial in the Press Democrat stressed the need for studies of groundwater before continuing on the current course of allowing new wells without regard their impact on the water supply. Yet the EIR suggests that this is not a significant threat. The Inn's projected use of 31,000 gallons daily compares to an average daily home use of 250. Allowing this water-intensive project to go forward by a non-agricultural user would not only be unfair to existing growers and homeowners but would be totally inappropriate in the absence of data.

4 Package sewer treatment plants have thus far not been allowed by Sonoma County as a fast track to rural development. With good reason the County has seen fit to limit this seemingly simple solution to a complex problem that has serious consequences for groundwater quality. This policy should be continued in view of the projected disposal of 24,965 gallons of treated water.

5 A development of the size and scope of the Sonoma Country Inn can not be analyzed in isolation as the EIR seems to do. Consideration has not been given to the cumulative impact of some 14 projects either started or proposed for the less than 3 mile stretch of highway concentrated between Melita Road and the Anderson property just east of the Kenwood Inn and Spa. (I have attached a listing of these projects.) Additionally, the County currently has no program in place to monitor the number of event permits issued, when they are to be held nor the expected numbers that will attend. The result is that

Highway 12, now busy to a fault during normal daily travel, can become moribund during overlapping events. The Inn will add substantially to the current daily problems as well as impact unfavorably on the present event dilemma.

6 Noise is given short shrift by the EIR. Oakmont has learned from Ledson and St. Francis wineries that the echo affect of the Valley apparently redirects conversation and music noise at significant levels. I would strongly urge communication with an Oakmont OPDC representative to learn of their problems and the remedies they have sought.

7 Finally, the DEIR implies that this project would set no precedents. I would suggest that its approval would set a very specific and dangerous precedent. It has been 18 years since the original zoning in 1984 which was then carried over into the current General Plan. In order to build the current much expanded proposal, the developer requires County Supervisors to approve significant amendments to the General Plan. Such an approval can only send a signal to other developers that there exists a minimal commitment to honoring the General Plan and that it can be circumvented even if it creates impacts that are unwanted, undesirable, some unremedial and some wherein the mitigation alternatives are onerous.

I believe the DEIR is significantly deficient in addressing the above issues. I urge you and the Panning Commission to address these concerns so that the public and our Supervisors have a better understanding of the consequences. Thank you.

Sincerely,

Sam Guerrera
6446 Timber Springs Drive
Santa Rosa CA 95409

PROPOSALS SUMMARY

Chateau St. Jean, Graywood Ranch and Walnut Orchard Properties

	Ch. St. Jean Resort	Graywood Resort	*Walnut Orchard
Buildings:	102 bldgs incl. 98 room hotel and restaurant/bar	26 bldgs incl. 50 room hotel and restaurant/bar, 40,000 case winery, 11 luxury homes	165 Houses
People:	300 employees, 196 guests max plus up to 280 restaurant/bar clients (180 inside, 60 outside, 40 bar)	119 employees, 100 guests max plus up to 125 restaurant/ bar clients (50 in-75 outside)	330 (2 per hse)
Traffic:	874 daily, 1316 week-end	563 daily, 626 week-end	248 daily (1½ per hse)
Parking:	200 spaces	378 spaces	
Water Usage:	45,000 gals. daily (Equiv. to 269 homes)	22,500 gals daily (Equiv. 135 homes)	City System (5000 mo. per hse)
Sewage Disposal:	Septic system-32,000 gals. sewage	Septic syst. 20,000 gals. sewage	City System
Fit:	Inconsistent w/Valley of the Moon	Inconsistent w/Valley of the Moon	Annex to city (Oakmont)

OTHER CONSIDERATIONS REGARDING THESE PROJECTS:

- Impact of event noise and night lighting on neighbors
- Exit from Oakmont and Wild Oak
- Police, fire and medical needs of employees and their families
- Housing, transportation and school needs for employees and their families (mostly relatively low-pay service jobs)
- Only one highway through Valley to handle needs of residents, tourists, emergency medical, fire and police equipment

Above does not include impact of all the additional Valley of the Moon projects listed on the other side of this page.

*My estimates

(Prepared by S. Guerrera)

VALLEY OF THE MOON PROJECTS

Name	Description	Location	Status	Contact Person
1. Stonegate housing development	6 new houses, conv. fr. rental/27 homes	Hwy 12, borders Susan/Brand/Melita	Under rev.	City of S. Rosa
2. Westwood Vineyard Winery (Annadel Vineyard Partners)	50K winery, tours & sales by appointment	37.4 acres across fr. Oakmont, Hwy 12	Grapes planted	Nick Chase 565-1900
3. Mobius Painter, LLC	125K winery,tours, tasting, & 20 events	15.6 acres across fr. Oakmont, Hwy 12	Unknown	Nick Chase 565-1900
4. Boys and Girl's Home		Pythian & Hwy 12 across fr. Oakmont		City of S. Rosa
5. Hood House Restoration		Pythian & Hwy 12 across fr. Oakmont		Sonoma County
6. Hood Park Entrance	New to Hood Mtn.	Pythian & Hwy 12 across fr. Oakmont	See # 8	Sonoma County
7. Oakmont Walnut Orchard	165 homes on 31 acres	Pythian & Hwy 12 within Oakmont	Rework to add affordable hsg.	OVA/OPDC & City of S, Rosa
8. Sugarloaf Ridge State Pk		Adobe Canyon Rd & Hwy 12	EIR needed	Sonoma County
9. Gray Sub-Division of 6 parcels	94 acres of 477 for 4 to 5 new houses	Hwy 12 & Shady Acres Lane		Dave Harding 565-1924
10. Graywood Ranch-Sonoma Country Inn	11 subdivisions, 50 rm. inn & spa resort restaurant & winery on 180 acres	Hwy 12 & Shady Acres Lane	EIR being developed	Paula Stamp 565-1909
11. Chateau St. Jean property (Las Ventanas Resort)	93 rm. inn & spa resort, restaurant, 27 acres	Hwy 12 near Adobe Canyon Road	EIR not contracted	Chris Seppeler 565-1352
12. Deerfield Winery project	45K case winery, rental bldgs., amphitheater & view site	Behind Kenwood Restaurant	Wkg. W/PRMD re:winery design	Steve Padovan 565-1352
13. Kenwood Inn & Spa	Expand from 12 to 24 units. Possible 12 add'l	Hwy 12	Under construction	Dean Parsons 565-1900
14. Anderson Project	Lot split, winery, 2 homes/cottages poss. and maybe K zoning	Hwy 12 east of Kenwood Inn		Steve Padovan 565-1352

Other Projects in Area:

Mayo Winery	Corner of Hwy 12-Arnold Dr.
Beltane Ranch Purchase	Hwy 12
Wolf House Inn	Glen Ellen
Downtown Condos	Glen Ellen

Dated: April 2003, Prepared by S. Guerrera

RESPONSE TO LETTER 23 --SAM GUERRERA

Response to Comment 23-1

The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

The exhibits submitted by John Delaplaine on behalf of the Valley of the Moon Alliance at the June 5, 2003 Planning Commission hearing are evaluated in Master Response C.

Response to Comment 23-2

Page 5.2-13 of the Draft EIR states that two or more Caltrans signal warrants must be met before Caltrans will install a traffic signal. It also states that Sonoma County uses Caltrans signal warrant criteria, and that these criteria were used in the Draft EIR analysis. See Response to Comment 18-1 for further discussion of timing and feasibility of the traffic mitigation measures.

Response to Comment 23-3

Please see Master Response K for additional baseline groundwater information and analysis, including projected cumulative water demand in the area and comparative requirements for agricultural and domestic uses.

Response to Comment 23-4

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. Please see Responses to Comments 14-50, 15-15, 21-29, and 21-57 for discussion of package treatment plants.

Response to Comment 23-5

In regard to the issue of cumulative projects Master Response E discusses the accuracy of the list of cumulative projects considered in the Draft EIR.

Traffic impacts related to existing special events and the impact of the special events of the proposed project are discussed in ***Section 5.2 Traffic and Circulation*** (for example see impacts 5.2-4 through 5.2-8).

Response to Comment 23-6

Comment noted. As discussed in Impact 5.11-1 the noise estimates were prepared taking into account several factors including the attenuating effects of any forested areas between source and receiving locations and the topography of the area. The acoustical characteristics of the valley were taken into account in coming to the finding that with implementation of Mitigation Measures 5.11-1(a) through 5.11-1(c) would reduced noise impacts to a less-than-significant level.

Response to Comment 23-7

The commentor states that the Draft EIR implies that this project would set no precedents. The commentor further states that the developer requires County Supervisors to approve significant

amendments to the General Plan and its approval would set a very specific and dangerous precedent. The commentor's opinion is noted.

It should, however, be noted that State law provides procedures that must be followed for the adoption of a general plan or any amendments. State law restricts amendments to any one of the seven mandatory elements of the general plan to four per year.[91] The approval of a general plan amendment, for this project or another project, does not require approval of subsequent amendments. Furthermore, approval of the requested general plan amendment would not necessarily set a precedent in regard to future general plan amendment requests.

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[91] The restriction, however, does not apply to amendments for affordable housing projects. Furthermore, many changes can be made in any one of the elements and they could be considered together as only one amendment.

LETTER 24

06/01/03
Melinda Grosch
Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, Ca. 95403

I am writing to express my strongest objection to the project under consideration at the Graywood Ranch off of Highway 12 in Kenwood. The plan is entirely out of character and beyond the scope of anything appropriate for this area. Moreover it is not in line with the intended use of the land according to the General Plan nor does it take into consideration the many other projects already seeking approval in the area. The many exceptions necessary, which have already been uncovered with more sure to come, cannot be justified. There is only one motivation at work here and that is the obvious intention of profit for the developers and operators. To authorize this permanent and unalterable damage to the natural beauty of the Valley for the benefit of these few at the expense of the many who live and have lived in the area for so long is a travesty that should not and will not be countenanced. Any advancement of this project should and will be chronicled as to those elected and appointed officials in office at the time.

1

On a more personal note, I have been advised by real estate professionals that my property, which sits on top of a hill directly across the valley from the intended site, will most certainly suffer a degradation of the viewscape. This will be particularly evident at night with the light pollution that the current EIR has already admitted cannot be mitigated. This letter serves notice that if this happens I will seek any and all relief available to me under the law against the County and all other responsible parties to recover damages caused by any depreciation of value in my property. It is my sincerest hope that this will never come to pass.

2

Sincerely,

Richard Koretz
P.O. Box 633
Kenwood, CA. 95452

RESPONSE TO LETTER 24 -- RICHARD KORETZ

Response to Comment 24-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. It should, however, be noted that although the EIR does evaluate the project's consistency with the *Sonoma County General Plan* the County decision makers (Planning Commission and Board of Supervisors) ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the proposed project. It should also be noted that the EIR does assess the effects of implementing the proposed project under existing environmental conditions and under anticipated future "cumulative" conditions.

Response to Comment 24-2

Comment noted. Light pollution is identified as a significant unavoidable impact (see Impact 5.8-4) of the project.

LETTER 25

Ian Morrison
905 Adobe Canyon Rd.
Kenwood, CA 95452
707-833-2065
ian@svn.ne
June 1, 2003

Melinda Grosch
Sonoma County Permit and Resource Management Department
2550 Ventura Ave.
SANTA ROSA CA 95403

Project: Sonoma Country Inn, Graywood Ranch

I have concerns over chapter 5.5 – Water Supply

1 Exhibit 5.5-1 (and chapter 5.5) leave out the Baker/Philbin spring, which is of great importance to us. It is, and has been for over thirty years, our only source of household water. The Baker/Philbin spring is the closed to the proposed Graywood development and the most likely to be affected. I can't understand why it was not mentioned in the report. This spring, as well as others on the north side of Adobe Canyon, is low flowing and the slightest change in the water table could easily cause it to go dry.

2 I am also concerned about the proposed leach fields and whether they are a threat to the Baker/Philbin spring. This needs to be carefully looked into to insure that the spring wouldn't become contaminated.

3 With all due respect, I question the validity of the statement on page 5.8-15 that the "development would create a less than significant visual impact" from Adobe Canyon Road. Because of the elevation of the proposed development, it will have a very significant visual impact from Adobe Canyon Road as well as Highway 12. There are no other buildings in the vicinity. Everything else is much lower and closer to the roads. The Graywood proposal is a huge leap in the overall scheme of growth in this part of the valley and cannot be compared with the homes along Adobe Canyon Road. The visual impact, for those of us who live here, will be extremely significant.

Please take these comments to the Sonoma County Planning Commission for its June 5 hearing. Thank you.

Ian Morrison

RESPONSE TO LETTER 25 -- IAN MORRISON

Response to Comment 25-1

Please see Response to Comment 22-1. The Philbin/Baker spring has been added to Exhibit 5.5-1 and is referenced in the revised text of the EIR. This spring is substantially higher in elevation than the static groundwater level at the Resort Well. Therefore, it receives its water from a higher source, which cannot be influenced by water table conditions at the pumping well.

Response to Comment 25-2

The proposed leachfields for the project are all planned to be located at elevations below or in an opposite drainage of the Philbin/Baker spring. Therefore, they cannot have any effect on the water quality of the spring, which flows from a higher elevation in the watershed. The nearest leachfield would be the system for residential lot 10, located approximately 600 feet away on the opposite side of the drainage.

Response to Comment 25-3

The commentor objects to the determination that the project as viewed from Adobe Canyon Road would be a less-than-significant impact. Although it is true that the determination of visual impacts is somewhat subjective, based on the "visual and aesthetic quality methodology" in the setting section (including the discussion of co-dominant in Exhibit 5.8-2) it is the finding of the EIR preparers that the less-than-significant finding is appropriate.

LETTER 26

RECEIVED
JUN 05 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

June 2, '03

Planning Dept.

Dear Sir:

My home is at 360 Huff Rd, Santa Rosa, 95409 – Kenwood area. I can't go anywhere without going out and trying to get on Highway 12 – sometimes its easy, one time I waited 10 min. to go left. Often I go right to Adobe Canyon Rd, make a left and turn and go to Santa Rosa.

7

We have lived here about 40 years and it gets worse all the time. Very little improvement has been made – we did get wider shoulders and I naively thought at that time we'd get turnout lanes – but no.

The Highway Department will no doubt add many more cars and we old timers will have to accept that – but please improve Highway 12 for us.

2

My big concern is our water supply, their sewage disposal and all the lights that could affect our night sky.

I do not oppose the project entirely but please be mindful of our environment.

Sincerely,

Sharon T. Bergman

RESPONSE TO LETTER 26 -- THELMA JORGENSEN

Response to Comment 26-1

The commentor notes that it is difficult to make left turns onto State Route 12. This is reflected in the Draft EIR traffic analysis which identifies unacceptable levels of service for left turns out of several side streets. This same condition would also be expected at other side streets and private driveways. The commentor requests improvements to State Route 12. This request will be passed on to County decision makers.

Response to Comment 26-2

With the mitigation measures proposed, no significant impacts to water supply or water quality are expected. The Draft EIR identifies a significant unavoidable impact related to project lighting.

LETTER 27

Sonoma County Permit and Resource Dept.
ATTN. Melinda Grosch
2250 Ventura Ave.
Santa Rosa, CA 95403

This letter is in response to the proposed Graywood Ranch Development and what appears to be an inadequate DEIR. I am particularly concerned with two areas that I consider deficient though some fault could be found with other areas also. First is the visual impact. From everything I can gather so far this project will be monstrously obstrusive on the slopes above Kenwood both in regard to appearance, tree removal and night time lights. I have always felt (and many planners agree) that good planning eliminates as much hillside growth as is practicable. 1

Second, and probably even more important to regular users of Highway 12 such as I am, is the increase traffic impact. There seems to be more and more growth proposals from East Santa Rosa to Sonoma all of which impact a road already completely over-burdened with traffic. This proposal will certainly add to those monumental traffic problems. 2

Thank you for your consideration of these objections to this proposed development.

Sincerely,

Laurence G. Hermann
332 Oak Leaf Circle
Santa Rosa, CA 95409-6202

RESPONSE TO LETTER 27 -- LAURENCE G. HERMANN

Response to Comment 27-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. It should be noted that although County development regulations (such as the *Sonoma County General Plan* and the County's zoning ordinance) control hillside development they do not prohibit hillside development. The EIR evaluates the proposed project against these regulations.

Response to Comment 27-2

Comment noted. The Draft EIR identifies significant cumulative traffic impacts.

LETTER 28

June 9th, 2003

Karen Boness
P.O. Box 1159
1840 Lawndale Rd.
Kenwood, CA 95452

Melinda Grosch,
Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Dear Melinda Grosch,

I am a resident of Kenwood and I'm writing to voice my opposition to the proposed Sonoma Country Inn on Graywood Ranch.

1 I have many concerns about this project and the inadequacy of the draft environmental impact report (DEIR). First of all, I am very concerned about the water usage required for the 50 unit resort, the spa, the 125-restaurant, the winery and the eleven-home sub-division. We already have serious water table issues in this county and around the state. This project will further compromise the water table and will also lead to increased pollution of the water table due to the winery. The DEIR does not address many of the local wells in the valley that will be affected by this project. The DEIR mitigation efforts are not effective to help solve any of these problems.

2 I'm very concerned about traffic. Highway 12 is already a class E road. We don't need all this extra traffic. Who in the community of The Valley of the Moon will all this extra traffic serve? The proposed expansion of Highway 12 is dangerous and looks like it will lead to even more accidents on the road.

3 The peaks and ridges above this valley are beautiful. They frame this valley and provide both residents and home-owners alike with inspiration. All of these Sonoma Country Inn buildings up on the Graywood Ranch hilltop will compromise the scenic corridor. The DEIR does not accurately address this issue. In fact, it minimizes and cloaks what the hillside will really look like if it is developed. Additionally, the exact location of the 11 homes (some of which will be up to 8000 square feet) have not been identified. Will they be designed to blend with the landscape?

4 I am very concerned that the 3000+ trees that will be cut down have not been identified. I think the public should know which trees will be felled. This will impact not only the visual corridor but also habitat. I feel that the habitat study (2-days) was not enough to determine whether there are endangered species that will be threatened. If large trees are

cut down erosion and water-runoff factors will be much worse than if smaller trees are cut down.

5 The DEIR does not adequately consider all the other projects going on in the valley and their cumulative impact even though many of the projects missed had been recorded at the time of the writing of the DEIR.

In conclusion, the Sonoma Country Inn is not appropriate for this location. The DEIR is inadequate in many arenas.

Thank you for reading this letter and considering the points I have voiced.

Sincerely,

Karen Boness

RESPONSE TO LETTER 28 -- KAREN BONESS

Response to Comment 28-1

The general opinions and concerns of the commentor regarding the adequacy of the Draft EIR are noted. However, no specific questions are raised; therefore, no response is required.

For additional information pertaining to water supply impacts of the project, please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

The comment regarding evaluating the potential impacts on other wells in the valley is not specific as to where the wells of concern are located. The Draft EIR includes a thorough review of pumping tests and drawdown analysis for adjacent property wells located in close proximity to the water wells for the project. These nearby wells have the greatest potential to be affected the greatest by the project; drawdown impacts decrease exponentially with distance from the pumping well as explained in the Draft EIR on page 5.5-18, under the discussion of Cumulative Well Interference.

With respect to stated concerns about potential groundwater pollution from the winery, the commentor does not pose any specific question that requires a response.

Response to Comment 28-2

Comment noted.

Response to Comment 28-3

The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

As stated in Master Response A the development plan identified the individual residential parcels and building envelopes within the parcels, but did not show actual building footprints. The locations of the building envelopes shown in the Draft EIR were sufficient to evaluate impacts of the proposed residences.

As discussed on page 3.0-32 of the Draft EIR the residential lots would be covered by a set of CC&Rs. The Homeowner's Association would have a Design Review Committee which would review and approve design of homes and any other structures on the residential lots. County staff would review CC&Rs language concerning the Homeowner's Design Review Committee to ensure compliance with any mitigations in EIR or conditions of approval.

Individual homes would be subject to Administrative County Design Review by county staff under the existing Scenic Resources zoning district requirements.

All commercial aspects of the proposed project (inn, restaurant, spa, winery complex) would be subject to Design Review through the County's Design Review Committee.

Response to Comment 28-4

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, and adequacy of proposed mitigation. As discussed in the introduction to ***Section 5.6 Biological Resources***, most of the detailed studies were conducted by consultants retained directly by the applicant. However, each of the firms and individuals involved are respected professionals with years of experience in conducting biological and wetland assessments. To ensure the thoroughness and accuracy of these detailed studies, an independent EIR biologist (Environmental Collaborative) was used to conduct a peer review of the reports and mapping prepared for the applicant. Two field reconnaissance surveys were conducted by the EIR biologist, one in spring and the other in summer of 2002. These field reconnaissance surveys were considered adequate to characterize resources in the vicinity of proposed improvements or locations where indirect impacts of the project could affect sensitive resources. Representatives of the CDFG were also informally consulted during conduct of the detailed surveys and subsequently by the EIR biologist to confirm identified resources, likelihood of occurrence of any other sensitive resources, and the need for any additional detailed surveys. The results of the detailed surveys, and input from CDFG is acknowledged under the discussion of special-status species on pages 5.6-10 through 12 of the Draft EIR. Information on the status and habitat characteristics of steelhead, California red-legged frog, foothill yellow-legged frog, California tiger salamander, and raptors is provided on pages 5.6-11 and 12 of the Draft EIR, together with a conclusion that suitable habitat for these species is absent from the site.

As stated on page 5.6-7 of the Draft EIR, the identified jurisdictional wetlands were verified by the Corps in October 2002, eliminating any question regarding the potential for additional wetland resources on the site. Detailed measures have been recommended in the Draft EIR to ensure adequate protection of the occurrences of Sonoma ceanothus and narrow-anthered California brodiaea on the site.

A discussion of the surveys conducted to determine presence or absence of raptor nesting activity on the site is provided on page 5.6-12 of the Draft EIR. These consisted of two daytime visual surveys and two night-time owl calling surveys focusing on spotted owl. No evidence of any raptor nesting activity was observed during the field reconnaissance surveys by the EIR biologist. As acknowledged on page 5.6-16 of the Draft EIR, there is a possibility that new nests could be established in the future prior to project implementation or during later phases of construction. Mitigation Measure 5.6-1(d) calls for conduct of pre-construction surveys to ensure no new raptor nests have been established on the site which could be affected by proposed tree removal and construction. Several other mitigation measures require additional detailed engineering surveys or other field confirmation, but these are recommended to ensure adequate protection of known resources not determine whether unknown resources occur on the property. The studies conducted prior to and during preparation of the EIR have collectively been determined to be accurate in identifying sensitive biological resources on the site and were sufficient to allow for an adequate evaluation of potential impacts of the project. No additional detailed surveys are considered necessary to complete the environmental analysis.

Response to Comment 28-5

In regard to the issue of cumulative projects Master Response E discusses the accuracy of the list of cumulative projects considered in the Draft EIR.

LETTER 29

Mark Feichtmeir
PO Box 1159
1480 Lawndale Road
Kenwood, CA 95452-1159

RECEIVED
JUN 11 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

June 10, 2003

Melinda Grosch
Sonoma County Permit and Resource Dept
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Ms. Grosch,

I live on Lawndale Road in Kenwood and recently attended the draft EIR hearing at the PMRD. I have many concerns about this project. There are many areas of the report that appear to be either misrepresented or understated in such a way as to minimize the actual impact of the project, including but not limited to: traffic, water, sewage disposal, light pollution, visual impact, and tree removal.

1 Traffic issues include both the volume of vehicular traffic introduced on a very busy highway that is already overstressed at the nearest intersections as well as the proposed Highway 12/Lawndale Road intersection itself, which seems designed to create an accident. I can assure you that if any accident every happened to myself, my wife, or anyone visiting us as a result of the construction of the proposed intersection design, a lawsuit would absolutely be forthcoming. In terms of volume of traffic, does the report consider the workers' vehicles along with guests and special events? The cumulative impact of special events at all of the possible locations in the valley, including the ones not detailed in the draft EIR that should have been, has not been fully examined. Finally, based on what I heard at the hearing regarding Highway 12 and nearby intersections already operating at a substandard level, it sounded like mitigation measures could not change these operating levels–something like if it's already in the "couldn't be any worse" category, then more traffic won't change its category and therefore there's no impact because there's no change to the statistical category!

2 The issue of sufficient water supplies and proper septic disposal were clearly glossed over in the report. All reports about water that I have been reading and hearing about for the last few years have to do with a lowered water table and deeper and deeper well requirements. How can this project's

proposed 11,000,000 gallons of water per year be removed from the aquifer and not have an impact! The individual who spoke at the hearing regarding the lack of communication between the proposed septic disposal waters and the aquifer appeared to present some significant points that need addressing. Her other points regarding the septic disposal and its problems of periodicity require addressing as well.

Some comments on other items:

3 • According to the draft report, light pollution could not be mitigated. Does that mean it will be ignored?

4 •The visual impacts were, in my opinion, falsely minimized by the draft EIR. The real impacts were clearly demonstrated by the gentlemen with the graphics demonstration.

5 • The tree removal is being driven by the construction footprint. Clearly the smaller the size of construction, the lesser the impact. This clearly ties in with the visual impact noted above, in addition to the environmental impacts for flora and fauna.

6 Finally, let's review the whole concept of mitigation, which means to reduce or make less severe. Since each area in the report is addressed as a separate item and mitigated separately as necessary, the project is never viewed as a gestalt. The result is that even if every single objectionable item is mitigated, there is still an impact of greater or lesser degree and the cumulative effect inevitably will result in a large impact. Why isn't there an item or category in the EIR for cumulative impact for all unmitigated items?

Sincerely,

Mark Feichtmeir

(707) 833-1370 Home
(510) 928-9098 Cell
(707) 833-2211 Fax
mark@kenwoodpermaculture.com

RESPONSE TO LETTER 29 --MARK FEICHTMEIR

Response to Comment 29-1

Please see Master Response G regarding accident history. The EIR considers workers' vehicles, guests and special events. Please also see Master Responses F for further discussion of cumulative special events. Also, please see ***Section 5.2 Traffic and Circulation*** for a discussion of traffic impacts.

Response to Comment 29-2

The commentor's general opinion about the adequacy of the Draft EIR in regard to water supply and wastewater disposal issues is noted. For additional information pertaining to water supply impacts of the project, please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

Response to Comment 29-3

Light pollution impacts (Impact 5.8-4) will not be ignored. The *State CEQA Guidelines* provide when Sonoma County makes a decision on the proposed project written findings of fact for each significant environmental impact identified in the EIR. For each significant impact the County must make one of the following findings:

- Changes to the project are within another agency's jurisdiction, and such changes have been or should be adopted.
- Specific economic, social, legal, technical, or other considerations, such as employment opportunities for highly skilled workers, make the mitigation measure infeasible.
- The project has been changed to avoid or substantially reduce the magnitude of the impact.

Response to Comment 29-4

The visual simulation methodology and the accuracy of the photosimulations in the EIR are discussed in Master Response A.

The exhibits submitted by John Delaplaine on behalf of the Valley of the Moon Alliance at the June 5, 2003 Planning Commission hearing are evaluated in Master Response C.

Response to Comment 29-5

Comment noted. Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, and adequacy of proposed mitigation.

Response to Comment 29-6

The commentor's opinion is noted. The EIR has been prepared in accordance with the California Environmental Quality Act, including the *CEQA Statutes* (Public Resources Code §§ 21000-21178.1), *State CEQA Guidelines*, and relevant court decisions. CEQA requires an EIR to examine a project for

significant impacts, and to mitigate those impacts where possible. Neither the *CEQA Statutes*, *State CEQA Guidelines*, nor relevant court decisions include a requirement to assess in the EIR the cumulative impact of all unmitigated items.

Section 7.3 Significant Unavoidable Impacts lists impacts that could not be eliminated or reduced to an insignificant level by mitigation measures included as part of the proposed project or other mitigation measures which could be implemented. Seven unavoidable impacts are listed, six of which are related to traffic and the seventh is due to new lighting sources on the project site. With this information one can interpret what the "cumulative impact for all unmitigated items" may be.

LETTER 30

RECEIVED
JUN 09 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Darrell Carter
13340 Arnold Drive
Glen Ellen CA 95442

June 8, 2003

Ms. Melinda Grosch, PRMD
2550 Ventura
Santa Rosa CA 95403

Re: Environmental Impact Report on the Proposed Graywood Ranch Project

Dear Ms. Grosch:

I attended the public input meeting on June 5, 2003. It was quite obvious from the several comments that the report is very inadequate in several places.

1 As I live on Arnold Drive and must enter on to Highway 12 almost everyday, the extra traffic caused by this huge project will be a delay and frequently a danger. Highway 12 is already difficult to drive safely. A huge addition as is proposed will greatly increase the congestion and the danger.

2 I am also very concerned with the visual degradation that this project will do to what is now an official scenic drive. It will be quite visable from Highway 12 and will substantially reduce the beauty of the valley.

I urge either rejection of this development or very substantial reduction in scope.

Sincerely yours,

Darrell Carter

Darrell Carter O.D., Ph.D.

RESPONSE TO LETTER 30 -- DARRELL CARTER

Response to Comment 30-1

Comment noted. Please see ***Section 5.2 Traffic and Circulation*** for a discussion of traffic impacts. The Draft EIR did not identify a significant impact on traffic safety. Also, please see Master Response G.

Response to Comment 30-2

This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. It should, however, be noted that the EIR does evaluate the project's visual impact from State Route 12 (see Impacts 5.8-1 and 5.8-3).

LETTER 31

Ellen Friedman
1809 Lawndale Road
Kenwood, California 95452
(707) 833-6206

6/8/03

Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, Ca. 95403
Attn: Melinda Grosch

Dear Planning Commissioners,

I am writing about the proposed development at Graywood Ranch in Kenwood, California.

I have lived in Kenwood for 32 years. I served 15 years on the Board of Trustees for Kenwood School. As a board member I always wanted to hear all sides, pros and cons to an issue and then make up my mind as to what was best for the children of Kenwood School and for the School District. I have had the same attitude regarding the proposed
1 Graywood Ranch. I attended your meeting on June 5th with an open mind. I was interested in the presentation made by the people who put together the DEIR as well as the people who spoke after the presentation. After listening closely to all the facts submitted it was extremely clear to me there is only one decision to be made. That decision is to not make any changes to the general plan.

Allowing a development such as proposed would be a more dramatic change to the Kenwood environment and community than was decided many years ago when the General Plan was created. I remember going meetings re. the General Plan and minimal development was definitely the intention at the time.

I also believe that concerns expressed about water, lighting, traffic, flooding, and other environmental issues are not to be taken lightly. It is clear to me that many problems we have in Kenwood now are due to poor planning in the past. We don't need the problems to increase.

I strongly urge you to vote against recommending the development proceed any further than what you are bound to from many years in the past.

Sincerely,

Ellen Friedman

RESPONSE TO LETTER 31 -- ELLEN FRIEDMAN

Response to Comment 31-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 32

6/5/03

Melinda Grosch
Sonoma County Permit & Resource Dept.
2550 Ventura Ave
Santa Rosa, CA 95403

Dear Ms. Grosch:

1 We are writing to you to strongly express our opposition to the building of the Sonoma County Inn on the Graywood Ranch property. Everyday when we head for Santa Rosa on Highway 12, our lives are literally in jeopardy. The number of accidents and deaths on this highway are unacceptably high. It is simply unimaginable that any planning department would permit a project that would involve such a great increase in traffic.

We are already currently struggling with such issues as traffic, water, and our environment. Adding such a development only compounds the many problems.

Sincerely,

Jean and Marc Helfman
P.O. 574
Kenwood, CA
95452

RESPONSE TO LETTER 32 --JEAN AND MARC HELFMAN

Response to Comment 32-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 33

June 11, 2003

Melinda Grosh
Sonoma County Permit and Resource Department
2550 Ventura Avenue
Santa Rosa, California 95403

Dear Ms. Grosh:

I are writing to let you know that my family is opposed to the Graywood and La Ventana development projects in Kenwood.

Our family has lived in Kenwood at this address since 1943. We are very close to the Graywood development and clearly are concerned about the water situation, lights, tree removal and traffic and growth in the area. Although my parents should
1 have objected to the General Plan change in the early 1980's it seems that no one really understood how much more development would occur in the area since that time. With all the wineries and other commercial development, the impact of the Graywood and La Ventana project will be huge. It seems that the General Plan should consider future development. Although no one can predict what will occur, clearly we know that development will occur. These two projects will only compound the issues noted above.

We received at letter from the Graywood developer letting us know how wonderful the project will be and we responded that we were opposed to the project.

Thank you for your time.

Sincerely

Tony Ghisla
PO Box 693
(8159 Sonoma Highway)
Kenwood, CA 95452
833-5615

RESPONSE TO LETTER 33 --TONY GHISLA

Response to Comment 33-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 34

RECEIVED
JUN 12 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

June 11, 2003

Attn: Melinda Grosch
Sonoma County Permit and Resource Dept.
2550 Ventura Ave.
Santa Rosa, CA 95403

Re: Sonoma Country Inn Development

To Whom It May Concern:

As long time Kenwood residents, **we are strongly opposed to the proposed Sonoma County Inn Development.**

1 Traffic congestion has increased substantially over the last five years due to the number of tourists attending events or wineries. It is very difficult for a resident to get onto Highway 12 during the summer months.

Water is limited. We have a well and no access to City water. More development will restrict this limited resource.

Please consider the opinions of residents who live, work, and educate their children in this county. **Please do not allow approval of this development.**

Sincerely,

Bonney Philbin
Ewing Philbin
Ewing and Bonney Philbin

ROSS RECREATION EQUIPMENT CO., INC.
100 Brush Creek Road, Suite 101 • Santa Rosa, CA 95404

141 0365 7357 $00.37 SANTA ROSA CA

RESPONSE TO LETTER 34 -- EWING AND BONNEY PHILBIN

Response to Comment 34-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 35

Attn Melinda Grosch 6/11/03
Sonoma County Permit & Resource Dept
2550 Ventura Ave
Santa Rosa Ca 95403

Dear Ms Grosch

Unfortunately we were unable to attend the June 5th meeting however we would be remiss not to inform you of our concerns.

There is no question that a decision to allow development of Graywood Ranch is absolutely wrong! Your impact study clearly predicts monumental concerns:

1 1. use of water, wastewater & runoff
2. traffic impacts to arden highway
;2
3 tree removal

It is not clear when impact study was completed. Many articles

have been written lately about our diminishing water supply. Widening Hwy 12 would be a disaster.

The clear point is we do not need a 50 unit hotel, restaurant, and housing development. There is no purpose except greed of the developers.

At the very minimum an addendum study should be conducted to address expansion already in progress at the Valley of the Moon Children's Home, Juvenile Hall and Hood Mansion restoration. These projects support our community, are necessary, and have benefit for those of us who live here.

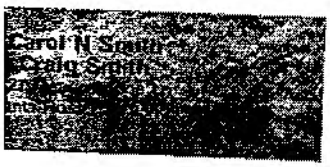
Development which has such a high cost - losing environmental quality as well as changing the

look of the valley must be stopped. The time is now before permanent and irreversable consequences occur

Please deny the plan of Sonoma Country Inn.

Sincerely

Carol & Craig Smith
P.O. Box 592
Kenwood Ca 95452



Attn: Melinda Grover
Sonoma County Planning Division
2550 Ventura Ave
Santa Rosa, Ca 95403

95403+2503

RESPONSE TO LETTER 35 -- CAROL AND CRAIG SMITH

Response to Comment 35-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 36

JUNE 5, 2003

Presented @ Planning Commission Hearing

Terry D Harrison

4395 Westside Road Healdsburg CA 95448 Phone (707) 433-6802

Fax (707) 433-7685 Email terrycar@sonic.net

Co-Owner of 7 acres at 1051 Adobe Canyon Rd, Kenwood.

Refer to Doug Dempster letter May 26, 2003

1 Letter sent to Peter Van Fleet of Adobe Assoc Aug 02 by John Foster Aug mentioning all 4 wells: Philbin, Foster, Harper and Dempster. Letter sent by Doug Dempster 10/2/02 giving directions for measuring flow but our spring and the Philbin spring were not tested. The Philbin spring serves 4 families.
Spring is our only source of water.

Chapter 5.5 of ERA cites measurement of Foster and Harper springs. In addition to flow tests run on those springs during pump down of the resort well in November 2003, 2 additional reasons are mentioned in section 5.5-4 why those springs would not be interfered with by the resort wells:

- water quality characteristics of the springs are different from the resort wells.
- the springs are upgradient of the wells

2 We question both of these assertions relative to our spring for the following reasons:

- The water quality in our spring is distinctly different and superior to that of the Foster and Harper wells that were tested. Also, our spring does not run dry in drought years as does the Foster spring which is a further indication that the water source is different.
- Our spring is at an elevation of approximately 525 feet elevation. The Resort Well appears to be at a ground level elevation of approximately 700 feet or 175 feet above out spring. During the pumping test of the Resort Well, the level went from 155 feet below the ground surface to 199 feet. In other words, contrary to the EIR, the well was upgradient of our spring at the start of the test although it was downgradient at the end or the test.

In view of the fact that both assertions appear to not apply to our spring, we feel that the impact of pumping test on the Resort Well must be run to determine the impact on our spring as well as water quality test comparison on our spring. The time of minimum flow in our spring is at the end of summer, September, not November when the amount groundwater removed by vegetation is less.

3 Shouldn't the possibility of a controlled burn before starting construction have been considered as part of the biological analysis.

RESPONSE TO LETTER 36 -- TERRY D. HARRISON

Response to Comment 36-1

Please see Response to Comment 22-1.

Response to Comment 36-2

Please see Responses to Comments 22-1 and 22-3. Also, one of the springs monitored (Foster) is higher than the pumping well, and the other (Harper) is lower. The Harper spring is estimated to be approximately 2,800 feet from the Resort Well; the Dempster spring is estimated to be about 3,000 feet from the well.

Response to Comment 36-3

The specific point of this comment is not clear. A controlled burn before starting construction is not a part of the proposed project, therefore, it is not necessary to consider in the EIR.

LETTER 37

From: Steve & Andrea Perry <acpsjp@juno.com>
To: <mgrosch@sonoma-county.org>
Date: 6/11/03 2:47PM
Subject: Planning Commission Hearing On Graywood Ranch/SCI EIR

I spoke at last week's Planning Commission hearing regarding the Graywood Ranch/Sonoma County Inn EIR. Speakers were encouraged to provide copies of their speech at that time or at a later date. Unfortunately, my speech was not scripted, but I do have the following outline of topics that were used to focus my comments;

Comments on Graywood EIR - Steve Perry - 6/5/03

1 I. Scope of the traffic study in the EIR is flawed.
A. Microscopic view of the impacts especially on a cumulative basis
B. Study looks only several miles in both direction from the project.

II Valley of the Moon traffic/circulation infrastructure offers few options for travel. between Santa Rosa area and Sonoma area.
A. Highway 12
2 B. Arnold Drive
C. Bennett Valley Road
D. Impacts and Mitigations on any options offers traffic frictions that impact the other options.
E. 7,000 cars on Arnold Drive in Glen Ellen, I've, 10 hour period per recent study by Sonoma County Transportation and Public Works (Dave Wallace/Dave Robertson)

III. Scope of traffic study ignores
3 A. Kenwood Inn and Spa expansion from 12 to 30 units.
B. Mayo Winery tasking room @ Arnold and H12 in Glen Ellen.
C. Stoplight project approved for Warm Spring Road and Highway 12.
D. Oakmont and North developments
E. Projects identified as not covered during the VOTMA presentation on lighting.

IV. Scope needs to address Valley impacts.
4 A. Highway 12 from Santa Rosa to Sonoma
B. Arnold Drive from H116 to H12
C. Warm Springs Road/Bernett Valley Corridor

V. Impacts should be reviewed within the broader scope
5 A. The impacts should be Modeled using the various major alternative routes.
B. Perfect opportunity to address and identify cumulative traffic impacts in the Valley of the Moon.

Steve Perry
13975 Arnold Drive
Glen Ellen, CA 95442
935-0270

RESPONSE TO LETTER 37 -- STEVE & ANDREA PERRY

Response to Comment 37-1

The commentor's comment is noted. Without specific reasons why the commentor considers the traffic analysis flawed no response is possible. The County determined the geographic area of impact for the Draft EIR analysis. The area analyzed encompasses seven State Route 12 intersections within the area extending from Oakmont at the south end of Santa Rosa through to the south end of Kenwood. Please see Master Responses E and F for further discussion of cumulative projects.

Response to Comment 37-2

See Response to Comment 37-1.

Response to Comment 37-3

See Response to Comment 37-1.

Response to Comment 37-4

See Response to Comment 37-1.

Response to Comment 37-5

See Response to Comment 37-1.

LETTER 38

RECEIVED
JUN 18 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

June 15, 2003

Dear [illegible]osch and all others determining the development on the Graywood Ranch on Hwy 12 near Kenwood,

I am against, opposed, definitely Do Not Want this immense development on Hwy 12. Hwy 12 is billed as a scenic route. Adding this development will
1 detract from the natural beauty and resources of the area.

Removal of 3,000 Trees, enough is enough! Say no to this project that intends to exploit the natural beauty and habitat land of our valley so a select few can make some big money.

My fear is that wealthy interests, slick talkers and bully type personalities →

June 15 '03

unfortunatly win out over common sense and environmental impact reports. The serious consequences to the natural environment often take a back seat to the individuals money making venture and "padding pockets" of supporters.

This valley does not need to encourage more humanity to move in. I am a 32 year resident of this valley and it is my observation that the more people move into the area the less care and respect there is for the natural environment, the less care there is for the beauty they see, and want to move here for.

No matter how the EIR comes out there will be an →

3/

June 15 '03

impact to the land, water, to the nature of this valley.

How silly we humans are to think a little abuse is ok, It will only hurt a little bit. That little bit over the years becomes a big hurt and loss that we all have to live with. In this case the long standing community will have to live with it so that someone else can get richer, destroy nature, deplete resources, change beautiful country to a human built eyesore.

Please oppose this development.

A long time resident and Hwy 12 commuter.

thank you,

Mary Dodson

Mrs. Mary E. Dodson
1601 Warm Springs Rd.
Glen Ellen, CA 95442-9434

RESPONSE TO LETTER 38 -- MARY E. DODSON

Response to Comment 38-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 39

William M. Hoyt
8090 Oakmont Drive
Santa Rosa, CA 95409

June 16, 2003

Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Attn: Melinda Grosch

Gentlemen:

I am writing in regard to your consideration of plans to build an Inn on part of the Graywood Ranch. Mrs. Hoyt and I moved here from Marin County about six years ago and in that short time have seen the apparently uncontrolled growth along this portion of Route 12 with its resulting increase of traffic to the point that it is rapidly getting out of hand. And it seems as though every time we travel into town we see more bulldozers at work which only assures more traffic ahead.

We have lived in a number of suburban areas on both coasts and never have I seen what appears to be the complete lack of thoughtful city planning as we see in Santa Rosa. The city is growing, which is fine, and you have plenty of flat land to accommodate that growth, so it would seem reasonable that some thought should be given as to where and how that growth will take place with the best interests of the residents of the various neighborhoods in mind -- the preservation of their character and the availability of necessary shopping and service facilities -- rather than whatever, if any, other criteria are used. As an example, I think that that huge apartment complex on the corner of Mission and Route 12 is completely unwarranted. But since it is there, no further growth along Route 12 should be permitted at least until you see what effect that will have on traffic.

There are signs along Route 12 leaving Farmer's Lane designating it as a Scenic Highway, and it has certainly lost that look all the way up to Melita Road. If we are to preserve that look and atmosphere beyond that point through Kenwood and beyond then further construction of resorts, inns and other tourist attractions must not be allowed. Once the developers get their hands on the land, this beautiful valley will be lost forever.

Very truly yours,

Wm. Hoyt.

RESPONSE TO LETTER 39 -- WILLIAM M. HOYT

Response to Comment 39-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 40

Mr. John D. Foster
20 Carmello Rd.
Walnut Creek, CA 94597

Co-owner of assessment and fee parcel
No. 051 050 008 000 also known as 979
Adobe Canyon Rd.

June 17, 2003

RECEIVED
JUN 18 2003
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Melinda Grosch
Sonoma County Permit and resource Management Dept.
2550 Ventura Ave. SANTA ROSA CA 95403

Re: DEIR on Sonoma Country Inn

Thank you for sending us the DEIR, which contanined references to my report at the May 14, 2002 meeting, and my letter to you on May 5, 2002. I have also talked with and sent letters to Peter Van Fleet of Adobe Associates, Inc. as well as Michaka Mares of Questa Engrs.

We are strong supporters of VOTMA and the concerns with new wells further lowering the water table in Sonoma Valley, possible sewage contamination, increased traffic problems on Highway 12 and visual degradation.

I have further comments to the DEIR statements on page 5.4-5, regarding the four adjacent springs, and page 5.5-5 which only refers to two springs. Similarly, your map on page 5.5-2 only shows two springs.

Of the 4 springs adjoining the Country Inn houses, the oldest, largest, highest and most important is the Baker (now Philbin) spring. This spring supplies water to year-round residents, including the Philbins (who bought and live in the 100 year old Baker house), the Morrisons on the Mason-Morrison property and the Wagners in the former Moore house. The same spring formerly supplied water to the Hunkin house
1 which burned down several years ago. (Mrs. Hunkin was a relative of the Bakers.) The property on which the Hunkin House was located is now owned by Douglas Dempster, who has the water rights to the spring and may rebuild the house. Similarly, possible sewage contamination from the Country Inn development would be of most concern to the year-round residents.

The second highest, second closest and third oldest spring is the Foster (Galloway, Wiltshire), which serves 4 summer cabins, and is referred to in the DEIR.

The second oldest, third highest and farthest from the proposed development is the Dempster-Harrison spring which serves 2 of 3 cabins but which was omitted from the DEIR. Douglas Dempster has written you several letters (the latest dated May 26, 2003) with which I concur.

The fourth oldest and lowest is the Harper-Harrison spring and/or well. I believe you have also received communicatios from other neighbors, including Larry Harper, Virginia Harper Harrison, Terry Harrison and Ian Morrison, all of which I concur.

I certainly hope that the multitude of responses showing concerns with and opposition to the Sonoma Country Inn project will receive appropriate modifications or denial.

Sincerely,

John D. Foster

John D. Foster

cc: Doug Dempster
Del Rydman

RESPONSE TO LETTER 40 -- JOHN D FOSTER

Response to Comment 40-1

Please see Response to Comment 22-1 regarding corrected information on the springs. With respect to potential impacts to the Philbin/Baker spring, please refer to Comments 25-1 and 25-2. The remaining information describing the age and uses of the various springs is appreciated and is noted. However, since there are no questions about the Draft EIR, no additional response is necessary.

LETTER 41

June 16, 2003

Melinda Grosch
Sonoma Co. Permit and Resource Mgmt. Dept.
2550 Ventura Ave.
Santa Rosa, CA. 95403

RECEIVED
JUN 18 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Re: Comments on the Draft EIR for the proposed Sonoma Country Inn project

Dear Ms. Grosch,

My family and I have been Kenwood residents for over 26 years. We have seen a lot of development with new vineyards and homes during that time.

I am opposed to the Sonoma Country Inn development. It is not supportive of the charm and serenity of our agricultural area. It is too large and I have some concerns regarding its impact as outlined in the Draft EIR.

In the hydrology section, there is noted a "Geology and Groundwater Potential
1 of the Auberge Resorts Property" done by E. H. Boudreau, Registered Geologist. The information used regarding neighborhood wells is not referenced. It appears that this privileged well information was not accumulated from the owners.

The "Simpson Well" was drilled deeper to a depth of 250' "after a neighbor put in a second well" and before he sold the property in 1999. The "Jorgenson Well" property owner said she "thought the well was deeper than 160' because it seemed they drilled forever" and a yield of 100 gpm? "I doubt that!" A "Bergiacchi well" is noted but it is not referenced to be the "old" or "new" Bergiacchi well in the draft EIR.

With regard to runoff, the project will have 38 acres of impermible surface. If it rains even 2", which is not unusual for the wet season. That would be 1/6 of
2 an acre ft of water; on 38 acres this equals 6.33 acre ft of water which translates to at least 2,064,666 gals of water at a time. Where is this water to go? There are homes and wells along the smaller creeks next to Sonoma Creek who could be greatly impacted by this amount of additional water. The mitigation measure of "Stormwater detention facilities to capture
3 and regulate off-site runoff" does not address the potential impacts to the steelhead habitat.

The draft EIR does not address the drainage along the identified roads and driveways of the 11 homes. What is the
4 length of these roads and what would the new slope-cut needs to accomodate them? This will be a major route for the 2,064,666 gals. of water from a 2" rainstorm.

With regard to groundwater, the 48 hour pump test was done in Dec. 2002, during the wet season and only on the Resort well. Being that it does not reflect the
5 effects of this kind of test done in the dry season, it should be conducted again in September and on the Winery well too. The neighbors to at least 1/2 mile around should be notified of this test so they can be aware of any changes to their wells. A 48-hour pump test does not show the effect of water extraction over a period of years because the cone of depression enlarges as the water is drawn out.

I believe that the groundwater availability has not been addressed accurately. No one seems to know the amount of groundwater there is in our basin and how much is in

storage underground and how the aquifers interconnect. Therefore will this large resort be the straw that brakes the camels back, so to speak? Will a couple
6 of years of drought turn our valley into a place where peoples wells are going dry as in the Penngrove area? The county needs a groundwater management plan to reassure us that our interests are being taken care of.

With regard to the traffic impact, the proposal of a left hand turn lane east bound on hwy. 12 at the project entrance and a west bound deceleration lane on the
7 right may be a good solution on its own — not 300 yds away from the entrance to Fairdale Rd. This is too much congestion with cars trying to get onto the highway with traffic going at least 45 mph. There has already been a number of critical accidents at Fairdale and Hwy. 12.
I have waited for 5-10 mins at times to safely turn left onto the highway. I do not believe that our scenic highway should be dotted with crosses in memory of people who didn't make it

Thank you for the opportunity to express my concerns. Please consider our concerns seriously.

Kathy Pons

cc. Del Rydman — VOTMA

GROUNDWATER SURVEY, February, 2003

Please circle or write in response.

1. How many wells on your property? 0 (1) 2 3
2. Do you have a copy of the Well Drillers Log? Yes (No)
3. Age of well(s)? Mt 85 years Don't know
4. Depth of well(s)? 18 Ft. Don't know
5. Depth of water table? (varies) Ft. Don't know
6. What kind of pump(s)? Submersible (Jet) Don't know
7. Depth of pump(s)? 17½ Ft. Don't know
8. Has water table lowered? (Yes) (by varies ft) No Don't know
9. Lowered pump because water table dropped? Yes (by _____ ft, when: _____) (No)
10. Drill new well(s) because water table dropped? Yes (How deep? _____ ft) (No)
11. Problem with water quantity? Yes (No) Don't know
12. Overall water quality? Great (Good) Fair Poor Terrible
13. Ever have problems with bacterial contamination? (Yes) No Don't know
14. Excess iron (over 0.3 mg/L)? Yes (No) Don't know
15. Hardness? Soft Moderate (Hard) Don't know
16. Hydrogen sulfide (rotten egg) smell? Yes (No)
17. Have you tested the water quality? (Yes) No
18. Do you rely on a well for daily household use? (Yes) No
19. Do you rely on a well for agricultural use? Yes (No)
20. Do you see seasonal changes in the water table? (Yes) No
    If yes, what are these changes? water depth is greatly reduced by Aug/Sept. annually
21. Do you wish to establish a well monitoring program for yourself? (Yes) No
22. Have any objection with this information being shared with the appropriate agencies? Yes (No)

Property Owners Name: Brent & Diane Moore
Property Address: 8072 Sonoma Hwy — Kenwood (between Lawndale & Hill Rd)
Phone Number: 833-5693

Signature of Property Owner: [signature]

Additional Comments / History:

Our well is fed in part by what is now being referred to as "Graywood Creek" which runs through our property. Since our "cistern-type" well is only 18 ft. deep (cinder block lined) we are very susceptible to contaminants on run-off as well as seasonal fluctuations in water supply. (with judicial use of our water we have enough even during early fall when the feed supply is less)

Please return to:
Kathy Pons
Valley of The Moon Alliance
P.O. Box 95
Kenwood, California 95452
707-833-6695 www.votma.org

RESPONSE TO LETTER 41 -- KATHY PONS

Response to Comment 41-1

The report by E.H. Boudreau, *Geology and Ground Water Potential of the Auberge Resorts Property, Kenwood California*, October 3, 2000, references Cardwell, G. T. "Geology and Ground Water in Santa Rosa and Petaluma Valleys", U. S. Geological Survey. Water-Supply Paper 1427, 1958, as the source of some of the water well, driller's logs, and water table measurements. Clearly, information recorded following this 1958 report was from others sources (e.g., the water level information at the Wilson and Ghisla wells).

Response to Comment 41-2

Impacts to flooding from increased runoff due to the creation of new impervious surfaces are addressed under Impact 5.3-4. The source for the commentor's estimate of 38 acres of new impervious is unknown; the EIR hydrologist measured approximately 14 acres of new impervious surface (see Response to Comment 14-39) using the Sonoma Country Inn Tentative Map (Exhibit 5.0-6 of the Draft EIR). The EIR hydrologist's estimate of the impervious area included the assumption that the building envelope area shown on the tentative map would be impervious, which likely overestimates the actual amount of new impervious area. Please see also Response to Comment 14-41 for the revised and corrected runoff analysis.

Response to Comment 41-3

Please see Response to Comment 14-45 for revisions to Mitigation Measure 5.3-3(b)(1).

Response to Comment 41-4

Please see Response to Comment 14-43 for impacts associated with roadway drainage.

Response to Comment 41-5

The pumping test was conducted during the period of September 25-27, 2002; please see Responses to Comment 14-58 and 19-15.

With respect to drawdown influence of the pumping well, the cone of depression over 90 and 180-day dry periods was analyzed and presented in the Draft EIR in accordance with standard well hydraulic formula and pumping test data. These predictions of drawdown are valid when there is no recharge of the aquifer. Annual replenishment of the aquifer from rainfall recharge dampens or completely eliminates the cone of depression from year to year, based on the amount of rainfall, pumping demand and aquifer characteristics. Therefore, the commentor's suggestion that the cone of depression grows over a period of years would only be true in rare cases where the groundwater basin receives little or no recharge. This is not the case for the project area. A large portion of the area is identified in the Resource Conservation Element of the Sonoma County General Plan as a groundwater recharge area. Also, groundwater level monitoring data show rapid and regular rebound of the water table from the dry season to the wet season, including the wet season immediately following the 1976-77 drought years (see Master Response J).

Response to Comment 41-6

For additional information pertaining to water supply impacts of the project, please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area for average rainfall and drought conditions.

The commentor's opinion about the need for a County groundwater management plan is noted. The County is in the process of reviewing groundwater management policies and requirements as part of the General Plan update.

Response to Comment 41-7

Please see Response to Comment 5-10 regarding redesign of the State Route 12/Project Access driveway intersection. Also, please see Master Response G regarding accident data.

LETTER 42

Joanna Nuccio-Stockslager
L. Bryce Stockslager
P. O. Box 688
Kenwood, CA 95452
June 16, 2003

RECEIVED
JUN 17 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Attn: Melinda Grosch
Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Re: Graywood Ranch Development

Dear Ms. Grosch:

1 My husband and I both oppose the above referenced development. We are very concerned about the impact on traffic, affects on wildlife, removal of trees, and water supply. We truly believe that the Valley does not have the resources for such a development.

2 In addition, we would like to see a study done on the cumulative affects of current approved usage - including additional events which have been approved for local wineries, the Children's Home, Deerfield Winery, and wedding events at the Kenwood Gardens. What are the long range impacts? Will we be paying additional amounts for home usage of water? Over the past 20 years, how much of an increase has there been in traffic accidents on Highway 12? How does this increase correlate to increased usage from housing developments, increased winery events etc, on Highway 12?

Thank you very much for your thoughtfulness and consideration of our concerns!

Sincerely,

Joanna Nuccio-Stockslager L. Bryce Stockslager

RESPONSE TO LETTER 42 -- JOANNA NUCCIO-STOCKSLAGER AND L. BRYCE STOCKSLAGER

Response to Comment 42-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment 42-2

Master Response F provides additional information regarding cumulative traffic impacts. Master Response G provides additional information regarding traffic accident on State Route 12.

LETTER 43

Jisho Warner & Joan Goldsmith
1014 Ragle Road, Sebastopol CA 95472
tel 707-823-1513 fax 707-829-9808 email jisho@monitor.net

June 20, 2003

Sonoma County Permit and Resource Department
Attn: Melinda Grosch
2550 Ventura Ave.
Santa Rosa, CA 95403

We are writing to ask the department and the county supervisors to proceed slowly and cautiously regarding permits to build either or both of the resort complexes planned for the
1 Kenwood area along Rte 12. We are personally opposed to both resorts on the scale proposed, although we recognize that tourism is an important and profitable industry in our county. We want others to be able to come here and enjoy this magnificent country. To that end we want this county to remain magnificent.

In reality that means open rural land with trees, vineyards, and other agricultural work, and wild land too, and roads not so crowded that they are stressful and unappealing. Every new hillside resort degrades the very beauty and character people come here for. It is possible to build resort complexes that are truly environmentally sensitive and that are largely invisible from the roads and trails.

Let us not be short-sighted. And do not let unincorporated areas like Kenwood be unduly vulnerable. Please also consider all environmental impacts closely. Rushing to meet a short-term county budget gap with what could be a long-term headache that shrinks long-term revenues by changing the character of the area would be a terrible mistake.

Thank you for your attention.

Jisho Warner

Joan Goldsmith

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

RESPONSE TO LETTER 43 -- JISHO WARNER & JOAN GOLDSMITH

Response to Comment 43-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Claire Sapire
1355 Lawndale Rd
Kenwood, CA 95452-9002

LETTER 44

June 19, 2003

Melinda Grach
Sonoma County PRMD
2550 Ventura Ave.
Santa Rosa CA 95402

RE: Sonoma County Inn
Draft EIR

Traffic on Hwy 12 has increased measurably every year in the 22 years I have lived
1 on Lawndale Road. The DEIR does not correctly address the number of vehicles added to those of other wineries and facilities which will be using this corridor.

I moved from San Francisco to Kenwood because of the natural beauty of this hamlet surrounded by trees and agricultural land ... it is a virtual paradise.

2 The visual impact of the proposed 50 room resort and assorted buildings opposite Lawndale Road affronts my sensibilities.

3 The project does not conform to the Sonoma County General Plan.

Yours truly,
Claire Sapire

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

RESPONSE TO LETTER 44 -- CLAIRE SAPIRO

Response to Comment 44-1

The commentor's opinion is noted. Please see Master Response F regarding cumulative traffic volumes.

Response to Comment 44-2

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment 44-3

As noted in the project description, the project would require a General Plan amendment. Chapter 4.0 of the EIR evaluates the project's overall consistency with the *Sonoma County General Plan*. The discussions in Chapter 4.0 represent the EIR authors' best judgment of the policies examined. Sonoma County ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the pending application.

LETTER 45

June 19, 2003

Ms. Melinda Grosch
Sonoma County Permit and Resource Dept.
2559 Ventura Avenue
Santa Rosa, California 95403

RE: SONOMA COUNTRY INN, GREYWOOD RANCH

Dear Ms. Grosch:

As a resident of and homeowner in Kenwood, California for nearly ten (10) years, I am writing to express my sincere opposition to the proposed development of Greywood Ranch into a resort. My main concern is, like most of the others opposed to this project, that the calm country setting that drew us all here will be slowly destroyed if these profit-hungry developers are permitted to chop up our natural landscapes, change our pastoral views, clog our roadways with their equipment and the ensuing, additional tourist traffic, bring noise and artificial light to our serene and tranquil nights, and create an overall change to Kenwood that will alter its unique personality forever. 1

I moved here from another quaint town in California where the planners lost sight of the needs of the taxpayers and residents long ago: Sausalito. Once a charming artists' colony, it has long-since become impossible to travel by car there without encountering traffic on all of the tiny roads that were not designed for such demanding use. While it is much closer to San Francisco than we are to Santa Rosa, it is not too difficult to extrapolate on the similarities—or those to most Napa valley towns—and fear the worst is in store for Kenwood if the General Plan is "overlooked" and these gross exceptions are permitted.

PLEASE, if you have not already, drive out to Kenwood on one of these wonderful summer nights, and see what we are so in love with, and so concerned about having destroyed. THEN, drive out here on a lovely summer Saturday or Sunday, and see what is already happening in terms of traffic, activity, noise, pollution, speeders, and transients. We have no choice but to cope with what has occurred, but we hope and pray that we still have a voice in what could happen.

There is still time to stop this tragedy from happening. Please be aware that there are many of us who believe it is NOT in the best interest of anyone—Sonoma County included—except the profit-seeking developers.

Thank you for the time and consideration given to my concerns.

Very truly yours,

Joan Finkle

Joan Finkle
854 Warm Springs Road
Kenwood, CA
(707) 833-5223

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

RESPONSE TO LETTER 45 -- JOAN FINKLE

Response to Comment 45-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 46

Jordan Greenberg
2081 Adobe Canyon Road
Kenwood, CA 95452

June 20, 2003

Sonoma County Permit and Resource Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Dear Sir/Madam:

1 I am writing concerning the EIR for the development at the Greywood Ranch. I live in Kenwood and frequently utilize Route 12 in that vicinity not only for driving but for bicycling as well. Although the EIR noted the impact to motorized vehicular traffic in the area of the development it did not discuss the impact on bicyclists.

I am an avid bicyclist and when I ride in this area of Sonoma County I frequently encounter other cyclists. These cyclists appear to be a mixture of local people and visitors who have come to Sonoma to enjoy one of its finest attractions, that of riding through the beautiful valley, visiting wineries and shops, and marveling at the natural beauty which envelopes you. I can assure you that this is a wonderful experience.

In my view, the major negative aspect to this experience is the traffic, which at times becomes quite heavy in the valley. Although there are a number of smaller roads which can be traveled through the valley, it is often necessary to use Route 12 to connect between these routes as well as to start or finish a ride.

Although the traffic is somewhat more than I would like at present, it is bearable, which can be attested to by the frequency which one sees cyclists riding through the area. I feel that increasing the volume of traffic along Route 12 with major projects such as that proposed for Greywood Ranch would essentially make bicycling so unpleasant and dangerous that it becomes unfeasible. This would surely be the saddest way for development to proceed in Sonoma Valley, pursuing projects that destroy the quality of life for the residents who live here, as well as discouraging the very type of tourism that harmonizes with, and draws people to this beautiful spot.

I would urge you to consider the impact that large scale projects like this one have on lifestyle and leisure activity in the valley, particularly with regard to bicycling, and that we pursue a path that maintains, as much as possible, the rural character of Sonoma Valley.

Sincerely,

Jordan Greenberg

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

RECEIVED
JUN 24 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

RESPONSE TO LETTER 46 -- JORDAN GREENBERG

Response to Comment 46-1

Please see Response to Comment 14-32 for a discussion of bicycle safety.

LETTER 47

RECEIVED

JUN 23 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

June 23, 2003

Ms. Melinda Grosch
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
RE: Draft Environmental Impact Report for the Proposed Sonoma Country Inn Project

Dear Ms. Grosch,

1 I have received and read portions of the above document, dated May 2003. Although the traffic study was quite comprehensive regarding the volume of traffic on Highway 12 near this proposed project, the DEIR did not address at all the traffic safety issues.

As previously mentioned in my letter of June 2, 2002 to Ms. Paula Stamp, (copy enclosed), I live on Lawndale Road. Lawndale is only 300 feet from the proposed entrance for this project. Many of my neighbors and myself are very concerned about our safety and the safety of others as we/they attempt to enter Highway 12 from Lawndale or exit Highway 12, particularly when coming from the Southeast. Over the past three years alone, there have been three fatalities between Lawndale Road and Adobe Canyon Rd, and numerous rear-enders and other traffic accidents. The addition of the proposed Sonoma Country Inn will not only increase traffic but will further exacerbate the complexity and safety of entering and exiting Highway 12 at Lawndale. The DEIR does not address our concern for the safety of those using Highway 12 and Lawndale Rd.

In my previous letter, I had suggested a "third lane", similar to the one that exists between Adobe Canyon Rd. and Chateau St. Jean. If this lane began NW of the project's driveway, and continued past Lawndale Rd., this lane would enable: (1) those coming from Santa Rosa to safely make a left turn into the project (this portion of the "third lane" is already proposed by the developer); (2) allow those leaving the project's driveway and heading towards Sonoma to safely turn left onto Highway 12 (again, this portion is already proposed by the developer); and (3) allow those traveling from the Southeast to make a much safer left turn onto Lawndale. The addition of only the parts already proposed by the developer will actually make this stretch of road even more dangerous for those using Lawndale Rd.

Please ensure that the final Environmental Impact Report for this proposed project carefully analyzes and mitigates these important traffic safety issues.

Sincerely,

Leanna L. Breese

Leanna L. Breese
1515 Lawndale Rd.
Kenwood, CA 95452

Telephone: 707-833-6518
Email: breesevance@yahoo.com

June 2, 2002

Ms. Paula Stamp
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
FAX: 707-565-8358

Subject: Sonoma Country Inn
PLP 01-0006
Initial Study (I.S.) dated April 2002

Dear Ms. Stamp,

Regarding the above-proposed project, I would like you to take into consideration my concerns, as outlined below.

I live on Lawndale Road in Kenwood. As you are aware, the Graywood Ranch (a portion of which is proposed for the Sonoma Country Inn) is across from the intersection of Sonoma Highway (State Highway 12) and Lawndale Road (a county road). As such, I am particularly interested in Environmental Impact Number 15 in the I.S., and specifically 15.d.

I have owned my property on Lawndale for almost 10 years and have noticed during that time a considerable increase in traffic on Highway 12 as it passes Lawndale. Myself and my neighbors are experiencing longer and longer "wait" times when we try to enter Highway 12, especially if we must make a left turn onto Highway 12 to go towards Santa Rosa. However, what we find more life threatening is trying to make a left turn off of Highway 12 onto Lawndale. The road is only two lanes wide at that point (there is no turn lane) with a small "breakdown lane" on the right. We stare in our rearview mirrors with fear as we watch speeding cars and trucks approaching our stopped, vulnerable car. It is a very frightening experience. I am very concerned that the additional traffic generated from the proposed project will only exacerbate this situation, especially as cars from the proposed project enter Highway 12 heading southeast and complicate the number of vehicles a driver at Lawndale must watch before safely entering or exiting Highway 12.

From the I.S., it appears that the developer is already proposing to enhance Highway 12 with a right turn lane in the northwestern direction of Highway 12, and a left turn lane in the southeastern direction. These enhancements only partially solve the "dangerous intersection" issue. Although Lawndale is not directly across from the driveway for the proposed project, in my opinion, it is too close to ignore the impact of the increased traffic from this project on people trying to turn onto or off of Highway 12 at Lawndale. Especially if special events are allowed, safe turns during the beginning and endings of these events could become extremely difficult.

During the next phase, I urge you to consider a center turn lane extending from before Lawndale Road to the southeast, passed the proposed driveway for the project and extending sufficiently to the northwest for a left-turn lane into the property from the Santa Rosa direction. An example of what I envision is the "third" center lane that goes from just before Adobe Canyon Road on the northwest passed Chatean St. Jean on the southeast.

I would also recommend that if special events are allowed that the proposed winery be required to provide a traffic officer (off duty CHP, for example) at Highway 12 and their driveway to expedite traffic flow.

I would be happy to discuss my concerns further with you, or the person assigned the next phase of the Environmental Impact Study. My telephone number is 707-833-6518 and my Email is
bresse@yahoo.com

Sincerely,

Leanna L. Breese
1515 Lawndale Rd.
Kenwood, CA 95452

CC (via Email): Jay Gamel
Ted and Janet Mogel
Bob and Jan Moudry
Merriall and Jim Rosa
Georgette and Marc Victor
Pat and Si Trapani
Tom Kenney
Diane and Maury Strauss
Bill Hubenette
Alec and Ann Peters
Dale and Sue McCoy

CC (via letter): Valerie Brown
Jeff and Elly Held
Betty and Francis Springer
John and Debbie Cooper

RESPONSE TO LETTER 47 -- LEANNA L. BREESE

Response to Comment 47-1

The commentor's opinion is noted. It is not known to the Draft EIR traffic analysts whether Caltrans would consider provision of a westbound left turn lane at Lawndale Road that would continue as a center two-way turn lane between Lawndale Road and the Sonoma Country Inn project access driveway. Such lanes have the benefit of providing a refuge for vehicles making left turns both into and out of minor streets, however, on highways with vehicle speeds of 50 to 60 miles per hour (such as State Route 12) center turn lanes are sometimes used (i.e., misused) by high speed through traffic as passing lanes.

LETTER 48

MONICA ANNE MENCO
1563 ADOBE CANYON RD
KENWOOD, CA 95452
707.833.1535

JUNE 23, 2003

ATTN: MELINDA GROSCH
SONOMA COUNTY PRMD
2550 VENTURA AVE
SANTA ROSA, CA 95401

RE: SONOMA COUNTRY INN

Dear Ms. Grosch:

I appreciate the opportunity to submit the following comments concerning the Draft EIR for this project. I believe the Draft EIR is incomplete in the following areas:

1 1. Cumulative Impacts. The DEIR did not identify several significant projects slated for implementation in the vicinity of this project, including the building of the new children's home on Hwy 12 (which has already begun construction) and the expansion of the juvenile center on Pythian Rd.

2 2. Traffic. The traffic analyses as presented are incomplete because they did not do any sampling during a Saturday or Sunday on which most of the Sonoma Valley Wineries are holding a joint event, such as Barrel Tasting or Festival of Lights. While the findings are already extremely negative, I believe they do not describe the full impact this project will have on traffic flow through-out the year. The Inn management and investors are no doubt expecting full capacity in order to show a profit.

3 3. Aesthetics. Concerning the visual impact of the construction, the report states both that trees will need to be removed and that trees will shield the construction and structures from view. It is not clear how trees will be chosen for removal so that there are enough remaining trees in the area to create a visual barrier. I would like the report to analyze the tree removal

RESPOND TO: 1563 ADOBE CANYON RD, KENWOOD, CA 95452
TEL (707) 833-1535/EMAIL MMENCO@EARTHLINK.NET

more carefully and develop of time-projection of what the site will look like from the roads during and after construction for the next 20 years.

4 4. Night-time View. I would like to see a simulated projection of what a clear night sky will look like from Hwy 12 and from the Ferguson Observatory should this project be implemented according to options 1 through 4.

5 I realize this is not the forum for commenting on the merits of the project, but I would like to point out, that as a resident of Adobe Canyon Rd, it already takes me as long as five minutes on some days of the week to make a left turn on to Hwy 12, and often, as long as two to three minutes to make a right turn. The suggested mitigation measures to combat traffic gridlock (ie, stop lights) are out of local or developer control and cannot be depended upon to ease the situation.

SINCERELY,

MONICA A. MENCO

RESPOND TO: 1563 ADOBE CANYON RD, KENWOOD, CA 95452
TEL. (707) 833-1535/EMAIL MMENCO@EARTHLINK.NET

RESPONSE TO LETTER 48 -- MONICA ANNE MENCO

Response to Comment 48-1

See Master Responses E and F.

Response to Comment 48-2

The Draft EIR presents Friday evening and Sunday afternoon analysis of Special Events. Some weekend traffic counts were used in the analysis. Please see this analysis starting on page 5.2-58 of the Draft EIR.

Response to Comment 48-3

Comment noted. Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, and adequacy of proposed mitigation.

Response to Comment 48-4

Impact 5.8-4 concludes that implementation of the proposed project would result in new lighting sources on the project site, which together with other proposed development, would lead to increased light pollution. Although mitigation is recommend it is concluded that even with implementation of the mitigation measure the project would result in a significant unavoidable lighting impact. It is not necessary to prepare a nighttime simulation to come to this conclusion.

Response to Comment 48-5

Comment noted. As noted by the commentor this is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 49

June 22, 2003
Attn: Melinda Grosch
Sonoma County Permit and Resource
Department
2550 Ventura Ave.
Santa Rosa, CA 95403

RECEIVED
JUN 23 2003
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Dear Ms. Grosch,

I am writing today to express my concerns regarding the Draft Environmental Impact Report for Sonoma Country Inn. I am opposed to the large development project on the Greenwood Ranch & would call to your attention a number of issues.

For the Sonoma County Planning Commission to give clearance for this project to proceed amendments
1 to the General Plan would need to be made. It is not consistent with these public plans & zoning. The North Sonoma Valley Specific Plan & the Sonoma County Zoning Ordinance would also have to be amended. I would encourage the Commissioners to consider very carefully the many adverse effects such a large resort would have on the residents in this section of Sonoma Valley along Highway 12.

There are two major areas to be debated that would have significant

environmental impact, traffic and light pollution. The Robert Ferguson Observatory is the most powerful in northern California and is and would further be negatively effected by unshielded multiple lights as this
2 project would create. They could be required to be shielded as is done in some areas of California. When was the last time you saw the Milky Way?

The light from Oakmont, added to by the additional development of 150± residences at Pythian & Highway 12 and compounded by lighting from Windsor already has damaged the ability to view the night skies of the Observatory.

Carolyn Cole of Fire Crone Transportation Group gave a considered report of the many problems additional traffic would
3 have on the existing conditions through Kenwood. That part of Hwy 12 is already below County standards. As this Highway passes through our valley there are many entrances which offer hazardous [illegible] As this route offers the fastest access connecting Santa Rosa to Sonoma it is used heavily by commuters as well as residents, often requiring long waits before entering onto/off of the highway. To increase it to four lanes not only destroys it as a scenic highway, but may increase its use & the speed of automobile vehicles.

already it is necessary for me to continue an additional mile past my turn off at Shady Acres to use the left turning lane at Adair Canyon. Both my neighbor and sister have had to sit in the rear while they waited to make a left turn crossing over on-coming traffic. Two cars passed on the right side using the paved shoulder & the third failed to notice them propelling them into on-coming traffic.

Have studies been made of the highway accidents our volunteer firemen have responded to? The on site 55+ employees & clients of the resort add a potential load to our volunteer fire fighters. Can they be two places at once? No! Also response time could be increased because of traffic.

Hydrology of our valley has been a focus of some of my personal time these past months. All seven residences on Shady Acres that borders the Greywood Ranch have seven wells drilled over a period of 4 decades. It is significant to me that only two are recorded in the state & county records. I have worked with Anne Rolf of the Water Resource Department in Sacramento. Although well reporting was made a law in 1949 it was not effective until 1951 and even today there isn't enough funding to enforce the reporting of wells. If only 14% of the wells on our 1/4 mile have

are on record there must be hundreds in-and-around Kenwood using the same ground water and the county has no idea of the ground water supply. The average home uses 250 gallons daily. This project will use upto 30,000 gallons daily. With all the developing wineries and homes using the same water storage that took thousands of years to create we can't afford to add to the burden without a accurate ground water study. Our County is already experiencing an insufficient supply for homes & agriculture. How can we jeopardize the established residents, putting them at risk for the benefit of a commercial resort?

Besides measuring water levels in some 12 wells within a mile of Graywood I am concerned that their figures of present water supply and statements of its adequacy would truly hold up in dry cycles. I am enclosing a report of well No. 07N06W19N001M which is just across the highway from St. Frances winery which borders Graywood. This well has been measured twice a year since 1960, in spring & fall. By using the Key Codes & Abbreviations used in this report you can see that there have been long periods of severe dry spells where the water surface level has dropped 20± feet by October. In Oct of 1969 the ground water level

was down some 16.5'. This was before we had all the wineries along the valley. Irresponsible planning of too much development before we knew what the true supply is could cause even more well inadequacy for private property owners.

I would hope that our county leaders will be good stewards of all our resources & look before they leap. The $1,886,000 of taxes this resort would generate can not off-set the cost of highway development, finding housing for the 119 employees they can afford on resort wages.

Sincerely yours.

Pat Hanson
P.O. Box 596
Kenwood CA 95452

696 Shady Oaks Drive
Santa Rosa, 95409.

P.S. Please address the additional traffic increase generated by already approved projects along this section of Highway 12. ie - The Children's Home, the restoration of the Ford Mansion, & the changes that will come with the implementation of the Sugarloaf Ridge State Park General Plan.

Thank you for your careful judgement of all our issues. Pat Hanson

Key Codes and Abbreviations

DPLA Home
WDL Home
* Water Quality
* Groundwater

This page explains the codes, abbreviations, and headings used in reports provided by the various pages from this web site. Not all reports show all the items listed here.

State Well Number

An identification number assigned to each monitoring site. The State Well Number is based on the public land grid, and includes the township, range, and section in which the well is located.

Measurement Date

The date on which the groundwater level reading was taken.

Reference Point Elevation

Listed on some reports as **"R.P. Elev."**, is the elevation of the point from which the groundwater level reading was taken. The reference point for a well is selected for its permanence, such as the top of casing, or the edge of a concrete pad. Some reference points are below ground surface, for example, when the well is located in a cellar. Occassionally, due to activity at the well, the reference point is changed to a more accessible point on the well.

Ground Surface Elevation

Listed on some reports as **"G.S. Elev."**, is the average elevation of the ground surface in the vicinity of the well. In a few cases, the ground surface elevation is determined by surveying methods. More often, the ground surface elevation is determined by interpolation from a USGS 7.5-minute topographic map. Thus, the accuracy of the reported ground surface elevation is a function of the contour interval of the topographic map. Most wells are located in areas where the contour interval of the topographic maps is 5 feet; however, some maps are accurate to only 20 or 40 feet.

Depth to Water

Depth to water is listed in two columns of each report. The first, **"RPWS"**, is the measured distance between the reference point and the water level in the well. The second, **"GSWS"**, is the measured distance from the ground surface to the water level in the well.

Water Surface Elevation

The water surface elevation, listed on some reports as **"WSE"** is the elevation of the measured groundwater level relative to mean sea level. It is calculated by subtracting the depth to water

8. Oil in casing

Comments

Any pertinent remarks that help explain why a measurement was missed or is questionable, or other comments about conditions at the site when it was visited.

Agency

A code representing the agency that made the measurement.

Enter a four-digit Agency Code and click on the ***Submit*** button to retrieve the Agency Name (opens a new browser window).

Agency Code Submit

Back

Send mail to webmaster with questions or comments about this web site
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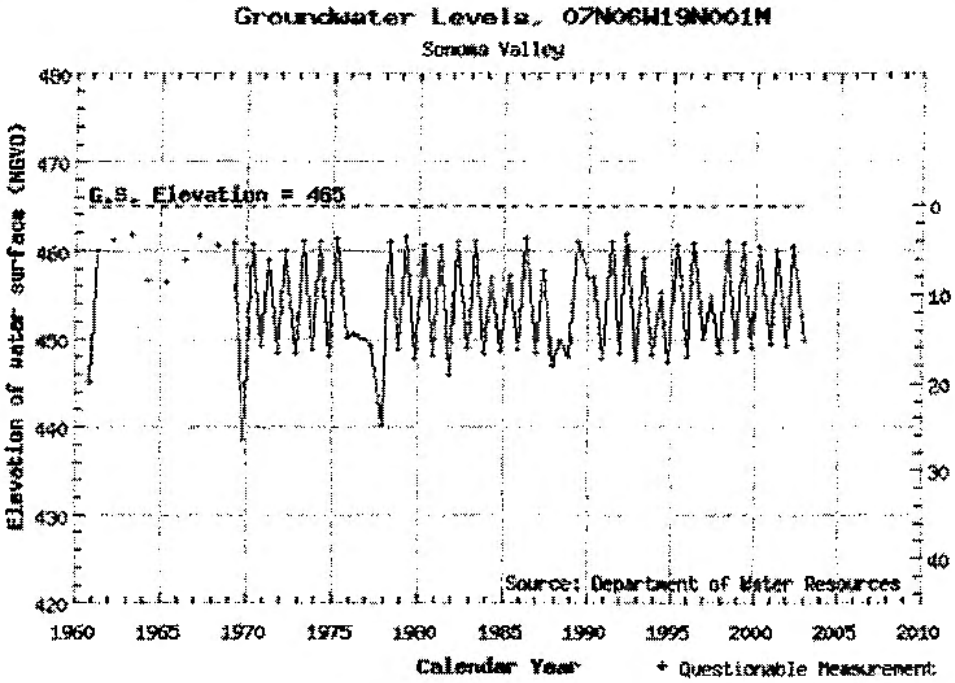
DWR
California Department of Water Resources

Query Results for 07N06W19N001M

DPLA Home
WDL Home
- Water Quality
- Groundwater

Your selection returned a total of 77 records. Wells in the Department of Water Resources monitoring network are identified by a State Well Number, which is based on the Public Land Grid System. The table headings and records contain several codes and abbreviations. Press the *New Search* or *Nearby Search* buttons or at the bottom of the page to begin a new data retrieval. Data for this well can also be downloaded in MS Excel or text delimited format.



Groundwater Level Readings

Meas. Date	R.P. Elev.	G.S. Elev.	RPWS	WSE	GSWS	QMC	NMC	Age
10-05-1960	466.0	465.0	20.8	445.2	19.8			50
03-07-1961	466.0	465.0	6.1	459.9	5.1			50
03-23-1962	466.0	465.0	4.8	461.2	3.8			50
04-12-1963	466.0	465.0	4.4	461.6	3.4			50
03-24-1964	466.0	465.0	9.5	456.5	8.5			50
03-24-1965	466.0	465.0	9.7	456.3	8.7			50
04-13-1966	466.0	465.0	7.0	459.0	6.0			50
03-22-1967	466.0	465.0	4.5	461.5	3.5			50
04-09-1968	466.0	465.0	5.5	460.5	4.5			50
03-18-1969	466.0	465.0	5.3	460.7	4.3			50
10-07-1969	466.0	465.0	27.5	438.5	26.5			50
03-25-1970	466.0	465.0	5.4	460.6	4.4			50
10-08-1970	466.0	465.0	16.9	449.1	15.9			50
03-10-1971	466.0	465.0	7.2	458.8	6.2			50

03-16-2000	466.0	465.0	5.7	460.3	4.7	50
11-28-2000	466.0	465.0	16.6	449.4	15.6	50
03-28-2001	466.0	465.0	6.1	459.9	5.1	50
11-15-2001	466.0	465.0	16.8	449.2	15.8	50
03-20-2002	466.0	465.0	5.6	460.4	4.6	50
11-18-2002	466.0	465.0	16.3	449.7	15.3	50

Well Coordinate Information

Projection	Datum	Easting	Northing	Units	Zone
UTM	NAD27	537236	4253521	metres	10
LL	NAD27	122.5733	38.4311	decimal degrees	

For more information contact:
Department of Water Resources, Central District
Geology and Groundwater Section
3251 'S' Street
Sacramento, CA 95816

Phone: 916-227-7590
Fax: 916-227-7600

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Search for wells within 0.5 mile radius. Nearby Search

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June 5, 2003

Ms. Patricia Hansen
P.O. Box 596
Kenwood, CA 95452

My name is Pat Hansen. I have been a resident of the Kenwo
for over 30 years. [redacted]
I plan to live here for the 20± years I have left.

I am opposed to inappropriate development, such as large res
along this corridor of highway 12.

Kenwood has not had it's name acknowledged, it's existance o
on highway signs, but we are here, several thousands of us.
Sonoma Valley is unique and with thoughtfully planned develo
will retain some of it's charm for the future generations.

The valley along highway 12 does not have the capability to
and survive as such without carefull county planning. Large
do not belong here and could help speed the destruction of t
environment that has drawn them.

I would like to address some of the issues in the Hydrology
of the draft EIR for the Sonoma Country Inn.

(1) Pg. 5.3-3

The climate section identifies the most climatically similar station to the project rainfall recording station in Sonoma, 11 miles southeast of Kenwood. This is not climatically similar site, and greatly under-represents rainfall-runoff conditions.

The EIR fails to address the potential for impacts associated with drainage along access roads, identified as Road A and Road B, and the driveways to the residen EIR does not discuss the design for drainage along the roadways, does not state roadways to be constructed, and does not indicate the extent of new cut-slopes to the roadways (see page 3.0-29). We feel that these are important elements to co evaluate in the EIR. For example, the inboard ditch draining many roadways are significant source of chronic erosion and subsequent sedimentation.

The roadway design information should be more fully developed, presented, and this EIR due to the potential significance of impacts.

EIR has not addressed the potential impacts to steelhead habitat associated with t stormwater detention facilities. Use of stormwater detention facilities on the ephe channels should be further addressed in the EIR.

It is stated that an area-wide increase in groundwater levels would not be expected onsite discharge of treated wastewater because the water source is from onsite gro However, it has not been demonstrated that groundwater in the Alluvium beneath Areas A and B is in hydraulic communication with the source groundwater of the Volcanics.

Neighboring Wells and Springs,

Decreasing well production in the vicinity of the project site does not appear to be lir
private well owners. The Kenwood Village Water Company (KVWC), a primary pu
12 provider of potable water to the community of Kenwood, has their primary supply w
Greene Street) less than 1 mile down-gradient from the project site. According to M
Downey, president of KVWC, the drawdown required to maintain their production ra
350 gpm has decreased 50 feet since 1987.

order to maintain their production rate of 300 to 350 gpm. The EIR does not docum
way address the decline in well production noted by KVWC.

Sonoma Creek is a known steelhead rearing and spawning stream, including reaches
13 Canyon within Sugar Loaf Ridge State Park, downstream to the town of Glen Ellen (
Ecology Center, 2000, Spawning Gravel Suitability Assessment).

The draft EIR is deficient in that it does not address whether the aquifer from which t
14 project would draw groundwater is hydraulically connected to Sonoma Creek, and fu
not indicate whether summer and fall season low-flows may be affected by groundwa
pumping.

RESPONSE TO LETTER 49 -- PAT HANSEN

Response to Comment 49-1

As noted in the project description, the project would require a General Plan and Specific Plan amendment. Chapter 4.0 of the EIR evaluates the project's overall consistency with the *Sonoma County General Plan*, *North Sonoma Valley Specific Plan* and the Sonoma County Zoning Ordinance. The discussions in Chapter 4.0 represent the EIR authors' best judgment of the policies examined. Sonoma County ultimately must determine the project's consistency with County policies before taking action to approve, conditionally approve, or deny the pending application.

Response to Comment 49-2

Section 5.2 of the EIR evaluates traffic and circulation impacts and Section 4.8 evaluates light pollution impacts.

Response to Comment 49-3

The commentor's opinion is noted. Please see Master Response G regarding State Route 12 accident data and Comment Letter 1 regarding the Kenwood Fire Protection District Fire Chief's requirements for this project.

Response to Comment 49-4

This comment about the lack of documentation on many of the older wells in the area is noted. The groundwater level data supplied by the commentor for DWR Well No. 07N06W19N001M has been incorporated and reviewed as part of Master Response J. This well, similar to others in the area, shows normal seasonal fluctuations of 10 to 15 feet (from spring to fall), but no long-term declining water level trend.

Response to Comment 49-5

Please see Master Response F.

Response to Comment 49-6

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment 49-7

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment 49-8

Please see Response to Comment 14-43 for impacts associated with roadway drainage.

Response to Comment 49-9

The commentor's comment regarding roadway design information is noted. Without specific reasons why additional design information is required no response is possible.

Response to Comment 49-10

Please see Response to Comment 14-45 for revisions to Mitigation Measure 5.3-3(b)(1).

Response to Comment 49-11

Please see Response to Comment 14-53 regarding hydraulic communication between the Alluvium and the Sonoma Volcanics.

Response to Comment 49-12

Please see Response to Comment 2-1 regarding the evidenced of increased dynamic drawdown at the Kenwood Village Water Company K-1 well. Also, as a specific point of clarification, data on file with the State Department of Health Services indicates that the water production volumes from the Kenwood Village Water Company's wells has increased, not decreased from the 1980s to present. Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area.

Response to Comment 49-13

Comment noted. As concluded on page 5.6-11 of the Draft EIR, essential habitat for fish species such as the federally-threatened steelhead is absent from the site due to the seasonal nature of Graywood Creek. However, the commentor is correct that Sonoma Creek is a known steelhead rearing and spawning stream.

Response to Comment 49-14

Please see Response to Comment 14-61.

LETTER 50

RECEIVED
JUN 19 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

VELMA SIMS
2011 ADOBE CYN RD
KENWOOD, CA 95452
707-833-6086
VSIMSKEN@AOL.COM

JUNE 19, 2003

MELINDA GROSCH
SONOMA COUNTY PERMIT & RESOURCE DEPT.
2550 VENTURA AVE.
SANTA ROSA, CA 95403

RE: GRAYWOOD DRAFT EIR

DEAR MS. GROSCH,

IT IS MY OPINION THAT, FOR THE MOST PART, THE DRAFT EIR FOR THE GRAYWOOD PROJECT UNDER RATED THE IMPACT OF THE PROPOSED DEVELOPMENT.

1 WATER IS AN ISSUE FOR SOME PROPERTIES ALONG ADOBE CANYON ROAD. I KNOW OF AT LEAST TWO RESIDENCES THAT HAVE RUN OUT OF WATER IN THE SUMMER. THE GRAYWOOD PROJECT WOULD ONLY MAKE THIS SITUATION WORSE.

2 THE VISABILITY OF THE GRAYWOOD PROJECT WOULD BE VERY PROMINENT FROM ~~ALONG~~ HIGHWAY 12 AND ADOBE CANYON ROAD.

3 THE GREYWOOD PROJECT WOULD DESTROY THE RURAL AMBIENCE OF KENWOOD AND PUT IT ON THE MAP AS A HIGH END THEME PARK.

SINCERELY,

Velma Sims

VELMA SIMS

RESPONSE TO LETTER 50 -- VELMA SIMS

Response to Comment 50-1

Please see Master Response J.

Response to Comment 50-2

Section 5.8 of the EIR evaluates the visibility of the proposed project from State Route 12 and Adobe Canyon Road. The EIR concludes that the view from State Route 12 west of Adobe Canyon Road looking north would result in a significant unavoidable impact.

Response to Comment 50-3

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 51

To whom it may concern,

My name is Cathey Palyo and I am a long time resident of Kenwood. I own a home on Lawndale Rd. I have been very dismayed at the thought of the proposed project at Graywood Ranch. Traffic is already a nightmare on Highway 12. It sometimes takes me upwards of 5 minutes to be able to make a left turn onto 12 from Lawndale. The extra traffic that this would bring to Kenwood in my opinion is unacceptable. In addition, the water rates for Kenwood are already going up. (In anticipation of this project?) I for one moved into an existing home in Kenwood because I wanted to have the peace and quiet the valley afforded. This project would be the beginning of the end for the small town tranquility of the area. It would destroy the very thing that it is trying to exploit. I have sent various emails to the people trying to do this project and know that they have enough money to last them through many lifetimes. Unfortunately, they will not be able to "take it with them." I ask for more consideration as to the impact this project will have on the area and it's residents and wildlife. Please, do not turn our rural experience into a money machine for those who already have enough.

1

Sincerely,

Cathey Palyo
1482 Lawndale Rd.
Kenwood
833-1051

RESPONSE TO LETTER 51 -- CATHEY PALYO

Response to Comment 51-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 52

From: "Kyle M. Fisher" <KFisher@fogzlaw.com>
To: <mgrosch@sonoma-county.org>
Date: 6/23/03 10:56AM
Subject: Sonoma County Inn/Graywood Project-EIR

1 Dear Ms. Grosch: I am a resident of Kenwood. Set forth herein are my comments regarding the draft EIR
2 (the "Draft") for the captioned project: 1) The Draft does not adequately assess the adverse impact of the
3 project's water usage on the local water supply (Section 5.5); 2) The Draft does not adequately assess the
4 adverse impact of increased traffic resulting from the operation of the resort, including any restaurant.
(Section 6.2); 3) The Draft does not adequately assess the adverse impact resulting from the visual
intrusion of the project on the surrounding area, including lighting. (Section 5.8); 4) The Draft does not
adequately assess the adverse overall cumulative impact of the project on the area taking into
consideration the dozens of other projects already completed, underway or slated for development in the
near future. (Section 7.2) It is absolutely imperative that the project not be considered in isolation as the
cumulative impact will be magnified by the overall development of the area. Each of these issues raises
serious questions regarding the thoroughness of the Draft and the need for further detailed study of the
project. These and other deficiencies were highlighted at the June 5 meeting of the Planning Commission.
Accordingly, the Draft should be rejected as submitted. Thank you for your attention. Kyle M. Fisher

Kyle M. Fisher, Esq.
kfisher@fogzlaw.com
(707) 543-4959
(707) 543-4910 Fax

THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENTS. THIS MESSAGE MAY BE AN ATTORNEY-CLIENT COMMUNICATION, AND AS SUCH IS PRIVILEGED AND CONFIDENTIAL. IF THE READER OF THIS MESSAGE IS NOT AN INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW, USE, DISSEMINATION, FORWARDING OR COPYING OF THIS MESSAGE IS STRICTLY PROHIBITED. PLEASE NOTIFY US IMMEDIATELY BY REPLY E-MAIL OR TELEPHONE AT (707) 543-4900, AND DELETE THE ORIGINAL MESSAGE AND ALL ATTACHMENTS FROM YOUR SYSTEM. THANK YOU.

RESPONSE TO LETTER 52 -- KYLE M. FISHER

Response to Comment 52-1

Comment noted. Please see Master Response J for a discussion of cumulative groundwater impacts. Without more detail of how the analysis is inadequate no further response is available.

Response to Comment 52-2

Comment noted. While this is an important comment, without more detail of how the analysis is inadequate no further response is available.

Response to Comment 52-3

Comment noted. While this is an important comment, without more detail of how the analysis is inadequate no further response is available.

Response to Comment 52-4

Please see Master Response E for a discussion of the accuracy of the list of cumulative projects considered in the Draft EIR.

LETTER 53

From: Carol Zeidman <cjzeidman@yahoo.com>
To: <mgrosch@sonoma-county.org>
Date: 6/20/03 3:58PM
Subject: Graywood Ranch DEIR Report

Sonoma County Permits Department:

I attended the hearing on this proposal and am most concerned that this development will have a negative effect on the surrounding community.

For one thing, Hwy 12 is very inadequate at this section of the highway--around Lawndale Ave. I live on Hoff Road. We will have serious problems if traffic is
1 additionally compromised in this area. My street is a dead-end street and never will have a signal, as was suggested at the hearing. There have been serious accidents in this area over the twenty years I have lived there. If the Project cannot address these problems and resolve them, then it is unwise to allow the Project or anything else that would have a negative effect on the traffic situation.

The Project will damage the beauty of the hillside. It will be visible and destructive.

The Project will create additional runoff and cause overflow of the creek. This area already floods at least once a year. Why should they be allowed to worsen the situation?

The homes were already approved on this property. I do not think that was a responsible decision. The Project however should stop at that. No winery, no hotel, no spas, no events should be allowed.

Please take a responsible position on this matter. We stand to have our community ruined.

Sincerely,

Carol Zeidman
237 Hoff Road
Santa Rosa, CA 95409

Do you Yahoo!?
SBC Yahoo! DSL - Now only $29.95 per month!
http://sbc.yahoo.com

RESPONSE TO LETTER 53 -- CAROL ZEIDMAN

Response to Comment 53-1

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

LETTER 54

KARL A. KEENER

Attorney at Law

RECEIVED
JUN 20 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

June 19, 2003

Ms. Melinda Grosch
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA

Re: Sonoma Country Inn Project DEIR

Dear Ms. Grosch:

After carefully considering the Draft EIR, I am struck by the enormity of what they propose to do to the Valley of the Moon. The development of a "world-class" resort in this small and pristine area of the Sonoma Valley would destroy its unique character. It would forever alter the very pulse of this piece of paradise. The Draft EIR has failed to acknowledge the whole of all of the parts it has analyzed. It may save some of the limbs, but without the heart, this patient will not survive.

The Valley of the Moon and its consultants will submit a very detailed analysis of the various sections of the DEIR. I will not endeavor to repeat in any way what they have created, but to simply add a few isolated comments for your consideration.

TRAFFIC:

The enormity of the traffic problems of Highway 12 cannot be overstated. To simply give the roadway an "E" or an "F", fails to fully acknowledge the significance of those classifications. They represent tremendous hardship and life threatening danger to those who have no reasonable alternative but to use them. To knowingly and voluntarily add more traffic to this hazardous thoroughfare, including drivers who have been drinking at special winery events, borders on an intentional, conscious disregard of the rights of others.

1

The proposed configuration of the roadways depicted on Page 3.0-30, Exhibit 3.0-17 is very dangerous. The potentials for accidents are many and varied. First, is the inherent danger any vehicle faces making a left hand turn onto Highway 12 at an uncontrolled intersection. With a proposed driveway exiting the resort property approximately 300 feet west of Lawndale Road there is a serious risk of collision. Eastbound vehicles exiting the resort will be in conflict with westbound vehicles exiting Lawndale. They will both be entering a two-lane road where traffic moves at freeway speeds. Both vehicles will have but an instance to decide whether or not to attempt the left turn between oncoming traffic. What they may see looking left and right is an upcoming opening in through traffic.

kkeener2002@hotmail.com P.O. Box 797 Kenwood, California 95452 Telephone: (707) 833-1054

What they may not see, until it is too late, is the vehicle that suddenly and unexpectedly enters the newly occupied opening, from the opposing roadway (Lawndale or the resort). This danger is magnified by the fact many of the drivers leaving the resort property will be new to the area, and unfamiliar with the road's assorted dangers.

The proposed eastbound left turn lane, and the westbound deceleration lane into the project, as depicted in Ex. 3.0-17, creates another series of potential accident scenarios as well. It is important to recognize that drivers in this area are accustomed to using the bicycle lanes to pass vehicles turning left off of Highway 12. The westbound deceleration lane will become a substitute for the bicycle lane at Lawndale Road. One of the dangers of such a practice is that vehicles exiting the project will see westbound oncoming vehicles enter the deceleration lane, and incorrectly assume that vehicle will slow and turn right into the project. A similar danger is presented to eastbound vehicles turning left into the project. They too will see an oncoming westbound vehicle enter the deceleration lane, and assume that vehicle will slow and turn right into the project. In both cases impact may follow.

Other dangers created by the deceleration lane in the presence of a westbound vehicle turning left from Highway 12 onto Lawndale are: Some vehicles will actually enter the deceleration lane for its intended purpose of slowing before making a right hand turn into the resort. Vehicles behind them that enter the deceleration lane to pass the left turning vehicle may fail to recognize, until it is too late, that the vehicle(s) ahead is slowing to make a right turn. Depending upon how many right turning vehicles are in the deceleration lane, the vehicle intending to continue on westbound may collide with the decelerating vehicle(s), the left turning vehicle, or attempt to pass all of them on the left and collide with oncoming traffic. These are just a few examples of the various combinations of potential collisions that exist with the proposed roadway design. It becomes more complicated and dangerous when you add bicycle traffic and/or the setting or rising sun to this east/west segment of Highway 12.

VISUAL and AESTHETIC QUALITY, Section 5.8:

The DEIR has failed to accurately and carefully analyze the visual impact the inn, residences, and winery will have on the hillside and grassy meadow. The photo simulations are using building sizes and imaginary tree removal that have no relationship to reality. Under their creation, these many structures would be almost invisible. One need only drive from Santa Rosa to Sonoma and observe have many invisible buildings of sizes much smaller than the Sonoma Country Inn structures are in real life very visible. From November to May, they are almost iridescent on the hillsides.

The DEIR photo simulations depict the winery and its many adjoining structures hidden behind two "oak preserves". In actuality those "preserves" consist of a total of ten (10) trees. With the hundreds of trees that will be removed around all of many winery buildings, including the "country store" and gallery, those buildings will be painfully visible from Highway 12 and many of the existing residences in the area. At night the

lights of the inn, residences and winery will pierce through any remaining trees like burning embers. The lights associated with harvest operations will be even worse. That has not been considered at all by the DEIR.

This is a project that would not be permitted in Napa, and should not be permitted here. I respectfully suggest that Alternative No.1, "No Project", is the correct alternative. If that is not deemed to be a realistic alternative, then I suggest this be a small inn on 5 acres, as originally approved with a spa and dining hall for guests only. That, in conjunction with 11 residences, will be more than enough for this very beautiful and fragile area.

Respectfully submitted,

Karl A. Keener

cc: Valley of the Moon Alliance

Karl A. Keener

6/20/03

Re: Sonoma County Inn

Dear Mr Grooch:

At the Planning Commission hearing of 6/19, Commissioner Fogg expressed interest in obtaining more information from "Mr Blythe" re flooding on Hoffy Road. It is actually Mr. Randy Blythe.

I also wanted you and the commission to know that as recently as Dec. 2002 we had flooding at our place at 675 Lawndale Road. Fortunately water did not enter the house, but most of the 5 acres were under several inches of water. We had 5-6 inches in our garage. If you choose to visit our house, and you are welcome to do so, you will see that everything in our garage is now sitting up on concrete blocks. I am leaving today on a fishing trip and will return on 6/29 if you have any questions (833-1054).

3

Respectfully,

Karl A Keener

RESPONSE TO LETTER 54 -- KARL KEENER

Response to Comment 54-1

The commentor's opinion is noted. Please see Master Response G for a discussion of traffic safety issues. In response to similar concerns expressed by commentors the applicant has redesigned the Project Access driveway. Please see Comment Letter 5 from Caltrans and the responses to it, particularly Responses to Comments 5-10 and 5-11.

Response to Comment 54-2

The accuracy of the photosimulations presented in the EIR has been verified; see Master Response A which provides a detailed description of photosimulation methodology.

Lighting impacts are discussed in Impact 5.8-4. Since the proposed project does not included any agricultural planting there would not be any lights associated with harvest operations.

Response to Comment 54-3

Comment noted. Please see Response to Comment 14-47 for additional information on the potential impact of the proposed project on flooding.

LETTER 55

Virginia Harper Harrison
52 Oakwood Road
Orinda, CA 94563

June 21, 2003

Melinda Grosch
Sonoma County Permit and Resource Management Dept.
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Melinda Grosch:

I am writing to you as the owner of a cabin and adjacent lot on Adobe Canyon Road (919 Adobe Canyon) in Kenwood, CA to comment on the Environmental Impact Report (EIR) on the proposed Sonoma Country Inn Project, 7945 Highway 12, Kenwood. I agree with the EIR that recommends that no change in zoning be given to the developers, and that neither the proposed Inn Project, nor any of the alternatives, be approved. (See EIR No Project recommendation, p. 2.0-36)

I am frankly disappointed in the EIR's depth on a number of points. Since I was two year's old, my family spent the entire summer at our cabin in Kenwood until I was pretty much through high school (1961). I know the Graywood property very well and the Hood Mountain region since we hiked the area (with permission) regularly. My concerns about the EIR are as follows:

1) WATER—The EIR greatly underestimates this issue. Part of Graywood Ranch drains S.E. into Sonoma (known locally as Kenwood) Creek that flows through Adobe Canyon. The aquifer that supplies the natural springs on the upper end of our lot (Milo Baker's spring) and on our own property is also affected. When Mrs. Parris put in a well on her property (now sold to new owners) at the corner of Adobe Canyon and the road to 919 Adobe Canyon, our cabin, it was improperly capped. The overflow drained into the creek. Our spring, that had supplied ample water for 6 family members and up to 3 or 4 guests all summers in the past, suddenly almost dried up for much of the summer. We had to severely ration water use even if we were there only one or two days. My brother, Lawrence V. Harper, knows of some more recent examples where new wells in the immediate vicinity reduced our spring's production, also. The report hypothesizes that the springs are from separate sources, but that is just a guess on their part. And if that is the case, where are they guessing that the spring water comes from? They do not answer that question. Clearly, this is not an exact science, and we should not bet too heavily on their report hypotheses.

1

The underground aquifer is a giant, natural water cistern. Access to it is much slower than the runoff into creeks and reservoirs. Replenishment of the aquifers can take years. Also, if overuse lowers the water table too drastically, one can start having sinkholes. Graywood Ranch is proposing not just a new well for single family use, but for between several hundred to a thousand additional people daily who will daily flush toilets, take baths/showers, drink water, irrigate garden areas and vineyards, fill pools, etc. Add it all up. The EIR guesses that the Resort will use at least 26,000 gallons daily, and the winery another 5, 000 or more. (p. 5.5-9) It adds up to over 1/100 of the speculated yearly 3,000 acre feet thought to be in the aquifer generally under the properties. But the EIR itself indicates that wells in the geologic formations underlying Graywood Ranch and adjacent areas are "highly variable and unpredictable." (p. 5.5-3) That is really reassuring! It also indicates that the project and all its neighbors draw from the same major groundwater basin. (p. 5.5-4) And this does not take into consideration all the additional projects like Los Ventanas the county is currently considering. Water is the lifeblood of the Valley. Imperiling water rights can lead to lengthy litigation for the county. If these developments are allowed to dry up people's springs and wells, the county will truly have a mess on its hands. Should the county approve a project that absorbs such massive amounts of water with guesstimates based on an idea of "normal rainfall" when in the last 15 years we have had more drought years than so-called "normal" ones? "Experts" make all sorts of best guess predictions all the time that turn out to be dead wrong. No one really knows just how much water really is in the aquifer(s), and how many different pools there may be down there. Past-history shows that water availability is very limited and easily disrupted. Also, Sonoma County is on record committing itself to maintaining its

agricultural heritage, and it cannot use up all the natural water and promote agriculture at the same time.

2) TRAFFIC IMPACT: The EIR greatly underestimates the traffic impact as well. First, the Inn and Restaurant as well as the Winery will immediately attract Tour buses and tour groups. The County cannot legally legislate against that because that would be discriminatory. The Napa Valley is inundated with large, fast moving diesel belching tour buses that have permanently changed the ambiance of that valley forever. The diesel smell hangs in the air in the parking lots of wineries spoiling the rural fresh air. Second, Highway 12, a designated State scenic highway, should remain a two lane rural highway without stoplights and left turn lanes every few miles. With the size of these proposed development plans (even the alternative plans) that will become impossible. Even now, getting from Adobe Canyon onto Highway 12 can be very difficult during weekends, in the summer time, and even on weekdays.

2

3) OPEN SPACE: The County has to maintain an open space buffer between the cities of Santa Rosa and Sonoma to protect the agricultural and rural nature of the Sonoma Valley/Valley of the Moon/Kenwood areas. Via (July 2003), the AAA magazine, just had an article on the town of Sonoma, as a wonderful rural getaway area, comparing it favorably to the much more commercialized Napa area. You cannot keep approving huge new developments in the Sonoma Valley/Valley of the Moon/Kenwood area and preserve the wonderful winding two-lane road through the vineyards and countryside similar to beautiful French country lanes. You overdevelop Highway 12 and you lose the beautiful natural ambiance forever. If you approve this plan, you would also be allowing housing on very small plots, less than zoned 17-acre parcels, which is much too much density for such a rural area. And you would also be creating a precedent for further small acre development. Both will ruin the rural character of the area.

3

Keep the Valley agricultural, not Yuppified, and you will preserve it for all people to enjoy. It is also not true that the upper slopes of Graywood Ranch would not support agriculture. Many wine growing regions of France, Switzerland, Germany, etc. are terraced on very steep slopes, especially in really rich volcanic soils that make grapes special. In fact, there are just such vineyards over the hills (across Adobe Canyon to the south) on the slopes of Sugarloaf. Rain catchment tanks can provide water here while they are not so feasible for human consumption. That kind of "development" of vineyards is in keeping with the County commitment and with the rural nature of the valley.

4) NATURAL TREASURES: While the Valley Oak are mentioned, the Graywood Ranch has other environmental treasures not mentioned in the EIR. The middle portion (around where the proposed Inn would go) had a large stand of heritage age Douglas Fir trees hundreds of years old, many of which measured 5 feet or more in diameter. None of these old growth trees are marked on the maps in the EIR, and these giant old growth trees are irreplaceable. While Douglas Fir trees are apparently not considered "protected," the age of these trees gives them great value. The EIR only estimates that 3,000 protected trees will need to be removed (p. 4.0-11, 5.6-24), and that does not include how many more of these non-protected beautiful trees would have to go. In fact, so many buildings will go in, they will have to thin the forest to remove the canopy for fire protection. Replacement will not be allowed. In the same general area, a number of natural springs also exist on the property, one of which had wild California azaleas growing all around it, even in summer time. These are not designated on the maps, either, and their unique fauna and flora documented. Argentinean ants, that are not territorial and can belong to any colony of other Argentinean ants, introduced into California a while back, have pushed out our native ants. The slopes of Hood Mountain still had both the native large red ants and the native large black ants, one of few places that they still exist. Development would endanger their continued survival. Furthermore, the EIR even notes that the development will "permanently alter the suitability of much of the site as a natural habitat…for deer, gray fox, and bobcat." (p. 5.6-24)

4

5) INDIAN RELICS: The whole Adobe Canyon area was inhabited by the Miwok Indians. The Milo Baker property and ours (purchased from Mr. Baker in the early 1900's) had Indian artifacts abounding, evidence of a large encampment. Every year when Mr. Baker disked his orchards, new obsidian arrowheads, spearheads, scrapers, and even stone mortar and pestles would appear. Obsidian

5

flakes were everywhere demonstrating that this area was a major Miwok arrowhead manufacturing area. Mr. Baker had an extensive and high-quality arrowhead collection. We have a much smaller one. Up on Graywood Ranch on the lower slope leading up to Hood Mountain near the natural springs one could also find obsidian chips, signs of other encampments. (Digging down into the ground would undoubtedly reveal more actual arrowheads.) Furthermore, on the uppermost parts of Graywood Ranch, one could find really large chunks of obsidian, as big as softballs or even grapefruit, showing that the whole area was a special obsidian source for arrowhead making production. The EIR only barely mentions obsidian chips.

6) SEASONAL RUNOFF: Whole areas of Graywood Ranch will be paved over due to the size of this development, either with asphalt or concrete for roads and garden walks, and covered by buildings. Covered areas cannot absorb water and add to the aquifer and will contribute to vastly increased runoff during heavy storms. Even small subdivisions often lead to flooding on downstream neighbors, especially during the sporadic unusually heavy winter storms we have had in the last ten years. With global warming the situation is only likely to get worse. Such large developments (even the alternatives) would greatly increase the potential of flooding in the natural drainage areas such a Adobe Canyon to the detriment of neighbors and the water quality in the creek. Furthermore, the whole volcanic slopes of Hood Mountain that extend down into the creeks are shaley, loose soil. On trails up the mountain, one takes two steps forward and one back because the soil is so loose. Increased runoff will cause significantly increased erosion, especially into drainage areas. This alone will increase potential for creek blockage, creek path changes, and flooding private properties, a potential liability to the county. The EIR clearly mentions erosion as an impact that can degrade this whole environment.

6

7) FIRE: The whole Sonoma Valley/Valley of the Moon/Kenwood area, like all of California, is subject to seasonal fire danger. Building up into the slopes of Hood Mountain in any density only asks for disaster. It increases the costs of both fire protection, fire fighting, and fire disaster damage. Local fire departments will have to grow in size to meet the potential responsibilities of protecting these large-scale new properties with additional costs to taxpayers. More fire roads mean greater erosion. More population density increases fire risk since human behavior causes most fires. Restaurants, in particular, are notorious causes of fire, the bigger they are, the bigger the danger. Thousands of trees will have to be cut down to permit fire safety for a development this size, destroying the forested ambiance that attracts people to the general area in the first place. Thinning the trees only leads to the more flammable underbrush regrowth in the next years, and it changes the flora and fauna as well. Paving causes erosion. Green landscaping cannot be a solution either, and it takes further water from the limited supplies, and takes from water reserves necessary to fight fires. There really are not good solutions for building large developments where buildings are not meant to be.

7

Firestorms have occurred regularly every ten to twenty years or so in this area. They are impossible to prevent in these areas without tearing out all the natural beauty in the hills that we love. They also sweep across the hills at the higher elevations just where the Inn and many new expensive mansions would be built, often skipping areas down in the valleys. Certain areas are just not meant for large-scale development. Where the County permits such mistakes, it must assume legal responsibility in disasters.

For all of the above reasons, I oppose any changes in the current zoning of Graywood Ranch, either the portion involved in this EIR or the other portion being handled separately. I agree with this EIR that a zoning change to permit any development, either the main proposal, or any of the alternate proposals, should be denied.

Virginia Harper Harrison

Sincerely yours,
Virginia Harper Harrison

RESPONSE TO LETTER 55 -- VIRGINIA HARPER HARRISON

Response to Comment 55-1

Please see Response to Comments 22-1, 22-2, 25-1 and 25-2 regarding the mapping and potential impacts to the Philbin/Baker spring. With respect to the source of water for the springs in the Adobe Canyon Road area, it is apparent from geologic maps that these springs, as well as the Graywood spring on the west side of the project site are all clustered along or near geologic contacts between different rock types (see Figure 5 in the report by R.C. Slade & Associates). This is a common location for springs. The source of the water is from higher elevations, in this case from the area mapped as rhylotic lava flow which comprises the steep terrain in the northern portion of the project site. The project proposes to leave this area as undisturbed open space. With respect to the Philbin/Baker spring, it is estimated to be located at an elevation of more than 750 feet (above sea level), as compared with the static groundwater level of about 561 feet at the Resort Well at the time of the pumping test. Consequently, it is not possible for pumping/drawdown conditions at the Resort Well to have any effect on the water flow to the Philbin/Baker spring.

With respect to the commentor's questions and concerns about area-wide impacts on the groundwater resources in the area, please see Master Response J for information about historical water levels and response of the evidence of rapid replenishment of the groundwater basin from year to year. Also, please see Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area for average rainfall years and drought conditions.

Response to Comment 55-2

Comment noted. Section 5.2 analyses traffic impacts for summer Friday morning and evening commute peak traffic hours plus summer Sunday afternoon peak traffic conditions for year 2005 and 2012 planning horizons to take into account issues raised in this comment. Buses serve the function of reducing the number of vehicle trips that would otherwise be generated if all passengers chose to travel in individual automobiles.

Response to Comment 55-3

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment 55-4

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, and adequacy of proposed mitigation. The commentor is correct that a number of very large Douglas fir continue to grow on the property. Most of these have been severely damaged by past fires, and many have toppled during severe storms in the past few years. The suitability of preserving these and other mature trees would be considered as part of refinement of plans for individual buildings. As discussed on page 5.6-7, jurisdictional wetlands on the site were identified by the applicant's wetland specialist and this mapping was verified by the Corps and is shown on Exhibit 5.6-2 of the Draft EIR. Seeps and springs on the site include the vicinity of the Wet Meadow indicated in Exhibit 5.6-1, and other features contained within the limits of the mapped drainages. The Draft EIR includes a detailed discussion of impacts to sensitive species and mitigation measures to reduce the impacts to a less-than-significant level.

Response to Comment 55-5

Obsidian artifacts are extremely common in the general proximity of the project site due to the presence of the Annadel obsidian source near the north of project site. Sediments of the Sonoma Volcanics are known to contain workable pieces of obsidian known as secondary sources. Obsidian source locations exposed by stream erosion are also common in areas near an obsidian source. The excavation of CA-SON-36 in the project site yielded 580 obsidian flakes and five obsidian tools. Since flakes were the single largest artifact category, analysis focused on them. The dispersal of materials over a large area suggested that post-depositional disturbance (e.g. agricultural discing, leveling of the field, existing roadway construction) contributed to the dispersal and breakage of materials and disturbance to the site. Archaeological surveys of the property have not identified obsidian source locations although it is reasonable to assume that sediments in the general area do contain non-cultural obsidian nodules.

Mitigation Measure 5.9-1 requires the evaluation and treatment of cultural resources if they are discovered during construction including buried or otherwise obscured archaeological sites.

Response to Comment 55-6

Comment noted. Please note changes to the runoff and flooding analysis, as discussed in Response to Comment 14-41.

Response to Comment 55-7

Comment noted. Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, the risks posed by overly dense forest cover, and adequacy of proposed mitigation.

In regard to fire issues please see Comment Letter 1 from the Kenwood Fire Protection District and Response to comment 1-1.

LETTER 56

June 23, 2003

8185 Sonoma Mountain Rd.
Glen Ellen, CA 95442
(707) 996-1782

Ms. Melinda Grosch
Sonoma County Permit
and Resource Management Dept.
2550 Ventura Ave,
Santa Rosa, CA 95403

Re: Sonoma Country Inn Draft EIR

Dear Ms. Grosch:

1 I wanted to take a moment to provide my comments on the Draft EIR for the above-referenced project. I have had limited time to review the document, however, I am concerned that the project will impact the lighting in the area. This part of northern Kenwood has dark night skies that will undoubtedly be impacted by this project.

I would like to see that appropriate measures are taken to minimize any impacts on this feature. Thank you for your efforts and consideration.

Sincerely,

Glenn Dombeck

WWF
Mr. Glenn Dombeck
PO Box 453
Glen Ellen CA 95442-0453

RESPONSE TO LETTER 56 -- GLENN DOMBECK

Response to Comment 56-1

Impact 5.8-4 concludes that implementation of the proposed project would result in new lighting sources on the project site, which together with other proposed development, would lead to increased light pollution. Although mitigation is recommend it is concluded that even with implementation of the mitigation measure the project would result in a significant unavoidable lighting impact.

LETTER 57

6-20-03

Dear members of Sonoma Co.
Planning Commission,

I am writing to express my concerns regarding the E.I.R. (draft) which has been done on the proposed Graywood Ranch. I realize my comments may be late but it is a huge document and takes time to understand. It is my opinion that the report is severely inadequate in areas and flawed. Rather than bore you with pages or details I will outline the areas which cause me greatest concern.

TRAFFIC: the impacts of traffic from this project on our community are gravely underesti-
1 mated. They did not take into consideration the fact that there are many other developments taking place on this Hwy 12 corridor. The Children's Home, Deerfield Winery, Juvenile Hall, Hood Mansion restoration, development of Sugarloaf Ridge State Park (possibly doubling it's usage capability) and new access to Hood Mtn. Regional Park via Pitian rd. were NOT taken into account on this report.

WATER: water is Life and the gold of our communities, activities, livelihoods.
2 Their proposed usage of 31,000 + gallons is an underestimate of what that development would use. Even if it was correct, it's TOO MUCH. It would too severely impact the ground water levels which are necessary to sustain those of us already established here and our businesses.

We already have some neighbors who have experienced wells drying up or needing to be re-drilled. This area is prime ground re-charge area for the Sonoma Creek and east valley water tables. The mountains there support not only a diverse and protected animal habitat but they are the "insurance" that the other people in the valley get water. The more land that is covered and developed, the less the water table can be re-filled. Complicating that is the addition of a proposed 25,000 gallons of treated waste water + all their septic waste.

VISUAL IMPACT: the removal of 3,000 trees will not only cause extensive visual impact but will severely degrade the
3 soil stability. Exposure of this development and it's size would be undesirable. To look from the valley at this "eye sore" of development will change the beauty and value which draws many to our county for enjoyment. It will alter the quality of life for those of us who live there.

LIGHT + NOISE POLLUTION: one of the most beautiful and valuable things about some of the rural areas in our county is the peace and
4 darkness. We have an observatory which is used by many for education, etc. The night sky is perfect for the Ferguson ob. because it's DARK in Kenwood. These developments, even when altered, will effect this quality we now have. It is considerably quiet in our town, although

the traffic has become horrendous. To add this development along with all the others will have a significant, cumulative effect. We don't want a 4 lane hwy. or stop signals at every cross st. or widening of major intersections to accomodate more + more traffic. I live here and deal with it every day but enough is enough. There comes a time to say no more — or severely limited - as we can only sustain development to a certain level and then it negatively impacts all the good things which make an area healthy.

Please consider my comments as you discuss wether or not you will accept this E.I.R. as adequate.

Thank You,

Celeste Felciano
p.o.box 863
Glen Ellen, Ca.
95442

RESPONSE TO LETTER 57 -- CELESTE FELCIANO

Response to Comment 57-1

Please see Master Response F.

Response to Comment 57-2

The commentor's concerns regarding the importance of groundwater resources in the area are noted. Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

The commentor's stated concern about wastewater disposal is also noted. However, no questions are posed regarding the Draft EIR; therefore, no additional response is necessary.

Response to Comment 57-3

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. It should, however, be noted that the potential threat of soil erosion from soil disturbance is discussed in ***Section 5.3 Hydrology and Water Quality***.

Response to Comment 57-4

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. It should, however, be noted that lighting impacts are discussed in ***Section 5.8 Visual and Aesthetic Quality*** and noise impacts are discussed in ***Section 5.11 Noise***.

BAY AREA
RIDGE TRAIL
COUNCIL

LETTER 58

RECEIVED

JUN 25 2003

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Melinda Grosch, Planner III
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

June 24, 2003

Comments to Draft Environmental Impact Report on Sonoma Country Inn
PLP 01-0006 From the Bay Area Ridge Trail Council

3.0-27 Trail
This section should read: The project application includes an offer of a public trail easement dedicated to Sonoma County, connecting Hood Mountain Regional Park to Hwy. 12.
The Sonoma County 1989 General Plan dictates that the trail is to be from Hwy. 12 to Hood Mountain Regional Park in this area.
1 The Bay Area Ridge Trail wants to have the trail segment from Highway 12 to the parking lot included as part of the project and considered in the CEQA process currently underway. The proposed project, as described in the DEIR doesn't conform to the trail alignment as shown on the Sonoma County General Plan that has been approved for the subdivision by the Planning Commission in 1984. The intention was to make a connection from public right of way to public park. If this connection isn't included now, it will set a precedent of creating a public trail that is landlocked.
Environmental approvals for the entire trail segment, beginning at Highway 12 and continuing to the parking lot up to lot 11 to connect to Hood Mountain Regional Park, need to be completed during this project approval process.
The trail is described as going along the west side of road A to residential lot 7 & then along property line of lot 7 to lot 11. Yet in other maps a road C is shown (and I am not clear as to where road C is) and the trail is crossing to the other side of the road. Please clarify the alignment of the trail and also its proximity to the creek.

Carol Yellutini-Sonoma County Committee Bay Area Ridge Trail Council
Carol Yellutini

Founded in 1987, the Bay Area Ridge Trail Council (BARTC), a coalition of volunteers and agencies, plans, promotes, builds, acquires, and maintains the 400-mile Bay Area Ridge Trail, a multi-use trail that, when completed, will connect over 75 parks and open spaces on the ridge line surrounding the San Francisco Bay. Recognizing the growing recreational needs of the Bay Area's diverse populations, along with the desire of individuals to connect with others and their outdoor environment, BARTC creates links between parks, people, and communities. To date 234 miles of the trail have been dedicated.

cc
Supervisor Valerie Brown
Holly Van Houten BARTC
Dee Swanhuyser BATRC
Philip Sales Sonoma County Regional Parks

1007 GENERAL KENNEDY AVENUE, SUITE 3, SAN FRANCISCO, CALIFORNIA 94129-1400
PHONE (415) 561-2595 FAX (415) 561-2599 www.ridgetrail.org info@ridgetrail.org

From: "Carol Vellutini" <carolvsr@sonic.net>
To: <mgrosch@sonoma-county.org>
Date: 6/30/03 12:05PM
Subject: Comments to Draft Environmentl Impact Report on Sonoma Country Inn

Melinda Grosch, Planner III

Sonoma County PRMD

2550 Ventura Avenue

Santa Rosa, CA 95403

June 30, 2003

Comments to Draft Environmental Impact Report on Sonoma Country Inn

PLP 01-0006 From the Bay Area Ridge Trail Council

3.0-27 Trail

The Bay Area Ridge Trail Council is asking that the four-foot wide multi-use trail, from Highway 12 to the winery be adjacent and separate from the road. If the separate trail can't be accommodated at this time, then we advocate for a protected trail easement adjacent and separate from the road and at least four feet wide be maintained in the project description. In the future when the separate trail to Highway 12 will be completed then the easement will be in place.

Carol Vellutini-Sonoma County Committee Bay Area Ridge Trail Council

Founded in 1987, the Bay Area Ridge Trail Council (BARTC), a coalition of volunteers and agencies, plans, promotes, builds, acquires, and maintains the 400-mile Bay Area Ridge Trail, a multi-use trail that, when completed, will connect over 75 parks and open spaces on the ridge line surrounding the San Francisco Bay. Recognizing the growing recreational needs of the Bay Area's diverse populations, along with the desire of individuals to connect with others and their outdoor environment, BARTC creates links between parks, people, and communities. To date 234 miles of the trail have been dedicated.

cc

Supervisor Valerie Brown

Holly Van Houten BARTC

Dee Swanhuyser BATRC

Phillip Sales Sonoma County Regional Parks

Carol Vellutini

CC: "Philip Sales" <psales@sonoma-county.org>, "Dee Swanhuyser" <RIDGETRAIL@prodigy.net>, "Holly Van Houten" <ed@ridgetrail.org>, <vbrown@sonoma-county.org>

RESPONSE TO LETTER 58 -- CAROL VELLUTINI -- SONOMA COUNTY COMMITTEE BAY AREA RIDGE TRAILCONCIL

Response to Comment 58-1

Please see Responses to Comments 3-1 and 3-3. Response to Comment 3-3 provides an expanded discussion of the proposed trail.

Consistency with General Plan policies OS-7d and Os-7f (regarding trails) is provided in Chapter 4.0 of the Draft EIR.

Road C was discussed in a June 2, 2002 memorandum from Merrill Van Fleet to Tim Mayer and Paula Stamp in an attempt to describe a road section that would be used above the intersection of Roads A and B, to access the water tank site and subdivision lots on other portions of the property. Neither the Development Plan (Exhibit 3.0-7) nor the Tentative Map (Exhibit 3.0-8) was revised to include Road C.

Response to Comment 58-2

As discussed in Response to Comment 3-3 the project applicant proposes an access easement for public use over Road A from State Route 12 to the trail parking lot. Bicyclists, pedestrians and automobiles would have access over Road A from State Route 12 to the trail parking lot. Vehicles with horse trailers would have access over Road A but equestrian users would not (please see Response to Comment 3-3).

SIERRA CLUB
FOUNDED 1892

LETTER 59

Sonoma Group
REDWOOD CHAPTER
404 Mendocino Avenue, Suite A
P.O. Box 466, Santa Rosa CA 95402-0466
(707) 544-7651 Fax: (707) 544-9861

RECEIVED
JUN 25 2003
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

Melinda Grosch, Planner III
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

June 24, 2003

Comments to Draft Environmental Impact Report on Sonoma Country Inn
PLP 01-0006 From Parks & Trails Committee of the Sonoma Group of the Sierra Club

The Sonoma Group of the Sierra Club worked on the trails element of the General Plan for 1989. We were very clear on the alignment that was to be part of any project for Graywood Ranch. Furthermore before the completion of the General Plan, the board of supervisors in 1984 declared this trail a part of any project on Graywood Ranch.

Section 26-64-020 Community Separators and Scenic Landscape Units

1 The visual impact of the buildings has been described as viewed from Hwy 12. However above the project is Hood Mountain Regional Park. The premier viewing location for the park and the destination of many park visitors is Gunsight Rock. Gunsight Rock is above Graywood Ranch. All roof surfaces will stand out from the surrounding landscape when viewed from Gunsight Rock. We ask that the colors of the top of the roofs of the buildings blend in with the background. If the color of the tops of the roofs are light they will have a significant impact on the viewshed from above.

Main House-5.8 Visual & Aesthetic quality

2 Roofs would be constructed of metal or slate tile. Again the color matters when viewed from above. Nearby St. Francis Winery has a back building that has tile in the front so when viewed from Hwy. 12 the building is aesthetically pleasing. When viewed from Hood Mountain Regional Park, the top of the roof is seen and it is white. This has a significant negative impact on the experience to the person seeking solitude and relaxation in the wilderness setting above the winery. Light colors glare back into the viewers eyes. It also impacts photography from above.

Winery

3 Roofs would be constructed of metal. Again what color on the top? Thousands of hikers go to the top of Gunsight Rock in Sonoma County Regional Park for the view. This project will impact the quality of the viewshed from above.

4 Exhibits
Need to show a photo taken from the viewshed of Hood Mountain Regional Park

5 The EIR traffic engineer considers provision of a public trail connection that would bring hikers, bicyclists, and equestrians to a mid-road crossing of a state highway would raise safety concerns. Please show the mitigation for that. There is a public need for trails in this area. If the trail would raise safety concerns the mitigation needs to be worked out.

4.0-4 On Site Land Use Designations

6 There is no mention of the trail here. Since 4.0-7 states the General Plan Open Space Element includes a figure that shows a proposed trail on, or in the vicinity of the Graywood Ranch which would link Hood Mountain County Park to Annadel Park why isn't it included?

3.0-27 Trail

7 This section should read: The project application includes an offer of a public trail easement dedicated to Sonoma County, connecting Hood Mountain Regional Park to Hwy. 12.
The Sonoma County 1989 General Plan dictates that the trail is to be from Hwy. 12 to Hood Mountain Regional Park in this area.
Sonoma Group of the Sierra Club asks to have the trail segment from Highway 12 to the parking lot included as part of the project and considered in the CEQA process currently underway. The proposed project, as described in the DEIR doesn't conform to the trail alignment as shown on the Sonoma County General Plan that has been approved for the subdivision by the Planning Commission in 1984. The intention was to make a connection from public right of way to public park. If this connection isn't included now, it will set a precedent of creating a public trail that is landlocked.
Environmental approvals for the entire trail segment, beginning at
Highway 12 and continuing to the parking lot up to lot 11 to connect to Hood Mountain Regional Park, need to be completed during this project approval process.

3.0-27
8 On this page the trail is described as going along the west side of road A to residential lot 7 & then along property line of lot 7 to lot 11. Clarify the alignment of the trail. The trail is separate from the road. How does it cross the road? What is the distance of the trail from the creek?

Jim Finn
Jim Finn
9455 Creighton Ridge Rd.
Cazadero, Ca 95421
Sonoma Group Sierra Club- Parks & Trails Committee

cc
Philip Sales Sonoma County Regional Parks
Supervisor Valerie Brown
Peter Aschroft, Sonoma Group Sierra Club

RESPONSE TO LETTER 59 -- JIM FINN -- SONOMA GROUP SIERRA CLUB

Response to Comment 59-1

The Gunsight Rock viewpoint (see Exhibit 9-46) within Hood Mountain Regional Park provides hikers who make the roughly seven-mile round trip with a panorama that extends for many miles in nearly all directions. The photographic image in Exhibit 9-46 was created by digitally joining three individual photographs together in order to depict the view, and gives the reader a sense for the actual viewing experience. Note that visitors to Gunsight Rock must turn their head from side to side in order to take in the full view.

The entire valley that contains the State Route 12 corridor is visible as well as more distant areas. On clear days, it is possible to see the Pacific Ocean to the west and peaks of the Sierra Nevada to the east. While a great deal of natural-appearing landscape is seen, virtually all development within the Kenwood valley is also in view from this point. The proposed project would represent a fraction of the total view.

Mitigation Measure 5.8-3 has been revised to include the winery plus the inn/spa/restaurant and hotel and to include a requirement that roof colors shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape (see Response to Comments 5-6 and 5-8).

Response to Comment 59-2

Please see Response to Comment 59-1.

Response to Comment 59-3

Please see Response to Comment 59-1.

Response to Comment 59-4

Please see Response to Comment 59-1.

Response to Comment 59-5

As currently proposed the trail would extend from the winery parking lot to residential lot 7. The proposal does not include a connection to State Route 12, however, as discussed in Response to Comment 3-3 the applicant would provide an access easement for public use over Road A from State Route 12 to the trail parking lot.

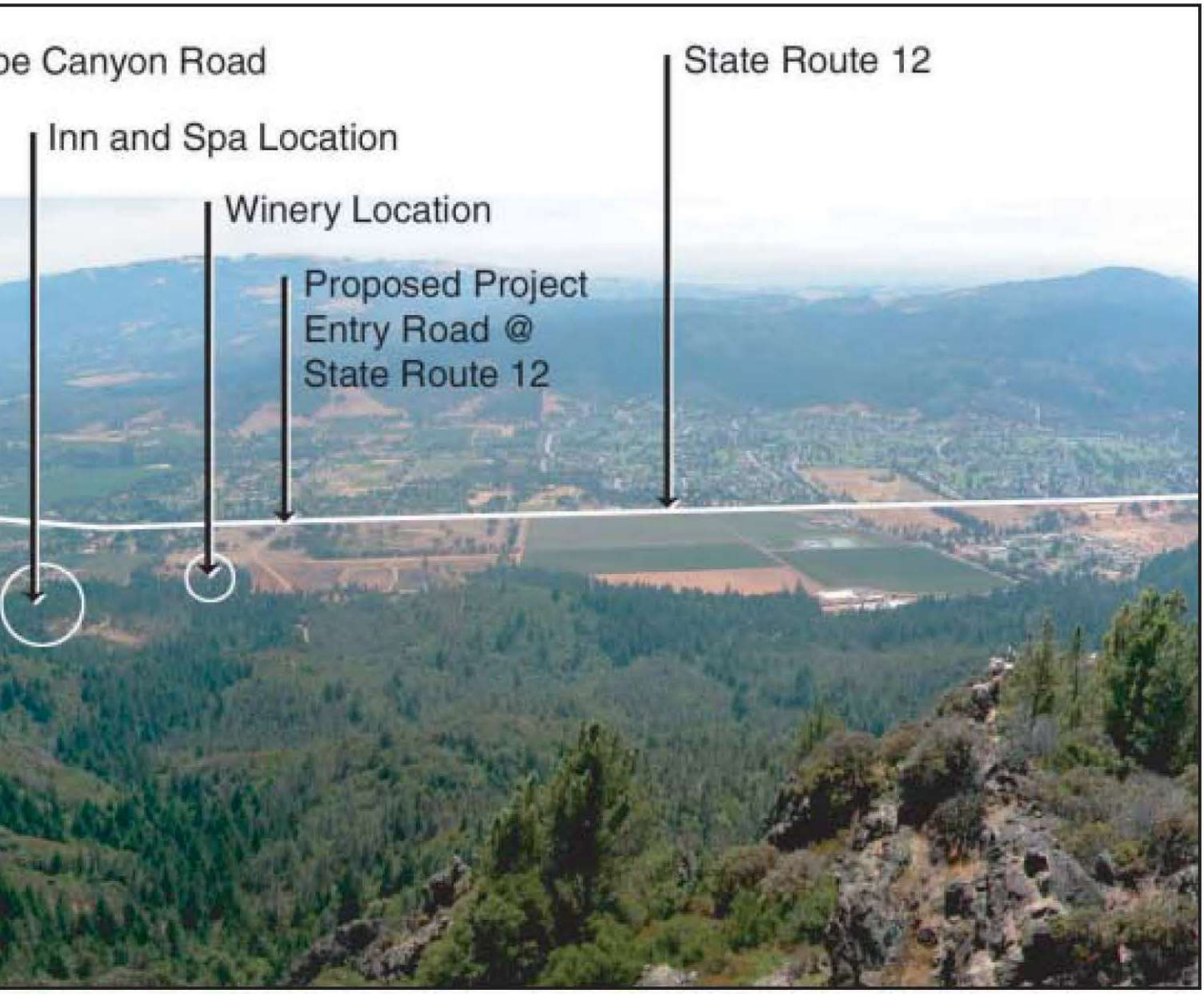
Response to Comment 59-6

On page 4.0-7 of the Draft EIR mention is made of General Plan figure OS-4a (the County's designated plan for trails). It states here that figure OS-4a shows a proposed trail on, or in the vicinity of Graywood Ranch, which would like Hood Mountain County Park to Annadel State Park.

Response to Comment 59-7

Please see responses to comments 3-1 and 3-3. Response to Comment 3-3 provides an expanded discussion of the proposed trail.

T ROCK OVERLOOK



tes

Response to Comment 59-8

Please see Response to Comment 3-3.

LETTER 60

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

June 25, 2003

RECEIVED

JUN 26 2003

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

Ms. Melinda Grosch
Sonoma County Permit & Resource Mgmt. Dept.
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Comments on DEIR, Sonoma Country Inn Project, potential impacts on trees

Dear Ms. Grosch:

I reviewed the pertinent portions of the above referenced DEIR addressing biological resources and specifically project impacts on trees, and I am writing to you today to express my concern both with the adequacy of the DEIR in regards to the level of study of the trees, and in regards to the level of estimated impacts. Per these concerns the following specific items are noted.

1. The DEIR repeatedly refers to "significant impacts on the woodland and forest communities on the site", "represents a significant loss of tree resources and the woodland and forest habitat", and "would substantially alter the ecological structure and function of the woodland and forest habitat", yet concludes that recommended measures suitably mitigate these losses. How can replacing established, mature woodland and forest with seedlings at a 1:1 ratio possibly mitigate or off-set the documented level of significant impacts? 1

2. The DEIR appears to very casually estimate the number of trees to be removed at over 3,000, and notes this as a level which is somehow acceptable. I have worked for many years in Sonoma County as a consulting arborist on projects similar and larger in scope to this one, and have yet to encounter tree loss of this magnitude. I do not think it would be unrealistic to call this level of tree removal unprecedented in Sonoma County, outside of agriculture related tree clearing. Please respond to my letter by documenting other projects where more than 3,000 trees have been removed. 2

3. The DEIR does not study actual areas of clearing, grading, or access that will require wholesale removal of trees. It roughly estimates these areas, and based on my experience with development in forested areas I think that it grossly underestimates these quantities. I believe that the quantities that will be removed will far exceed the already unprecedented quantity of 3,000 trees. 3

— Voice 707-935-3911 Fax 707-935-7103 —

4. The DEIR does not assess the size of trees to be removed. The Sonoma County Tree Ordinance specifically requires that all trees 9" in trunk diameter be inventoried and assessed. I will assume, based on this County requirement, that trees included in the DEIR are of this size and larger. This means that possibly thousands more trees smaller than 9" in trunk diameter (yet still very significant in ecological terms) will also be removed. The DEIR is deficient in defining these terms, and is also deficient in accurately documenting these quantities.

4

5. The DEIR does not study in adequate detail the location of estimated tree losses, nor does it assess the size or type of tree species expected to be lost to development. It does not categorize the quantities lost by species, or by size within each species. How are we to accurately understand the tree impacts without this level of study? To conclude that 3,000 'trees' will be lost is not an acceptable quantification of loss. The DEIR is deficient in this area, and needs to further study and document trees by category and size to be sufficient.

5

6. The DEIR does not in any manner reveal the level of visual impact that will be caused by tree removal. What large areas of clearing will be visible from various areas of the valley, permanently altering the aesthetics of this mountainside for generations to come? Careful siting of forest clearing will minimize large-scale visual impacts affecting all surrounding residents, but the DEIR does not adequately assess tree loss impacts as part of visual impacts.

6

7. The DEIR does not address the issue of views out from structures that could be blocked by the presence of perfectly healthy and preservable trees, that will likely be removed to enhance these views. Enhanced views out means enhanced views in, and these impacts are significant to those already living in the area. The DEIR is deficient in this area of study with respect to trees.

7

8. The DEIR makes a broad, generalized statement of estimated tree loss of 3,000 trees, without sufficient supporting study to document these losses.

8

9. The DEIR naively recommends replacement of only 'significant' trees at a ratio of 1:1. It does not define 'significant' by species, location, size, or visibility. Replacement of a 100 or 200 year old tree, which is an integral part of woodland or savannah habitat, with a single replacement tree is ridiculous, and benefits only the developer of the land. The DEIR does not even define what size the replacement would be. Can you imagine that replacing 3,000 to 5,000 established woodland, savannah, and riparian trees with 3,000 to 5,000 one year old seedlings effectively mitigates the loss? Possibly in 100 years, but not in the meantime. Tree replacement must occur on an equivalent size basis to come even close to mitigating the loss. The DEIR is inadequate in definition and in mitigation replacement ratios.

9

10. The DEIR states that tree removal "would substantially alter the ecological structure and function of the woodland and forest habitat". How can this "substantial alteration" ever be possibly mitigated to a less than substantial level? The level of impact repeatedly documented by this DEIR is ignored when claiming that satisfactory mitigation measures are available to offset the loss.

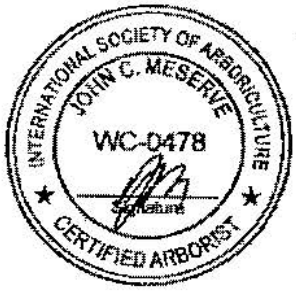
10

In summary, this document is deficient on a wholesale basis in regards to impacts on trees, ecological systems that involve trees, tree loss estimates, and mitigation replacement of trees. I request that you not certify this DEIR, determine that it inadequately studies and inaccurately estimates total trees losses, and return it to the authors for further, and more reasonably detailed study. I base this request on my study of the DEIR, and on my expertise in the area of tree assessment, inventory, and study of native trees in Sonoma County.

Please feel free to contact me if further discussion or documentation is necessary.

Sincerely,

John C. Meserve
Member, American Society of Consulting Arborists
International Society of Arboriculture, WCISA #478



RESPONSE TO LETTER 60 -- JOHN C. MESERVE -- HORTICULTURAL ASSOCIATES

Response to Comment 60-1

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, the risks posed by overly dense forest cover, and adequacy of proposed mitigation. The anticipated tree removal would represent a significant impact on woodland and forest habitat. However, mitigation measures recommended in ***Section 5.6 Biological Resources*** include a combination of habitat preservation, avoidance of mature trees in the vicinity of proposed improvements, and replacement plantings. The recommended mitigation does not simply rely on replacement of trees removed as the sole method to address anticipated impacts on tree resources and forest habitat, as suggested by the commentor. Numerous mitigation measures are included in the Draft EIR to reduce impacts to sensitive species habitat and natural communities.

Response to Comment 60-2

Please see Master Response D for details on the methodology used in estimating and refining anticipated tree removal. This includes acknowledgement that proposed removal represents less than seven percent of the total number of trees on the site, which is well below the 50 percent threshold specified in the County's Tree Protection Ordinance. County staff is not aware of recent applications for projects that would remove 3,000 trees other than the two proposed quarry expansions in Forestville.

Response to Comment 60-3

Please see Master Response D for details on the methodology used in estimating and refining anticipated tree removal. These estimates are believed to represent a fairly accurate measure of the total number of trees which could be affected by proposed development and implementation of required fire reduction measures.

Response to Comment 60-4

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation.

Response to Comment 60-5

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation.

Response to Comment 60-6

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation.

Master Response A discusses the visual simulation methodology and how tree removal information was incorporated into preparation of the photosimulations.

Response to Comment 60-7

See Response to Comment 14-80 regarding the removal of trees from the residential area.

In addition, future tree removal would be governed by existing county ordinances.

Response to Comment 60-8

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation.

Response to Comment 60-9

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation. This information indicates that very few mature trees in the 100 to 200 year old range occur on the site. Refinement of individual development plans would serve to further limit removals of mature firs and oaks, where preservation is suitable.

Response to Comment 60-10

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, information on size classification and species distribution, and adequacy of proposed mitigation. The anticipated tree removal would represent a significant impact on woodland and forest habitat. However, mitigation measures recommended in ***Section 5.6 Biological Resources*** include a combination of habitat preservation, avoidance of mature trees in the vicinity of proposed improvements, and replacement plantings. The recommended mitigation does not simply rely on replacement of trees removed as the sole method to address anticipated impacts on tree resources and forest habitat, as suggested by the commentor.

RECEIVED
JUN 30 2003
PRIVATE WATER RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Rita J. Nicholas
7680 Sonoma Hwy
Santa Rosa, CA 95409
June 27, 2003

LETTER 61

Attn: Melinda Grosch

Enclosed is a map of wells and well readings as of 1975. My well at that time was producing 8 GPM in August. In September 1993 my well was producing 1 GPM.

1 My water was still of good quality in 1993 (as per report). By 1996 the water had coliforms and 20 mg/L of nitrates. Now the water has coliforms and 36 mg/L of nitrates.

Please add this information to the VOTMA water and well report.

Thank you

Rita J. Nicholas

BRELJE AND RACE

LABORATORIES, INC. 425 SOUTH E STREET • SANTA ROSA, CALIFORNIA 95404 • (707) 544-8807

June 23, 2003

Sample Collected: 06/14/03
Sample Received: 06/14/03
Collected By : Client

Rita Nicholas
7680 Sonoma Hwy
Santa Rosa, CA 95409

LOG NUMBER: **0603-12180**
Sample Description Not Specified

ANALYSIS

Nitrate mg/L 36.*

* Within the required limit of 45 mg/L

VERY TRULY YOURS,

BRELJE AND RACE LABORATORIES, INC.

ANN HILL, LABORATORY MANAGER
AH:dlm

20mg/L in 1996

BRELJE AND RACE
LABORATORIES, INC.
Telephone (707) 544-8807
425 South E Street
Santa Rosa, CA 95404

PLEASE PRINT

NAME [illegible]

ADDRESS [illegible]

[illegible] ZIP [illegible]

☐ FAX

CLIENT

SAMPLE POINT

COLLECTED BY

LOG NO. 605 - 12-179

☐ PAID

☐ FAXED

Sample received in:

☒ Lab container

☐ Other container

	Collected	Received	Set	Completed
Date:		6-14-2005	6-15-2005	6/16
Time:		5P	8:00/1:00	12:00/5:00
Initials:		DG	DG	RL

Cl_2 Residual

_____ ppm

Results-100 ml Sample

☒ Total Coliform Present

☐ Total Coliform Absent

☐ E. Coli Present

☐ E. Coli Absent

Interpretation

☐ Not contaminated

☒ Contaminated

Approved by [illegible] Date 6/16/05

cc:

CALTEST ANALYTICAL LABORATORY
1885 North Kelly Road
Napa, CA 94558
Phone: (707) 258-4000
Fax: (707) 226-1001

LAB NUMBER
9309 3645

COLIFORM BACTERIA ANALYSIS

SAMPLING INSTRUCTIONS:

BOTTLE IS STERILE -
DO NOT OPEN OR RINSE BEFORE SAMPLING

1. Pick a water tap that is commonly used. Do not use a swivel faucet.
2. Remove any tap attachments (filters, aerators, etc.)
3. Clean faucet with rubbing alcohol, inside and outside.
4. Open the cold water valve to a full steady stream.
5. Let the water run for a full 5 to 10 minutes.
6. Hold the sample container near the bottom.

FEES:
For Coliform Analysis Only

Results available in 3 days $35.00
RUSH - Results faxed next day ..... add $20.00
Payment must be received before analysis can begin.

CARE MUST BE TAKEN IN THE FOLLOWING STEPS TO AVOID SPLASHING

7. Reduce the flow of water to a 'pencil' stream.
8. Open the sample container - carefully insert opening into the water stream - ***fill the container to the 100 ml line*** - recap container and tighten. **RETURN TO THE LAB WITHIN 24 HOURS.**

NOTE: 100ml of sample is required to perform this analysis accurately, therefore it is critical that the container be filled to the 100ml line.

CLIENT LARBRE

CHAIN OF CUSTODY:

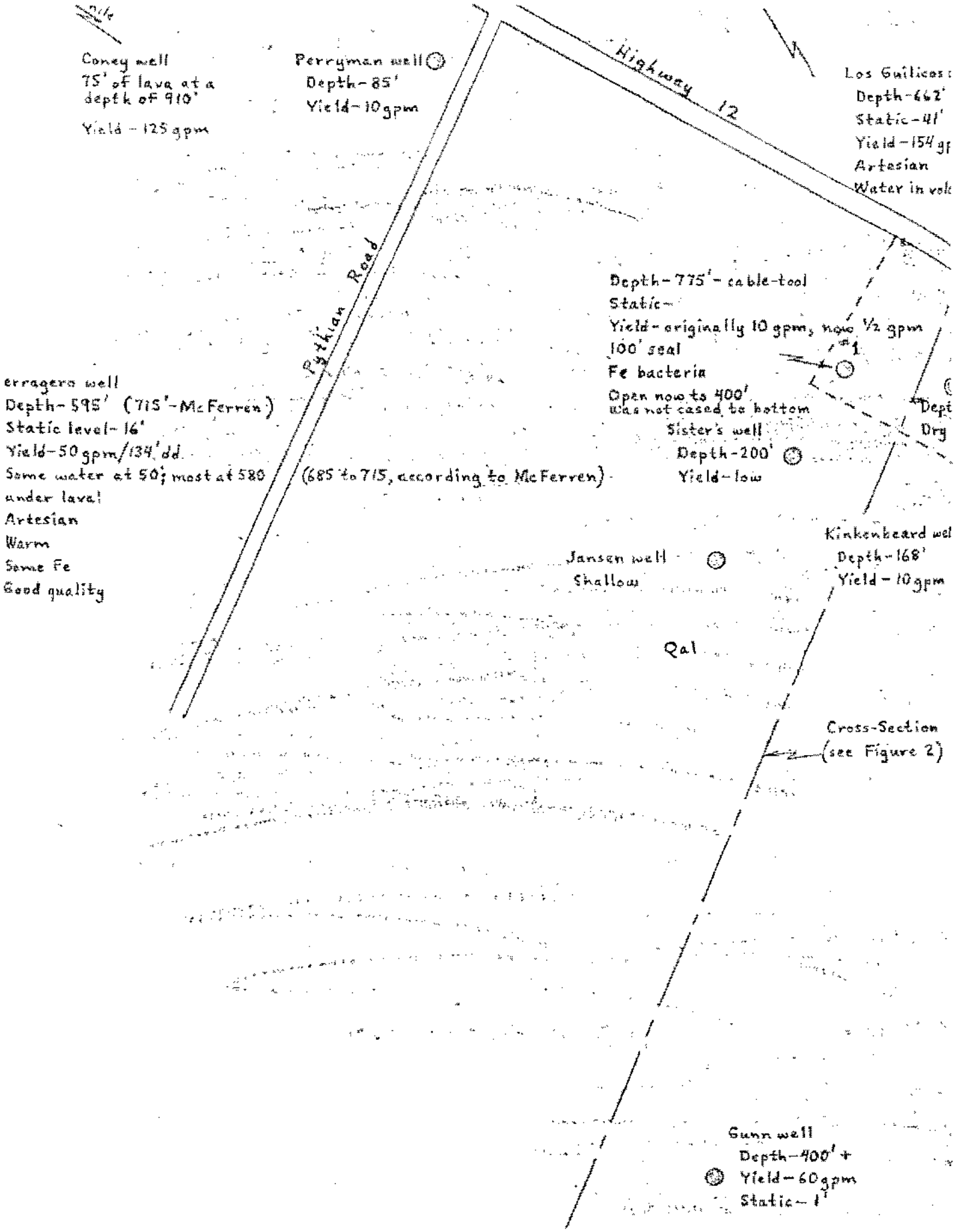
Date of Sampling: 9-20-93 Time of Sampling: AM Sampled By: R Larbre
Name: R Nicholas Phone: 996-1819 Fax: 996-1876
Sample Address: 7680 Lemon Hwy Type of Payment Enclosed:
Source: (Well) Spring Other: Sample Site: Inside Tap (Outside Tap) Other:

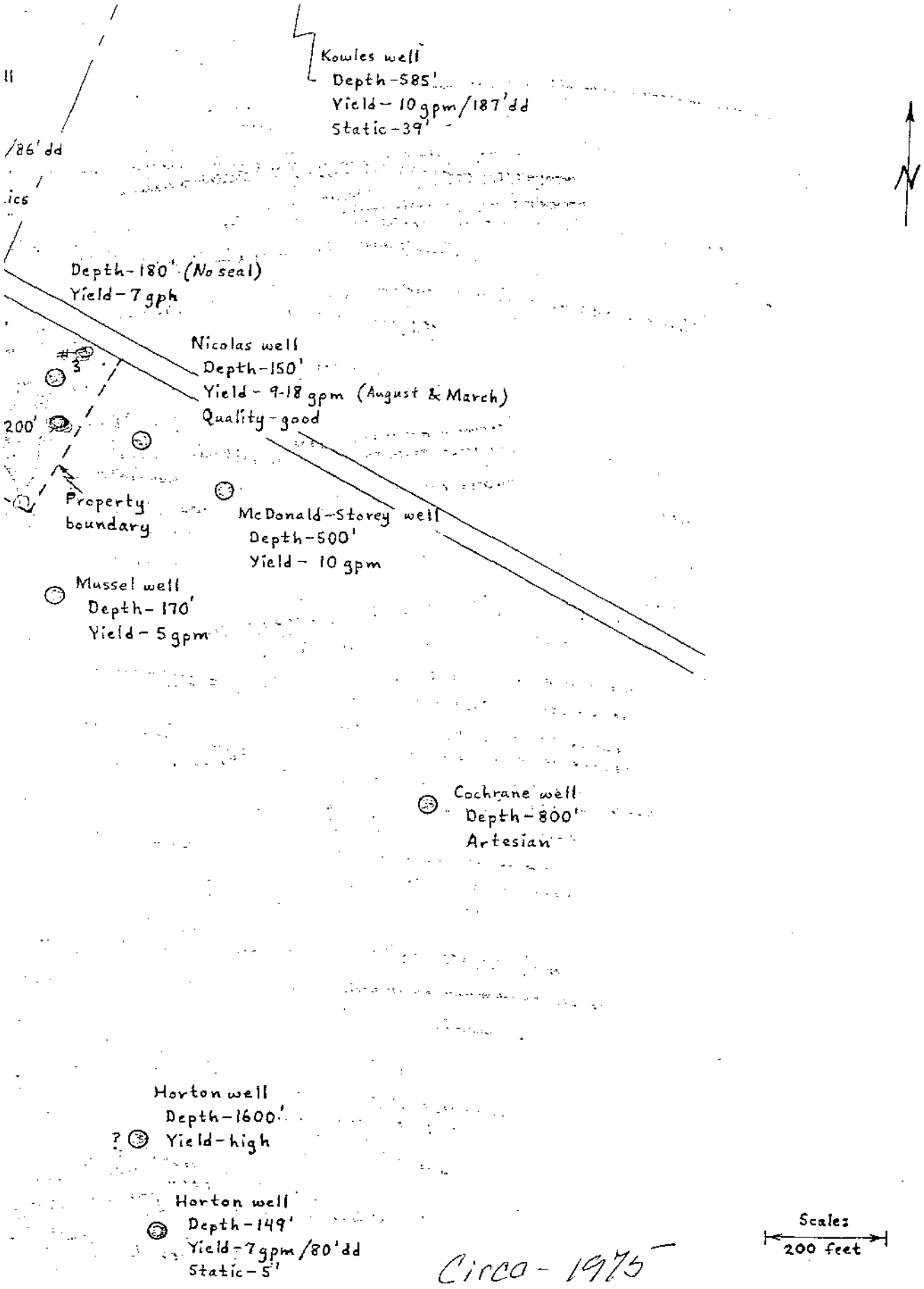
Submitted By: (Print & Sign)	Date	Received By:
R LARBRE	9/21/93 Time 0926	

RESULTS	Total Coliform		Fecal Coliform	
Date/Time Set: 9-21-93 1045 10:45	PRESENT	☐	PRESENT	☐
Date/Time Read Out: 9-22-93 1049				
Analyst: Nicholas	ABSENT	☑	ABSENT	☑

ONLY THE STATEMENT '*TOTAL COLIFORM ABSENT*' MEANS THAT THE WATER MEETS THE BACTERIAL REQUIREMENTS OF THE STATE HEALTH AND SAFETY CODES FOR POTABLE WATER.

Please fill in your name and mailing address on the back side of this form to insure that you receive your results promptly.


Coney well
75' of lava at a depth of 910'
Yield - 125 gpm
Perryman well
Depth - 85'
Yield - 10 gpm
Highway 12
Los Guilicos
Depth - 662'
Static - 41'
Yield - 154 gp
Artesian
Water in volc
Pythian Road
Depth - 775' - cable-tool
Static -
Yield - originally 10 gpm, now 1/2 gpm
100' seal
Fe bacteria
Open now to 400'
was not cased to bottom
#1
Dept
Dry
erragero well
Depth - 595' (715' - McFerren)
Static level - 16'
Yield - 50 gpm/134' dd
Same water at 50; most at 580
under lava!
Artesian
Warm
Some Fe
Good quality
(685 to 715, according to McFerren)
Sister's well
Depth - 200'
Yield - low
Kinkenbeard wel
Depth - 168'
Yield - 10 gpm
Jansen well
Shallow
Qal
Cross-Section
(see Figure 2)
Gunn well
Depth - 400' +
Yield - 60 gpm
Static - 1'


Kowles well
Depth-585'
Yield-10 gpm/187'dd
Static-39'
/86' dd
ics
Depth-180' (No seal)
Yield-7 gph
Nicolas well
Depth-150'
Yield-9-18 gpm (August & March)
Quality-good
#3
200'
Property boundary
McDonald-Storey well
Depth-500'
Yield-10 gpm
Mussel well
Depth-170'
Yield-5 gpm
Cochrane well
Depth-800'
Artesian
Horton well
Depth-1600'
? Yield-high
Horton well
Depth-149'
Yield-7 gpm/80'dd
Static-5'
Scale:
200 feet

Circa - 1975

RESPONSE TO LETTER 61 -- RITA NICHOLAS

Response to Comment 61-1

The commentor's reported information regarding apparent nitrate and bacteriological contamination of the water well at 7680 Sonoma Highway is noted. The commentor would be advised to consult the Sonoma County PRMD for assistance in determining the source of the problem and possible corrective measures. This information does not alter the Draft EIR analysis and does not present any questions about the Draft EIR. Therefore, no response is required.

June 22, 2005

LETTER 62

To Whom this may concern;

I am a home owner on Chiles Lyon Rd. in Kenwood. I am very concerned with the proposal of the Grayrock Ranch, Sonoma County Dev. The Grayrock Draft EIR 5.0 needs to be reviewed especially regarding

1 water usage. I rely upon well water & fear this resort will dry up the area. My view

2 is another concern as I view the area involved directly from my property. There is an

3 indication that 350 trees will be removed for proposed development. Please review the full environmental impact report for Sonoma County Dev.

Thank you,

Peter Thomas
[illegible]
Kenwood, CA [illegible]

RESPONSE TO LETTER 62 -- PATRICIA DUANE

Response to Comment 62-1

The commentor's general concern regarding water supply is noted for the record. However, since there is no question about the Draft EIR, no response is required.

Response to Comment 62-2

Comment noted.

Response to Comment 62-3

Comment noted.

LETTER 63

Nigel Hall
8717 Sonoma Hwy,
Kenwood, CA 95452

Melinda Grosch
PRMD
2550 Ventura Ave,
Santa Rosa, CA 95403

RE: Comments on Sonoma Country Inn – Draft EIR.

June 30, 2003

Melinda,

In response to the DEIR I have the following comments:

1. Visual and Aesthetic Quality – 5.8

1 The proposed development of spa and hotel rooms is located in a prominent hill top position and will permanently destroy the scenic vista of this valley. There is no need to put so many buildings in such a visually dominant position as no amount of vegetation or architectural design will mitigate this issue. Serious consideration should be given to moving these structures to the lower levels of the site.

The proposal of 11 - 8500 sq ft homes seems outrageous and consideration should be given to reducing the size of these homes. Again, relocating to lower levels would be preferable.

2. Alternatives to the Proposed Project – 6.0

2 In relation to my first comment a 5 th alternative should be given that locates the project in the lower levels at a size that meets the needs of water, septic, traffic and lighting.

3. Impact on the community of Kenwood.

3 The Sonoma Country Inn proposal of 50 rooms is one of two proposed projects. The other project – Las Ventanas, located at Chateau St. Jean proposes 96 rooms and is within half a mile from this project.

It seems to me that adding 146 rooms, approximately 450 staff, 24 hour operation businesses will have an enormous effect on what is currently a rural community of no more than 2000 people.

Residents are already talking about moving if these projects go through as traffic congestion will only get worse, and, as virtually all properties rely on well water, they do not want the costly risk of having to re-drill their wells. These projects offer no benefit to the Kenwood community, and yet it seems the community must suffer their impact. It is imperative that this impact be addressed in the EIR as it could easily turn out that the 'Kenwood Resident' becomes an endangered species.

Thank you for your time in reviewing this,

Nigel Hall

RESPONSE TO LETTER 63 -- NIGEL HALL

Response to Comment 63-1

Please see Response to Comment 14-1 which evaluates an alternative that relocates the proposed facilities to lower elevations..

Response to Comment 63-2

Please see Response to Comment 14-1 which evaluates an alternative that relocates the facilities to lower elevations on the site.

Response to Comment 63-3

Comment noted. As discussed in Section 3.3 of the EIR the Las Ventanas Sonoma project is included in the list of cumulative projects considered.

LETTER 64

Hand Delivered 6-30-03

June 30, 2003

Mr. Frank Murphy
P.O. Box 396
Kenwood, CA 95452

Ms. Melinda Grosch
Permit and Resource Management Department
2500 Ventura Avenue
Santa Rosa, CA 95403

Re: Sonoma Country Inn Project, DEIR Comments

Dear Ms. Grosch;

I have reviewed the DEIR for the proposed project and wish to comment on the following:

Special Events

- 1 P2.0-1-30 Use permits for 30 special events per year are requested for the project. Exhibit 5.2-37 lists the total number of people and automobiles at an average event for nine venues located in the area. The data is based upon use permits on file with the County of Sonoma, not actual events attendance figures. Presently, the county does not have the resources to accurately monitor event attendance. It may be prudent to defer issuance of any new special events use permits until a procedure is in place to ensure proper enforcement of use permit provisions.

Traffic

- 2 Page 5.2-58-The report does not adequately address the cumulative impact on traffic in reference to the 8 additional existing, proposed, or approved venues holding special events in the area of the proposed project.
- 3 The report lists many mitigation measures that address the proposed project's impact on traffic. So far, very few of the existing conditions relating to traffic and safety that have been brought to the attention of CalTrans officials have not been adequately addressed.

Fatal traffic accidents continue to occur in the area on a very regular basis, the most recent occurring just last week. Why exacerbate the problem by adding more traffic to an already overcrowded and dangerous highway?

Public Safety/Impact on Public Agencies

The report does not adequately address the impact that the project will have on local and state public safety agencies, for example:

- The report does not adequately address the enforcement of Group occupancy laws by local fire authorities as noted in the Uniform Building Code and Title 19 of the California Code of regulations. The code covers facility and special event occupancy load, special event permits, pre-event safety inspections, and mandated fire inspections of public assembly facilities. Presently, notification of fire authorities to perform a pre-event inspection is left up to the venue proprietor. It may be prudent for the county to defer granting future event use permit applications until a system is developed to ensure that pre-event fire inspections are consistently performed. 4
- Based upon my observations, more alcohol is generally served and consumed by attendees at special events than for example, a winery tasting room, thus raising public safety concerns regarding impaired drivers. Mitigation measures were not included in the report for increased workload for CHP and local fire agencies. 5

Noise

- Page 5.2-58-The cumulative impact of noise generated by the 8 other existing, proposed, or approved venues was not included in the report. 6
- The report did not consider noise transmission impacts on residences at lower elevations across highway 12 from the project. Many of the residences that they did consider have large clusters of trees on their property that would partially block the sounds from the proposed project. 7
- The report did not include any noise analysis of the noises that will be generated from the restaurant and inn that will carry across the valley. 8
- The report did not include any noise analysis of the noises that will be generated from the event center that would carry into the Adobe Canyon Road area. 9

Parking

- The 147 parking spaces listed for the winery, tasting room, country store and event center will be inadequate if more than one special event is held on a given day at the current 200-person occupancy rate. 10
- At most special events, equipment is delivered in large trucks and setup by off-site vendors. Will there be adequate parking for off-site vendors? 11
- There are no mitigation measures listed in the report for off-site parking. Existing event venues in the area frequently create overflow off-site parking by event attendees parking on private property, blocking driveways, and blocking bicycle paths. 12

Aesthetics

- As evidenced by Mr. Delaplane's visual presentation of June 5, the photographs contained in the DEIR were taken from positions which were advantageous to the project developer. The actual visual impact of the proposed project if approved is devastating to one's senses. 13

Although I believe that some development may be beneficial to the community, a project that is this large and intrusive does not fit in a rural community setting such as Kenwood.

Thank you for your consideration in this matter.

Sincerely,

Frank Murphy

Frank Murphy

RESPONSE TO LETTER 64 -- FRANK MURPHY

Response to Comment 64-1

Sonoma County does not currently have a method for monitoring special events. Conditions are monitored through an annual maintenance program administered by the Code Enforcement Section. Neighbors are also a large part of the enforcement process since they report any non-compliance to the Permit and Resource Management Department. If there is continued non-compliance PRMD has the right to bring the project back to hearing for revocation of the Use Permit. It should be noted that Mitigation Measure 5.2-8(a) would restrict special events at this project until an events coordination program is in place.

Response to Comment 64-2

Please see Master Response F.

Response to Comment 64-3

Comment noted. Caltrans personnel were contacted during the preparation of the Draft EIR and did review the Draft EIR (see Letter 5). Please see Master Response G for additional discussion of traffic safety.

Response to Comment 64-4

The County Fire Marshal issues requests for information to be submitted at least two weeks before each event.

Response to Comment 64-5

Comment noted. The Initial Study prepared for the proposed project concluded that the project's impact on fire and police protection would be less-than-significant. [92]

Response to Comment 64-6

Please see Response to Comment 14-97.

Response to Comment 64-7

Please see Response to Comment 14-96.

Response to Comment 64-8

Please see Response to Comment 14-98.

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[92] *Environmental Checklist Form Sonoma Country Inn*, County of Sonoma, April 26, 2002, page 37.

Response to Comment 64-9

The EIR evaluates future noise levels at four locations. Each location is noted on Exhibit 5.11-1. Each location is on a property line of a residential parcel closest to the events pavilion and also along a noise path between the events pavilion and an existing or future house.

Implementation of Mitigation Measures 5.11-1(a) through 5.11(c) would result in noise levels which would comply with the noise level limits in the *Noise Element*. The Adobe Canyon Road area is further away from the sound sources studied than are the four locations discuss in the EIR. Therefore, the noise levels from the proposed project would be lower, resulting in compliance with the *Noise Elements* limits by a larger margin, thus a less-than significant impact.

Response to Comment 64-10

See Response to Comment 14-5. The number of parking spaces proposed is within the range (128 to 170) estimated to be needed by county staff.

Response to Comment 64-11

The site plan provides adequate parking for delivery, maintenance and vendor vehicles.

Response to Comment 64-12

The project is proposed to be located at the end of a long entry roadway, at a substantial distance from State Route 12. If overflow parking were ever needed, there would be abundant space on-site for provision of temporary overflow parking. The applicant does not anticipate this need.[93] As a condition of approval the County would prohibit the use of public roads for parking vehicles associated with special events.

Response to Comment 64-13

The accuracy of the photosimulations presented in the EIR has been verified; see Master Response A which provides a detailed description of photosimulation methodology.

The exhibits submitted by John Delaplaine on behalf of the Valley of the Moon Alliance at the June 5, 2003 Planning Commission hearing are evaluated in Master Response C.

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[93] Crane Transportation Group conversation with Ed Nagel, applicant representative, September 16, 2003.

Response to June 5, 2003 Public Hearing Comments

On June 5, 2003 the Sonoma County Planning Commission held a public hearing on the Draft EIR. Comments regarding the adequacy of the Draft EIR are summarized on the following pages. Following the summarized comments a response to each comment is provided.

COMMENTS: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SONOMA C
TAKEN AT THE HEARING OF JUNE 5, 2003

Comments on Visual Impacts

Comment Made By	Comment	Comment DEIR
PH1-1 Del Rydman	Visual Impacts were Understated. Need more detail about grading, tree removal locations.	X
PH1-2	Tree Removal will result in more visible project site. No control over off-site screening trees. Caltrans could remove the screening trees along the Highway.	X
PH1-3	Tree screening described in the DEIR does not specify the location of the screening.	X
PH1-4	Matching surrounding natural landscape may be difficult as the color scheme changes seasonally.	X
PH1-5	If Hotel Guests can see out, people in valley can see in.	X
PH1-6	Landscaping may be difficult to establish due to the soils thus mitigation measure may not be effective.	X
PH1-7	Glare of window glass is not discussed in the DEIR	X
PH1-8	Visual Impacts were not weighted appropriately. DEIR uses zoning designations to determine sensitivity, this does not result in adequate assessment of impacts.	X
PH1-9	Computer renderings can be manipulated. Focal length of the lens determines how much of the site can be seen.	X
PH1-10	Buildings are excessively high at 35' (will make them more visible).	X

PH1-11 Raymond Willmers	Lighting is cumulative - does not think that this was addressed in the DEIR. The EIR should look at the total picture for lighting. There will be an average of 150 lights per home.	X
PH1-12	Additional projects should have been included in the cumulative projects list and the effect of lighting from all these projects needs to be accounted for.	X
PH1-13 **John Delapaine**	PHOTO MONTAGES: "3D Graphics," computer generated "movie"	**X**
PH1-14	Visual analysis in the DEIR is not correct because the assumed distance to Adobe Canyon Rd. is incorrect.	**X**
PH1-15	The project site will be visible to motorists on Highway 12 for 30 seconds.	**X**
Marsha Vas Dupre PH1-16	County should not waive ridge top development standards as was done by the City of Santa Rosa. Project could do irreparable damage to the public trust.	X
PH1-17 Lisa Duryea	DEIR understates many significant impacts.	?
PH1-18 Claire Sapiro	Visual Impacts Understated. Need to consider vistas across Highway 12.	X
PH1-19 Patrick Smithson	Photomontages should include nighttime views	X
PH1-20	Since trees are relied on for screening was Sudden Oak Death Syndrome factored into the analysis of tree removal?	X
PH1-21 Commissioner Fogg	Photomontages were disturbing. Would like a better definition of tree removal and planting.	X
PH1-22	Concerned about night lighting.	X
PH1-23 Commissioner Bennett	Clarification of tree removal including: species, health status, size, removals required by fire safety standards, thinning vs. clearing.	X

Comments on Biological Resources		
Commissioner Murphy PH1 - 24	What is the general nature of the trees that are going to be removed? Saplings vs. mature trees? Species? (See also Visual Impacts as this comment pertained to that area also.)	X
PH1-25 Elaine Hards	Biological impacts were understated.	X
PH1-26	Feels that an inadequate amount of time was spent on the site surveying for rare species (especially raptors and red legged frogs). It is often difficult to find endangered species when you are looking for them.	X
PH1-27	The Sonoma Country Inn will severely impact wildlife and the State and Regional Parks adjoining the site. It will be a barrier to animal migration.	X
PH1-28 Terry Harrison	The last major fire was 60 years ago. Forestry has raised the question of a controlled burn on the mountainside. The EIR should consider a controlled burn as part of the biological analysis.	
PH1-29 Mary Lou Hadditt	There will be severe impacts on wildlife from tree removal. Destroying a paradise.	X
PH1-30 Lisa Duryea	DEIR understates many significant impacts.	?
PH1-31 Pat Hansen	Concerned that storm water detention facilities will affect steelhead.	X
PH1-32 Terry Harrison	Controlled burn should be considered as part of biotic analysis. Last wildfire was 60 years ago. Biotic is responding to the lack of fire.	X
Comments on Hydrology and Groundwater		
PH1-33 Allison Hargrave	Cannot have "paper" water supply, must have adequate real water. Cited as: Planning & Conservation League vs. Dept. of Water Resources, 83 Cal App 4th 892, September 15, 2000).	X
PH1-34	Must have a baseline groundwater study per recent case law.	X

PH1-35	Pg. 5.5-4 Questioned how the DEIR determined that there was a "known plentiful groundwater supply."	X
PH1-36	Pg. 5.5-7 The designation of an area by the County as a Class I groundwater availability area is not enough to make a determination that the "baseline" supply is adequate.	X
PH1-37	Pg. 5.5-8 Recognizes that there are no other available sources of water. We do not know the cumulative demand.	X
PH1-38	Pg. 5.5-9 "All available information states that ..." no citation for what available information was used for the basis of this statement.	X
PH1-39	5.5-12 Statements about drawdown are inaccurate. Stated that there are many wells going dry but no data has been submitted. Disagrees with the conclusion that the impact on Graywood Ranch well is "less than significant." Stated that they would provide data. County Counsel requested that data be submitted in writing.	X
PH1-40	5.5-7 Impacts to groundwater recharge areas are cumulative; was not addressed very thoroughly in DEIR. No study was done of why wells in the area are failing, just a general statement in the DEIR about the reasons wells might have problems.	X
PH1-41	Should conclude that if there is a cumulative impact to groundwater recharge from construction of impervious surfaces, then the supply of groundwater is not adequate.	X
PH1-42 Rochelle Campana	Winery process water has higher BOD and higher solids than domestic wastewater. Originally, it was in a separate system from domestic wastewater, now they are combined. Why? Mixing both types affects reliability.	X
PH1-43	There is a wide seasonal fluctuation in wastewater production from winery and event center. Will the systems be able to handle the peaks?	X
PH1-44	The proposed package treatment systems are very sensitive to changes in BOD will require careful management or it will fail. Nitrate removal is important.	?
PH1-45	Nitrate removal is important. Proximity of wells makes this critical. Optimal operation of plants and monitoring program would be crucial to success.	X
PH1-46	Appears that the winery wastewater disposal area has been moved.	

P171-47	Would like the Final EIR to include: The size and location of all treatment facilities What the graywater feature will look like Details regarding chemical storage (for chemicals used in treatment) Details about sludge removal Diagram showing all wastewater processing chains Information about where the disposal area for the spa/laundry graywater will be located Will a flow meter be used to determine when to discharge graywater to the treatment system? Where will graywater disposal occur if the system and the pond are full?	X
P171-48	Add nitrate monitoring to monitoring for wastewater treatment systems. Wells in the area currently have low nitrate levels.	X
P172-49 Pat Hansen	The Sonoma site where the climatic conditions monitoring station is located is not the most accurate for the Graywood Ranch property; it under represents rainfall.	X
P171-50	Needed more detail on the roadways: width, length, drainage facilities, cuts/fills, etc. Must have designs to analyze. Concerned about runoff from access road, cut slopes, erosion from ditches draining road, etc.	X
P171-51	Felt that the balance between wastewater and water withdrawals was inaccurately presented and should be reviewed again in the EIR.	X
P171-52	Is groundwater on the site connected to the Sonoma Creek? DEIR does not address the effect of groundwater pumping on Sonoma Creek.	X
P171-53	Concerned that the septic systems are in hydraulic communication with source of groundwater.	X
P171-54	The Kenwood Village Water Co. well is 1 mile down gradient from project. A decline in production has been noted in this well since 1987.	X
P171-55 Jane Ernsberger	Map 5.5-2 of wells does not show any of the wells on Shady Acres Lane or those on the other side of Highway 12.	X
P171-56 Terry Harrison	Feels that Harrison and the Philbin springs should have been included in the DEIR analysis of water supply.	

PH1-57	States that all of the springs appear to have different sources and some have water similar to that found in the wells on the Graywood Ranch. His spring is at 525 foot elevation, probably different source from other springs. Well test shows groundwater elevation a higher than his spring at the beginning of the test and lower at the end of the pump test. Does not show no effect as EIR claims. Need to retest while measuring these springs.	X
PH1-58	The tests in the DEIR are inadequate because the drawdown tests should be performed in Sept.-Oct. since that is when water levels are the lowest as trees are still pulling water.	X
PH1-59 Grant Moore	Groundwater impacts were understated. He has an 18 foot deep well directly across Highway 12. His neighbors have two additional wells at different depths. None of them were tested.	X
PH1-60 Randall Blythe	Concerned that additional upstream development will cause more extensive flooding in his neighborhood (Hoff Rd.). In the last 25 years there have been three 100 year floods.	X
PH1-61 Thelma Jorgensen	Runoff will increase from the new impervious services and tree removal. It will cause additional flooding in her neighborhood (Hoff RD.) Cited an increase in flooding resulting from the construction of Oakmont.	X
P171-62 Commissioner Fogg	Would like the EIR to address downstream flooding issues in more detail.	X
P171-63	Wants a definition of what a "Baseline Groundwater Study" should consist of.	X
P171-64 Commissioner Furch	Use of a package treatment plant for wastewater treatment is precedent setting and may result in a bigger push throughout the county to use them for sites which have limited septic capabilities. This should be addressed in the EIR.	X
P171-65	It appears that a leachfield is located in one of the groundwater recharge areas. This area is also indicated as having a high potential for liquefaction.	
P171-66	The 48 hour drawdown test was performed in winter. Although the results provide valuable information, what happens in the summer?	X

PH1-67	Include well drillers' log.	X
PH1-68	Re-examine rainfall/recharge assumptions. Rainfall will not necessarily recharge the aquifer.	X
Cultural Resources		
PH1-69 Marsha Vas Dupre	If cultural resources on the site the project must have significant impacts on them.	X
Lisa Duryea PH1-70	The Valley of the Moon is a beautiful cultural resource and this project will result in its destruction.	X
General Plan and Zoning Consistency		
PH1-71 Commissioner Furch	Document the historic location of the "K" zoning, its current location and the proposed location.	X
PH1-72 Commissioner Murphy	Would the General Plan Consistent Alternative result in the same level of tree removal?	X
PH1-73 Marsha Vas Dupre	The Planning Commission should not waive any criteria for hillside development. See Visual Impacts.	X
PH1-74 Ernie Carpenter	The technical changes are not really technical changes. Policy Lu-4R and the zoning maps accurately reflect the intentions of the Board of Supervisors at the time.	X
PH1-75	The proposed project is not consistent with the General Plan as policy LU-14r was established to recognize approved development, the proposed project is a different project and therefore, a proposal for new development. Therefore, the proposal cannot rely on LU-14r for approval.	X

PH1-76	LU-14n states: "The "Recreation and Visitor Serving Commercial" designation is applied to "Morton's Warm Springs" (APN 055-040-032) to recognize the existing outdoor recreation use. Additional Recreation and Visitor Serving designations in the Sonoma Valley are limited to urban service areas or Kenwood." Since the project is a new project it is subject to this policy. Approval of the project would be inconsistent with the General Plan.	X
PH1-77	Objective LU-18.5 states: "Limit recreation and visitor serving uses in resource areas to low intensity or outdoor uses." This project is inconsistent with this objective. If it is approved it will allow recreation and visitor serving uses to spread.	X
PH1-78	The commentor raised a number of issues related to interpretation of General Plan policies.	
PH1-79 Commissioner Furch	The discussion of the community separators and zoning and the changes to be made is confusing. Maps need to be prepared showing zoning for each parcel.	X
PH1-80	Most of the growth appears to be in the Community Separator. This should be illustrated on a map showing the boundaries of the Community Separator with the site plan for the project.	X
PH1-81	Need to better analyze consistency with LU-14r.	X
PH1-82	It is unclear why OS-1c does not apply to the project.	X
PH1-83	General Plan Policies and Goals LU-8.3, LU-8.4 and LU-8.d. Should be reviewed for their applicability to the project. They ask for Impacts to soils suitable for agriculture not analyzed. Also need to determine whether the project conflicts with agricultural uses in the area.	X
PH1-84 Commissioner Murphy	Need to address conformity of the project with the General Plan.	X
Comments on Cumulative Impacts		
PH1-85 Commissioner Fogg	If significant additional projects have come on line since the start of the project shouldn't they be included in the EIR analysis?	

Del Rydman DH1-86	Mitigations for events rely on monitoring to ensure that too many special events aren't held at any one time. Given the lack of budget for this and already over worked County staff this is not likely to happen. This makes this mitigation measure inadequate.	X
DH1-87 Raymond Willmers	Night sky light impacts are cumulative and this is not addressed in the DEIR.	X
DH1-88	Projects not included in the DEIR: Juvenile Hall Expansion, Boys & Girls Home, Expansion of Oakmont is now 165 new homes, new Hood Mountain Park entrance, Sugarloaf State Park Entrance (3,000 people/year), Kenwood Wedding Center, Deerfield Ranch, (was cut off by the Commissioners).	X
DH1-89	There will be 30,000 additional lights in the Valley with all of the proposed projects.	X
DH1-90 Richard Carbonetti	The cumulative effect of events at all of the various facilities in the Valley is understated.	X
DH1-91 Claire Sapiro	The DEIR does not really address the full cumulative impact of traffic.	X
DH1-92 Patrick Smithson	Concerned about cumulative impacts.	X
DH1-93 Commissioner Fogg	Re-examine the assumptions used for cumulative impacts.	X
Comments on Noise		
DH1-94 Commissioner Murphy	Noise Monitoring Mitigation. Feels that they probably won't have the full number of special events the first year. Need to refine the description of the events to be monitored so that the full number of events is captured. The EIR should have a better description of events to be monitored. The noise monitoring requirement should be changed so that staff identifies six appropriate events to monitor.	

D171-95 Craig Murphy	DEIR does not contain an analysis of noise impact on dwellings across Highway 12. The Valley has some unique noise parameters and sound is carried a long way.	X
D171-96	No analysis of restaurant noise was included in the DEIR.	X
D171-97	No analysis of cumulative noise impacts.	X
D171-98 Estelle Ross	Noise from the private airstrip on the adjoining portion of the Graywood Ranch may be a problem and it was not really addressed in DEIR.	X
D171-99	There are many noise impacts from existing agricultural operations (generators during freezing to keep crops from being damaged, etc.) which may have an adverse impact on new development in this area.	X
D171-100	There are a large number of planes which fly over the area already taking promotional photos and they contribute a lot of noise to the area.	X
D171-101	Traffic noise from Highway 12 and other major roadways is already intense. This project will add to that - doesn't appear to be addressed in the DEIR.	X
D171-102 Commissioner Fogg	Provide more information about the acoustics of the Valley.	X
D171-103 Commissioner Furch	What are the hours of operation for the private airstrip.	X
Comments on Traffic Impacts		
D171-104 Commissioner Fogg	What was the source of the assumptions for cumulative development?	X
D171-105	Should significant new projects be added to the cumulative analysis?	X
D171-106	Need to address the cumulative assumptions.	
D171-107	Is concerned about basic traffic design.	
D171-108	Can the EIR compute accident history and describe the effect?	

PH1-109 Commissioner Bennett	Are special events included in Figures 5.2-23, 24, and 25?	
PH1-110	The EIR should have a comparison of conditions with and without events.	
PH1-111 Commissioner Furch	Why is 2012 used as a horizon year for traffic?	
PH1-112	How were the growth rate assumptions made for traffic? Why do they decrease after 2005?	
PH1-113	Are the traffic mitigations growth-inducing?	
Raymond Willmers PH1-114	The DEIR missed projects that should be in the cumulative analysis: Stargate, Juvenile Hall, Children's Home, Oakmont expansion, Hood Mountain, Hood Mansion, Sugarloaf Park, Kenwood Wedding Center, Deerfield Ranch, Darius Ranch, (also some others not named).	
PH1-115 George Ellman	Comments submitted in letter and e-mail.	
PH1-116 Mary Lou Hadditt	Traffic mitigations are urbanizing our valley. This will be destroying paradise.	
Carl Keener PH1-117	The DEIR does not consider the safety hazards associated with the project's entrance: Cars turning left onto Lawndale will cause people to pass on the right in the deceleration lane. People waiting to exit the project site will conclude wrongly that cars in the deceleration lane are going to turn onto the project driveway, which could cause them to pull out into traffic, resulting in an accident.	
PH1-118	The project entrance is too close to Lawndale. Exiting vehicles from both need to merge quickly into high speed through traffic, increasing the potential for an accident.	
PH1-119	People exiting from the project site after visiting the winery or attending a special event may have been drinking, and would increase potential for accidents.	
PH1-120	The County may be liable in an accident situation.	
PH1-121	There have been over 6 fatalities on the curve 1000 feet to the east.	

D171-122 Lisa Duryea	The DEIR says the only way to mitigate traffic is to add lanes, yet the DEIR does not address growth that might be induced by this mitigation.	
D171-123	There are no alternate routes; all traffic uses Hwy 12.	
D171-124 Frank Murphy	147 parking spaces are proposed, but this may be inadequate for more than one event at a time. The need for off-site parking should be addressed. When multiple events occur, people park on roadsides, sometimes blocking driveways.	
D171-125	The number of people attending special events is based on the County's permits, which may not be accurate. In some cases the attendance is unknown until the event is held.	
D171-126 Jane Ernsberger	The DEIR did not consider agricultural traffic during crush and harvest.	
D171-127 Claire Sapiro	The DEIR does not fully address cumulative traffic.	
Steve Perry D171-128	The DEIR took a microscopic view for traffic purposes - only a few miles north and south of the project. There is an interaction between Hwy 12 and other roads, such as Bennett Valley Road, Warm Springs Road, and Arnold Drive. If traffic worsens on Hwy 12, it could affect traffic on other roads.	
D171-129	The cumulative list is focused - it should consider all projects.	
D171-130	Make sure the mitigations will not affect other areas.	
Brent Moore D171-131	The DEIR does not does not describe traffic accidents - it should include Caltrans figures on accidents.	
D171-132 Patrick Smithson	Special events will be condensed into a few months each year (summer and fall), which will make traffic impacts worse.	
D171-133 Debra Guerin	Did the DEIR consider the effects on residential driveways? I had an accident at my driveway recently.	
D171-134 Randall Blythe	Weekday mornings have worse traffic; the DEIR analyzes times having lower traffic.	
D171-135 Thelma Jorgensen	It has taken as long as 10 minutes to make a left turn from Hoff Road.	

Other Comments		
PH1-136 Richard Carbonetti	So many mitigations, DEIR shows that this is the wrong project in the wrong place.	
PH1-137 Lisa Duryea	Kenwood is a very small town and the scale of this project is not in keeping with the community.	X
PH1-138 Craig Murphy	There has been a lot of strain on the Volunteer Fire Dept. due to all the wineries with events, etc. in the Valley of the Moon. These require standard inspections of permanent facilities and prior to each event. This impact was not addressed in the DEIR	X
PH1-139	More alcohol is consumed at events putting more work on CHP, sheriff, fire and ambulance. These impacts were not addressed in the DEIR.	X
PH1-140	Numbers of people who will attend an event is unknown until the event is held. Projections are routinely exceeded at current events. This was not factored into the analysis of event impacts.	X
PH1-141	Parking is not adequate and will result in off-site parking. Need to review parking again.	X
PH1-142 Commissioner Furch	Explain the "Overriding Public Benefit," especially the benefit of trail which dead-ends at Highway 12.	

Response to Comment PH-1

Please see Master Response A and Master Response D.

Response to Comment PH-2

The County does regulate the removal of certain designated trees through the Sonoma County tree Ordinance No. 4044, the Valley Oak Ordinance 4991, and the Sonoma County Heritage Tree Ordinance No. 3651. It is not clear which "screening trees" that Caltrans could remove that the commentor is referring to. As can be seen in Exhibits 5.8-4 and 5.8-9 there are no trees immediately adjacent to State Route 12. It should also be noted that the screening providing by the trees discussed in Section 5.8 would be provided by on-site trees.

Response to Comment PH-3

Exhibits 5.8-6, 9-3 and 9-4 illustrate how on-site trees would provide the screening described in Section 5.8.

Response to Comment PH-4

Please see Response to Comment 14-92.

Response to Comment PH-5

Portions of the inn would be visible from off-site as described in ***Section 5.8 Visual and Aesthetic Quality*** and in Master Response A.

Response to Comment PH-6

Comment noted. It is unclear which specific mitigation measure this comment is referring to. Landscaping is part of the proposed project, however, the visual analysis in the EIR did not rely on landscaping to screen buildings from views.

Response to Comment PH-7

Due to the distance of the proposed buildings from existing roads and the screening provided by the on-site trees glare from window glass is not anticipated to be a significant problem.

Response to Comment PH-8

As discussed in Section 5.8 the project site's zoning designation is only one of several factors that were used to determine the visual significance of the changes proposed by the project.

Response to Comment PH-9

Please see Master Response A.

Response to Comment PH-10

The 35 foot building height is consistent with what is permitted by the zoning designations.

Response to Comment PH-11

Impact 5.8-4 states that light pollution would be a significant cumulative impact.

Response to Comment PH-12

Please see Master Response E.

Response to Comment PH-13

Please see Master Response C.

Response to Comment PH-14

Please see Master Response A.

Response to Comment PH-15

Please see Master Response A.

Response to Comment PH-16

There is no proposal to "waive" any of the County's development standards.

Response to Comment PH-17

Comment noted. Without more detail of how the analysis is inadequate no further response is available.

Response to Comment PH-18

Please see Master Response A for a discussion as to how the viewpoints for the EIR were selected. Viewpoints are evaluated from public roads or other public viewpoints.

Response to Comment PH-19

Please see Response to Comment 48-4.

Response to Comment PH-20

As acknowledged on page 5.6-14, Sudden Oak Death (SOD) is one of several vegetation management issues described in the project application and discussed further in the outline of the Vegetation Management Plan prepared by the applicant's arborist. SOD is a forest disease caused by the fungus-like pathogen *Phytophthora ramorum.* This pathogen has caused widespread dieback of tanoak and several oak species in the central and northern coastal counties of California. It has also been found on numerous other species, including Douglas fir, rhododendron, California bay laurel, and camellia. While some of these species - coast live oak, black oak, Shreve oak and tanoak - sustain lethal trunk infections, other plants get more benign foliar and twig infections. Many of these species with foliar infections are believed to play a key role in spread of *P. ramorum*.

According to the applicant's arborist, the trees on the property currently show no signs of infection or decline from SOD. The possible establishment of SOD and need for any control of its spread in the future would be a component of the on-going vegetation management of the site. Treatment is now

available to improve the level of resistance to SOD and in stopping its spread, although these are relatively intensive procedures and would most likely not be realistic for widespread application.

In Master Response D an assessment is provided on anticipated tree removal based on estimates made by the applicant's arborist. This includes information on tree removal size class and species distribution (see Exhibit 9-7). Based on the sampled area, the species most susceptible to die off from to SOD (live oak and black oak) comprise approximately 20 to 25 percent of the tree species in the sampled area. Those less susceptible to die off (though several may be affected or are susceptible to foliar infections) comprise at least 75 percent of the species distribution.

It is not possible to conjecture or accurately predict how the forest and woodland cover on the site may be affected by a condition which currently does not exist on the property. There are too many variable to accurately predict how some future infection of SOD, which presumably could include tree die off, would affect the visibility of proposed structures. These variables include: relationship of building improvements to specific infected trees; individual tree height, spread, and canopy density; effectiveness of other non-infected (both of the same and different species) in maintaining screening function of proposed structures. Given that SOD is not present on the site, the comparatively low percentage of trees species which could severely affected by SOD (less than 25 percent), provisions for future management and opportunities for treatment if an infection should become established, SOD is not believed to pose a significant threat or contribute significantly to the visibility of proposed structures on the site. This assumes that proper management and intervention is provided as part of the proposed Vegetation Management Plan, if ever required in the future.

Response to Comment PH-21

Please see Master Response A and Master Response D.

Response to Comment PH-22

Impact 5.8-4 discusses light pollution. Although the proposed project would go through the County's Design Review process and measures would be incorporated to reduce off-site glare, the impact is considered significant and unavoidable.

Response to Comment PH-23

Please see Master Response D.

Response to Comment PH-24

Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, the risks posed by overly dense forest cover, and adequacy of proposed mitigation.

Response to Comment PH-25

Comment noted. Please see ***Section 5.8 Biological Resources*** for a description of the biological and wetland resources on the site, potential impacts of proposed development, and recommended mitigation.

Response to Comment PH-26

Comment noted. As discussed in the introduction to ***Section 5.6 Biological Resources***, most of the detailed studies were conducted by consultants retained directly by the applicant. However, each of the firms and individuals involved are respected professionals with years of experience in conducting biological and wetland assessments. To ensure the thoroughness and accuracy of these detailed studies, an independent EIR biologist (Environmental Collaborative) was used to conduct a peer review of the reports and mapping prepared for the applicant. Two field reconnaissance surveys were conducted by the EIR biologist, one in spring and the other in summer of 2002. These field reconnaissance surveys were considered adequate to characterize resources in the vicinity of proposed improvements or locations where indirect impacts of the project could affect sensitive resources. Representatives of the CDFG were also informally consulted during conduct of the detailed surveys and subsequently by the EIR biologist to confirm identified resources, likelihood of occurrence of any other sensitive resources, and the need for any additional detailed surveys. The results of the detailed surveys, and input from CDFG is acknowledged under the discussion of special-status species on pages 5.6-10 through 12 of the Draft EIR. Information on the status and habitat characteristics of steelhead, California red-legged frog, foothill yellow-legged frog, California tiger salamander, and raptors is provided on pages 5.6-11 and 12 of the Draft EIR, together with a conclusion that suitable habitat for these species is absent from the site.

As stated on page 5.6-7 of the Draft EIR, the identified jurisdictional wetlands were verified by the Corps in October 2002, eliminating any question regarding the potential for additional wetland resources on the site. Detailed measures have been recommended in the Draft EIR to ensure adequate protection of the occurrences of Sonoma ceanothus and narrow-anthered California brodiaea on the site.

A discussion of the surveys conducted to determine presence or absence of raptor nesting activity on the site is provided on page 5.6-12 of the Draft EIR. These consisted of two daytime visual surveys and two night-time owl calling surveys focusing on spotted owl. No evidence of any raptor nesting activity was observed during the field reconnaissance surveys by the EIR biologist. As acknowledged on page 5.6-16 of the Draft EIR, there is a possibility that new nests could be established in the future prior to project implementation or during later phases of construction. Mitigation Measure 5.6-1(d) calls for conduct of pre-construction surveys to ensure no new raptor nests have been established on the site which could be affected by proposed tree removal and construction. Several other mitigation measures require additional detailed engineering surveys or other field confirmation, but these are recommended to ensure adequate protection of known resources not determine whether unknown resources occur on the property. The studies conducted prior to and during preparation of the EIR have collectively been determined to be accurate in identifying sensitive biological resources on the site and were sufficient to allow for an adequate evaluation of potential impacts of the project. No additional detailed surveys are considered necessary to complete the environmental analysis.

Response to Comment PH-27

Comment noted. A discussion of the potential impacts of the project on wildlife habitat and connectivity is provided in Impact 5.6-4 of the Draft EIR, together with detailed measures recommended to mitigate identified adverse impacts.

Response to Comment PH-28

Comment noted. Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, the risks posed by overly dense forest

cover, and adequacy of proposed mitigation. Use of controlled burning as a method to manage vegetation and the high fire hazard on the site was not proposed as part of the project or its conceptual Vegetation Management Plan, and so this technique was not evaluated in the Draft EIR.

Response to Comment PH-29

Comment noted. Please see Master Response D for an update on the potential impacts of the project on tree resources, refined estimates of anticipated tree removal, the risks posed by overly dense forest cover, and adequacy of proposed mitigation.

Response to Comment PH-30

The commentor did not give reasons for believing the impacts to be understated, and therefore no response can be provided.

Response to Comment PH-31

Please see Response to Comment 49-10.

Response to Comment PH-32

Please see Response to Comment PH-28

Response to Comment PH-33

The commentor mischaracterizes the water supply analysis as a "paper study". Sufficient water supply for the project was documented through the completion of a pumping test in September 2002, review of water well information for the immediate project area, groundwater recharge calculations for the project site, research and review of background geologic and hydrologic data for the project area, and detailed itemization of water demands for the proposed project facilities. For additional information, please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

Response to Comment PH-34

Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area. Also, please see Response to Comment 21-38.

Response to Comment PH-35

Virtually the entire project site, except a small part at the northern end, lies within a Class I groundwater availability area, according to the Resource Conservation Element of the Sonoma County General Plan. Class I areas are defined as areas of major groundwater basins having a known and readily available supply of groundwater. Additionally, sufficient water supply for the project was documented through the completion of a pumping test in September 2002, review of water well information for the immediate project area, groundwater recharge calculations for the project site, research and review of background geologic and hydrologic data for the project area, and detailed itemization of water demands for the proposed project facilities. For additional information, please see Master Response J regarding historic groundwater level monitoring data for wells in the project

area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

Response to Comment PH-36

Comment noted. Please see Responses to Comment PH-35 and 21-38.

Response to Comment PH-37

Please see Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

Response to Comment PH-38

The EIR preparers agree with the commentor that the cited language in the Draft EIR is vague as to the reference. The text of EIR, second sentence on page 5.5-9, has been revised to read as follows;

> ~~All available information~~ Review of water well information for the immediate project area, groundwater recharge calculations for the project site, research and review of background geologic and hydrologic data for the project area, and detailed itemization of water demands for the proposed project facilities indicate~~s~~ that there is more than sufficient groundwater available on the project site to meet the estimated water demand.

Response to Comment PH-39

According to the Public Hearing record, the commentor was to have supplied data regarding evidence of many water wells in the area that are going dry. No such data have been supplied for review by the EIR consultants. However, please see Response to Comment 2-1 regarding review of the Kenwood Village Water Company K-1 well, which has experienced increased levels of dynamic drawdown (i.e., during pumping).

Please see Response to Comment 21-40 regarding the assessment of drawdown impacts on the Graywood Ranch well.

Response to Comment PH-40

Please see Master Response J regarding historic groundwater level monitoring data for wells in the project area and Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

As general matter, investigation of the causes for specific individual homeowner water well problems is outside the scope an EIR. In this case, no data were supplied by the commentor to further clarify the locations and nature of water well problems to assist in determining their relevance to the EIR analysis, and to facilitate their review and consideration as part of the EIR (see Response to Comment PH-39). However, please see Response to Comment 2-1 regarding the apparent significant increase in dynamic drawdown at the Kenwood Village Water Company main water well (K-1) in recent years. It appears that it is most likely a function of the deteriorating condition of the well (it had to be re-cased in 1998) rather than an area-wide decline in groundwater availability. This is consistent with the discussion provided in the Draft EIR.

Response to Comment PH-41

This opinion is noted; however, the EIR preparers disagree with the commentor regarding determination of what constitutes an adequate supply of groundwater. Also, please see Master Response K regarding comparison of groundwater recharge estimates and projected cumulative water demand for the area.

Response to Comment PH-42

Please see Response to Comment 20-8.

Response to Comment PH-43

Please see Response to Comment 20-8.

Response to Comment PH-44

Comment noted. Sharp fluctuations in the BOD and other characteristics of the sewage influent to the plant would be normalized or buffered by the inclusion of a septic tank and as well as an anoxic-dentrification mixing tank ahead of the FAST treatment modules. Please see Master Response H for treatment process schematics.

Response to Comment PH-45

Comment noted. The Draft EIR recognizes the importance of potential groundwater-nitrate impacts and includes mitigation measures (5.4-1 and 5.4-4) addressing treatment system reliability and monitoring requirements. See also Response to Comment PH-48.

Response to Comment PH-46

The disposal area for the Winery wastewater system is the northern portion of Disposal Area A, as proposed by the applicant. An earlier project plan considered a larger winery and the use of an aeration pond; but this was deleted and is not included in the project that is described and evaluated in the Draft EIR. Please see Master Response H for further clarification of the proposed wastewater treatment process schematics and disposal fields.

Response to Comment PH-47

Please see Master Response H for clarification and updated description of the proposed wastewater treatment and disposal facilities. Please see Master Response I for discussion of chemical usage, sludge disposal and other operational issues regarding the treatment systems.

Response to Comment PH-48

The monitoring requirements would be specified by the Regional Water Quality Control Board in a monitoring and reporting program included as part of the Waste Discharge Requirements for the wastewater facilities. Nitrate is normally a required water quality parameter for systems of this size that utilize subsurface disposal methods. Sonoma County PRMD would also be issuing an Operating Permit for the facility and would include nitrate monitoring as requirement. As discussed in Response to Comment 14-55 the text (and Exhibit 5.4-6) of the EIR has been revised to reflect a change in the nitrate loading analysis; and mitigation measure 5.4-4 has been revised to specify an effluent nitrate-nitrogen limit of 10 mg/L, rather than 15 mg/L.

Response to Comment PH-49

Please see Response to Comment 14-36 for information regarding rainfall data.

Response to Comment PH-50

Please see response to Comment 14-43 for impacts associated with roadway drainage,

Response to Comment PH-51

This comment appears to question the assumption in the Draft EIR that the wastewater discharge to the soils and underlying alluvium in the lower portions of the site can be considered to be part of recharge to the groundwater in the water balance calculations. This portion of the site is recognized and mapped as a "groundwater recharge area" in the Resource Conservation Element of the Sonoma County General Plan. Also, please see Response to Comment 14-53 regarding evidence of hydraulic communication between the upper Alluvium unit and the deeper Sonoma Volcanics. The upland areas of the project site are also a source of groundwater recharge; however, the contribution (per acre) is less than in the lower alluvial areas. In the upland areas of the site wastewater disposal from residential septic systems can also be considered to contribute to groundwater recharge in the same manner that impervious surfaces (in both the lower and upper areas of the site) are assumed in the Draft EIR to contribute to a reduction in groundwater recharge.

Response to Comment PH-52

Please see Response to Comment 14-61.

Response to Comment PH-53

This comment expresses a concern about the potential for hydraulic communication between the proposed wastewater disposal fields and the groundwater supplies in the area. It is true that the wastewater disposal fields for the inn/spa/restaurant and for the winery would be located in areas that discharge to the Alluvium unit which, in turn, is a source of recharge to groundwater basin. However, the wastewater systems would not have "direct" hydraulic communication with the groundwater. Similar to other potential sources of pollution that occur at or near ground surface, the wastewater disposal systems will have only "indirect" hydraulic communication with the groundwater. As explained in the Draft EIR, minimum vertical separation distances are required between the bottom of wastewater disposal trenches and the highest seasonal rise of the water table. This applies to highly treated wastewater (as proposed for the project) as well as for standard septic tank systems. The unsaturated soil zone beneath the wastewater disposal systems is an important treatment zone; its ability to provide treatment is judged by soil texture, structure, depth and permeability. The soils in the proposed wastewater disposal areas have been investigated extensively to verify their suitability and capacity to provide the necessary treatment. Please see also Response to Comment PH-65.

Response to Comment PH-54

Please see Response to Comments 2-2 and 14-57.

Response to Comment PH-55

Please see Response to Comment 14-56 regarding the extent of water well mapping shown in the Draft EIR.

Response to Comment PH-56

Please see Response to Comments 14-49, 22-1, 25-2 and 55-1 regarding the Philbin/Baker spring.

Response to Comment PH-57

Please see Responses to Comments 14-49, 22-1, 22-3 and 36-1 regarding the Dempster spring.

Response to Comment PH-58

The pumping tests were conducted in during the period of September 25-27, 2002; please see Response to Comment 14-58.

Response to Comment PH-59

The pumping test included monitoring and analysis of impacts to wells located closest to the project wells, since these are the wells with the greatest potential for being impacted by the project wells. The farthest well monitored was about 2,000 feet from the pumping well; and there was no observed drop in water level during the pumping test. Wells on the opposite side of Highway 12 are more than 4,000 feet from the pumping well (Resort Well). Drawdown in these wells so far away is even less likely to have occurred during the pumping test. As explained in the Draft EIR on page 5.5-18, under the discussion of Cumulative Well Interference, drawdown impacts decrease exponentially with distance from the pumping well.

Response to Comment PH-60

Please see Response to Comment 14-47 for information regarding flooding of Sonoma Creek. As discussed in Response to Comment 14-47, flooding at Hoff Road as a result of the proposed project is estimated at 0.15 inches.

Response to Comment PH-61

Please see Response to Comment 14-47 for information regarding flooding of Sonoma Creek. As discussed in Response to Comment 14-47, flooding at Hoff Road as a result of the proposed project is estimated at 0.15 inches.

Response to Comment PH-62

Please see Response to Comment 14-47 for information regarding flooding of Sonoma Creek. As indicated in Response to Comment 14-47, the Draft EIR has been revised to include additional discussion and analysis of the impacts of flooding.

Response to Comment PH-63

There is no formal definition of the term “Baseline Groundwater Study”. It may have different meanings based on the circumstances of the matter under review. However, in a general sense it is understood to be a study, the purpose of which is to describe or characterize existing groundwater conditions to aid in decisions about activities that may affect the groundwater resource. The level of detail is dependent upon the particular groundwater basin conditions, as well as the availability of (or ability to acquire) pertinent data. At a minimum the study would be expected to include a basic description of geology and hydrology, occurrence of groundwater, typical water well production rates and depths, estimated aquifer properties, water uses and estimated demand, and estimated rates of

groundwater replenishment. The term "safe yield" is often referred to in groundwater studies; however, this is partly an economic evaluation and consequently is not necessarily a part of a "baseline" study. Also, please see Response to Comment 21-38.

Response to Comment PH-64

Please see Response to Comment 14-50.

Response to Comment PH-65

The commentor is correct. The lower portions of the project site are located in a known groundwater recharge area. Project facilities, including buildings and wastewater treatment and disposal facilities would be located in these areas. The onsite wastewater treatment and disposal standards established by Sonoma County and by the Regional Water Quality Control Board operate under the assumption that all onsite wastewater systems discharge to areas of groundwater recharge; and, accordingly, the standards are set to protect all potential uses of the groundwater for drinking water purposes (i.e., highest use). Therefore, compliance with County and Regional Board standards can be used as a basis for assessing potential impacts to and protection of groundwater resources. The proposed wastewater facilities for the project have been evaluated and found to be in compliance with established requirements for protection of groundwater resources in the area.

Please see Impact 5.7-3 and mitigation proposed to reduce the impact to a less-than-significant level.

Response to Comment PH-66

The pumping tests were conducted during the period of September 25-27, 2002; please see Response to Comment 14-58.

Response to Comment PH-67

The well driller's logs for the project site (winery well and resort well) are included the groundwater pumping report prepared for the project site. [94]

Response to Comment PH-68

Please Master Response K for revised estimates of groundwater recharge and net groundwater extraction, including various rainfall assumptions, reduced water demand (based on changes in the proposed spa), and refined monthly water balance calculations. Also, please see Response to Comment 14-53 regarding hydraulic communication between the Alluvium and the Sonoma Volcanics. Additionally, the Resource Conservation Element of the Sonoma County General Plan designates the lower portions of the project site as falling within a defined "Groundwater Recharge Area".

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[94] Richard C. Slade & Associates LLC, Consulting Groundwater Geologists (RCS), *Results and Analysis of 48-Hour Constant Rate Pumping Test – Resort Well at Graywood Ranch*, December 2002. A copy of this report is available for review at the Sonoma County PRMD office.

Response to Comment PH-69

Section 5.9 addresses potential impacts to cultural resources as a result of the proposed *Sonoma Country Inn* project. It does not necessarily follow that if cultural resources are present these must be a significant impact.

Response to Comment PH-70

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment PH-71

Please see Response to Comment 14-2.

Response to Comment PH-72

Since a specific development proposal is not available it is not possible to quantify the differences between the General Plan Alternative and the proposed project. For example, the extent of tree removal would depend on the layout of the 13 residential lots, the location of the building envelopes and the location of the driveways. With a reduction in the number of rooms in the inn it is likely that the inn/spa/restaurant portion of the project would result in less tree removal for the General Plan Alternative than the proposed project.

Response to Comment PH-73

Comment noted. It is not proposed to "waive any criteria for hillside development".

Response to Comment PH-74

Please see Response to Comment 14-2.

Response to Comment PH-75

The commentor is correct -- the proposed project is inconsistent with the existing General Plan policy LU-14r. It is for this reason that the project applicant has proposed a General Plan Amendment to eliminate this inconsistency. Without approval of the General Plan Amendment the project as proposed would be inconsistent with the policy.

Response to Comment PH-76

County decision makers will decide which policy takes precedence.

Response to Comment PH-77

Comment noted.

Response to Comment PH-78

County decision makers will make the interpretations of the General Plan policies.

Response to Comment PH-79

County PRMD staff prepared a number of exhibits related to the General Plan and Zoning aspects of the proposed project. The following exhibits are included in Appendix F.

- General Plan Land Use Designations
- General Plan Open Space Designations'
- General Plan Land Use Technical Correction
- General Plan Land Use Amendment Request
- Zoning Technical Correction
- Zoning Change Request

Response to Comment PH-80

The location of the Community Separator and Scenic Landscape Unit on the project site is shown on the General Plan Open Space exhibit in Appendix F. It is correct that most of the proposed development would be in the Community Separator.

Response to Comment PH-81

The proposed project is not consistent with *General Plan* policy LU-14r. Because of the inconsistency the project proposes a General Plan amendment to revise the text of LU-14r.

Response to Comment PH-82

Use of the provisions of policy OS-1c must be requested by the applicant. Normally this would happen when the applicant is requesting more entitlements on the property than would be available under the zoning.

Response to Comment PH-83

General Plan Objectives LU-8.3, LU-8.4, and Policy LU-8d are analyzed on page 4.0-10 of the Draft EIR.

Response to Comment PH-84

Chapter 4.0 evaluates consistency of the proposed project with public plans and zoning, including the *Sonoma County General Plan*.

Response to Comment PH-85

Please see Master Response E.

Response to Comment PH-86

Comment noted. County PRMD staff participated in the development of the proposed events coordination program (Mitigation Measure 5.2-8(b) and indicate that the proposed mitigation is

feasible. The need for additional budget to implement the events coordination program is discussed in the mitigation measure.

Response to Comment PH-87

Impact 5.8-4 states that light pollution would be a significant cumulative impact.

Response to Comment PH-88

Please see Master Response E.

Response to Comment PH-89

Impact 5.8-4 states that light pollution would be a significant cumulative impact.

Response to Comment PH-90

The commentor's comment that the cumulative effect of events at all of the various facilities in the valley is understated is noted. Without specific reasons why the commentor considers the effect to be understated no response is possible.

Response to Comment PH-91

The commentor's comment that the Draft EIR does not really address the full cumulative impact of traffic is noted. Without specific reasons why the commentor believe this no response is possible.

Response to Comment PH-92

Comment noted.

Response to Comment PH-93

Please see Master Response E.

Response to Comment PH-94

Comment noted. The events to be monitored can best be selected after a schedule of events is developed. Selection guidelines are given in Mitigation Measure 5.11-1(d)(1).

Response to Comment PH-95

Please see Response to Comment 14-96.

Response to Comment PH-96

Please see Response to Comment 14-98.

Response to Comment PH-97

Please see Response to Comment 14-97.

Response to Comment PH-98

As discussed in Section 5.1 of the EIR the private dirt airstrip is primarily used for the personal use of the current property owner (Lendal Gray). Use of the airstrip is restricted to daylight hours. The infrequent single noise event created by the use of the airstrip by a small single engine aircraft is not anticipated to result in land use compatibility issues.

Response to Comment PH-99

The discussion of the existing noise environment on page 5.11-1 acknowledges that during some times of the year noise can be produced by farm machinery operating in the adjacent existing vineyards. The ambient noise levels on the project site are similar to those usually found in quiet rural areas. The Draft EIR includes discussion of the Sonoma County Right to Farm Ordinance 5203. Impact 5.1-4 addresses land use compatibility with agriculture. With mitigation impacts would be reduced to a less-than-significant level.

Response to Comment PH-100

Although infrequent single noise events, such as the passing of an airplane over the site, may be an occasional nuisance they are unlikely to result in land use compatibility issues.

Response to Comment PH-101

As discussed on page 5.11-1 the project site and surrounding area is generally quiet, except for locations relatively close to State Route 12. It is estimated that along State Route 12 in the vicinity of the project site (at Adobe Canyon Road) the distance from the roadway center line to the 65 decibel contour line is 131 feet and to the 60 decibel line is 266 feet.[95] The nearest development on the project site (the winery and associated buildings) would be set back more than 1,000 feet from State Route 12. Traffic noise from State Route 12 would therefore not result in land use compatibility issues. Furthermore, the increase in traffic on State Route 12 as a result of the proposed project would not significantly change noise levels on the project site.

Response to Comment PH-102

As discussed in Impact 5.11-1 the noise estimates were prepared taking into account several factors including the attenuating effects of any forested areas between source and receiving locations and the topography of the area. The acoustical characteristics of the valley were taken into account in coming to the finding that with implementation of Mitigation Measures 5.11-1(a) through 5.11-1(c) would reduced noise impacts to a less-than-significant level.

Response to Comment PH-103

Among the conditions of approval for the airstrip is that operation of the airstrip shall be restricted to daylight hours.

Response to Comment PH-104

Please see Master Responses E and F.

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[95] *Draft Noise Element*, Sonoma County Permit and Resource Management Department, August 21, 2003.

Response to Comment PH-105

Please see Master Responses E and F.

Response to Comment PH-106

Please see Master Responses E and F.

Response to Comment PH-107

The commentor's opinion is noted. Without more detail as to the concern regarding "basic traffic design" no response is possible. Please see Master Response G for a discussion of traffic safety.

Response to Comment PH-108

Please see Master Response G.

Response to Comment PH-109

No, Exhibits 5.2-23, 24 and 25 do not include a project special event.

Response to Comment PH-110

The Draft EIR provides year 2005 and 2012 analyses with and without a project average-size special event, and also provides future 2005 and 2012 condition comparisons for cumulative special events on a Friday evening and Sunday afternoon assuming all facilities planned or permitted to hold special events are doing so concurrently.

Response to Comment PH-111

Year 2012 is a ten-year horizon from the 2002 base data for traffic conditions, which is a commonly-chosen time period for purposes of planning and analysis.

Response to Comment PH-112

Please see Master Response F and Response to Comment 9-3.

Response to Comment PH-113

No, the traffic mitigations are not considered by the EIR traffic analyst to be growth-inducing.

Response to Comment PH-114

Please see Master Response F and Response to Comment 14-7.

Response to Comment PH-115

Please see responses to Comment Letter 18.

Response to Comment PH-116

Comment noted.

Response to Comment PH-117

Comment noted. In response to similar concerns presented by other commentors the applicant has redesigned the Project Access driveway. Please see Comment Letter 5 from Caltrans and the responses to it, particularly Responses to Comment 5-10 and 5-11, and also Master Response G.

Response to Comment PH-118

Comment noted however, any design determination is dependent upon satisfying Caltrans' design guidelines. The 300-foot distance between the Project Access and Lawndale Road intersections satisfies Caltrans' minimum standard. Please see Comment Letter 5 from Caltrans and the responses to it, particularly Responses to Comment 5-10 and 5-11.

Response to Comment PH-119

Please see Master Response G.

Response to Comment PH-120

Comment noted.

Response to Comment PH-121

Comment noted. See Master Response G.

Response to Comment PH-122

The Draft EIR states that there is no political will to make State Route 12 a four-lane facility; the report states that this is considered politically infeasible.

Response to Comment PH-123

Comment noted.

Response to Comment PH-124

Please see Responses to Comments 64-10, 64-11 and 64-12.

Response to Comment PH-125

Comment noted.

Response to Comment PH-126

Please see Responses to Comments 9-2 and 14-2.

Response to Comment PH-127

Please see Master Response F.

Response to Comment PH-128

Please see Master Response F and Response to Comment 37-1.

Response to Comment PH-129

Please see Master Response F.

Response to Comment PH-130

Comment noted.

Response to Comment PH-131

Please see Master Response G.

Response to Comment PH-132

Comment noted. The Draft EIR analyzed cumulative events as though they would all occur at the same time, which is a very conservative approach.

Response to Comment PH-133

Please see Master Response G. It should be noted that the Draft EIR did not analyze specific driveways other than at the project site.

Response to Comment PH-134

The Draft EIR analyses a weekday morning peak commute period, weekday evening peak commute period and a Sunday peak period.

Response to Comment PH-135

Comment noted. Please see response to Comment 9-5 which describes the potential beneficial effect of signalized intersections in Kenwood on northbound left turns from roadways such as Hoff Road.

Response to Comment PH-136

Comment noted.

Response to Comment PH-137

Comment noted. This is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR.

Response to Comment PH-138

The commentor states that the proposed project would have an impact on the Volunteer Fire Department. Although this may be correct, for the purpose of CEQA this would only be a significant impact if it resulted in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which cold cause significant environmental impacts. This does not appear to the situation in this case.

Response to Comment PH-139

As implied in this comment alcohol consumption can result in automobile accidents which in turn would impact emergency service providers. Although this may have an impact on one or more service providers for the purpose of CEQA this would only be a significant impact if it resulted in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which cold cause significant environmental impacts. This does not appear to the situation in this case.

Response to Comment PH-140

Comment noted. Attendance figures are based on the project application submitted to the County.

Response to Comment PH-141

See Responses to Comments 14-5 and 64-12.

Response to Comment PH-142

Comment regarding "overriding public benefit" is not clear. The comment may refer to the fact that agencies can not approve a project if the project will have a significant effect on the environment after imposition of feasible mitigation or alternatives, unless the agency finds that the benefits of a proposed project outweigh the unavoidable adverse environmental effects. When approving a project with unavoidable significant effects the agency must prepare a Statement of Overriding Considerations explaining why the agency is willing to accept each significant effect.

Response to June 19, 2003 Comments

On June 19, 2003 the Sonoma County Planning Commission accepted additional comments on the Draft EIR. Comments regarding the adequacy of the Draft EIR are summarized on the following pages. Following the summarized comments a response to each comment is provided.

Direction on the Draft EIR for Sonoma Country Inn		
Comment Made By	Comment	Comm on DE
Rita Nicholas PH2-1	Made a comment under the Brown Act. She agrees with all of the concerns raised at the last hearing but feels that water is the most significant issue. She submitted a packet of newspaper articles on water concerns throughout the county and state.	X
Commissioner Fogg PH2-2	Noted that a number of people had promised to submit comments in writing and hoped that they had done so. Specifically named Del Rydman, Alison Hargrave, Rochelle Campana, and Les Perry.	X
PH2-3	Although he understands the need to establish a cut off for projects to be analyzed in the DEIR he feels that the DEIR should include an analysis of the Hood Mtn. Regional Park and Sugarloaf Ridge State Park entrance projects and the Deerfield Ranch Winery project in the assessment of cumulative impacts.	X
PH2-4	In addressing potential noise impacts he feels that placing noise monitors at strategic locations throughout the valley might be a more effective mitigation. This was done with the Infineon Raceway and it has been effective so far.	X
PH2-5	Any light impacts to the Ferguson Observatory would be significant. Light impacts are difficult impacts to address; perhaps a monitoring program would work for light impacts as well.	X
PH2-6	Is concerned about the comments regarding downstream flooding and requested that further research be done on this issue particularly in regards to Mr. Blyth's property.	
PH2-7	Obtain the well logs from the Kenwood Village Water Company.	X
PH2-8	Need to make sure that the trail head has public access. Include the trail from Highway 12 to the Winery Parking Lot.	
PH2-9	Verify that the technical corrections are correct and provide the documentation (BOS Resolution, Sectional District Map, letters from the "Planning Department," etc.) in the final EIR.	X

PH2-10	Agrees with Commissioner Furch that package treatment plants are precedent setting and that they will result in cumulative impacts.	X
PH2-11	What is planned for the Lindal Gray property and what are the range of options.	X
PH2-12	Has heard that there was a project proposed for this site as early as the 1970's. Wanted to know if that was true and if so would like information regarding he proposal.	
Commissioner Bennett PH2-13	Clarified his request to see "side-by-side" comparisons of traffic. He would like it to be separated by component so that for each alternative you can review the components and the traffic generated by each component as well as by the whole project. So there would be a winery component, special events component, restaurant component, etc.	X
PH2-14 Commissioner Furch	The trail head and parking is inside the project, how much does this benefit the general public vs. just being a benefit to the project. Is there enough parking allotted to the trail?	X
PH2-15	Analyze the impact of placing development at a lower elevation on the hillside.	X
PH2-16	Alternative 2 - Include a version that does not have events.	X
PH2-17	Community Separator and Scenic Resources areas need to be mapped along with a map showing all buildings and paving, groundwater recharge areas, wells, septic and leach field areas.	
PH2-18	Provide the Board of Supervisors resolution creating LU-14®) and all staff letters referred to in the technical corrections section.	
PH2-19	Provide information on the original location of the K zoning.	
PH2-20	What other uses are allowed by the RVSC designation?	
PH2-21	Must justify the Community Separator and the RVSC designation occurring together.	
PH2-22	Wants to see the agreement on the private airstrip on the Lindal Gray portion of the property.	
PH2-23	If the use of the airstrip does not interfere with the Inn parcel and its use then why is there a requirement to install signs advising drivers of the low flying planes.	X

PH2-24	Actually place in the EIR the following documents: October 2 Beaudeau Report Adobe Associates Addendum No. 2 Adobe Associates Groundwater Study	X
PH2-25	RCHS study does not indicate that the well ever reaches "status."	X
PH2-26	Put all discussions of water and hydrology in one place in the EIR.	X
PH2-27	Re-examine the groundwater recharge areas.	X
PH2-28	Feels that well yields should not be annualized but should show wet season vs. dry season.	X
PH2-29	How does chart comparing wells work?	
PH2-30	Policy 5.5-2 and 5.5-6?????	
PH2-31	5.5-16 Neighboring Springs. Cumulative impact of all wells. What happens in the dry season.	
PH2-32	Traffic - Cumulative impacts???	
PH2-33	Is it assumed that the growth rate is sustained over time?	
PH2-34	Feels that it would be more important to evaluate traffic every 15 minutes as there could be some significant spikes during that time frame given the nature of events where trips tend to cluster around a specific time.	
PH2-35	The 48 hour drawdown test was performed during one of our wetter winters and the Commissioner feels that this makes it an inaccurate test.	
PH2-36 Commissioner Murphy	Requested a clearer and more concise review of technical corrections.	
PH2-37	Requested a better analysis of the potential conflicts with Agricultural uses. Feels that the potential conflicts with agricultural uses are greater than stated in the EIR.	

Response to Comment PH2-1

Comment noted.

Response to Comment PH2-2

Comment noted.

Response to Comment PH2-3

Please see Master Response E.

Response to Comment PH2-4

The sound sources associated with the proposed events would be relatively localized. Therefore, sound levels measured nearby would be directly related to sound levels at more distant locations. Compliance with the limits in Mitigation Measure 5.11-1(a) near the event pavilion are expected to correlate well with compliance with the *Noise Element's* noise exposure standards in any noise sensitive areas on neighboring parcels. Measurements at any substantial distance might be impractical, since, at relatively large distance, the sounds of events are likely to be masked, or nearly masked, by normal ambient sounds, especially traffic on State Route 12.

Response to Comment PH2-5

Impact 5.8-4 discusses light pollution impacts.

Response to Comment PH2-6

Please see Response to Comment 14-47 for information regarding flooding of Sonoma Creek. As discussed in Response to Comment 14-47, flooding at Hoff Road as a result of the proposed project is estimated at 0.15 inches. As indicated in Response to Comment 14-47, the Draft EIR has been revised to include additional discussion and analysis of the impacts to flooding.

Response to Comment PH2-7

Information regarding the Kenwood Village Water Company's wells was located in Wolski, E. California Department of Health Services, Division of Drinking Water and Environmental Management, Drinking Water Field Operations Branch, Sonoma District, *Kenwood Village Water Company Water Inspection Report (System Number 4910025)*, August 27, 2003. Please see Response to Comment 2-1 for pertinent information from this report.

Response to Comment PH2-8

Please see Response to Comment 3-3. The applicant proposes an access easement for public access from State Route 12.

Response to Comment PH2-9

Please see Response to Comment 14-2.

Response to Comment PH2-10

Comment noted. As noted in Response to Comment 14-50 approval of a package treatment plant on the project site would not set a precedent. There are other examples of recently approved, installed and operating small wastewater treatment facilities of this type and size in Sonoma County, including facilities serving: (a) Kenwood Inn and Spa in Kenwood; and (b) Vintners Inn, near Santa Rosa.

Response to Comment PH2-11

The proposed project for the adjacent Graywood Ranch Subdivision (on property owned by Lendal Gray) is discussed on page 3.0-36 of the Draft EIR.

Response to Comment PH2-12

A short project history regarding the project site is provided on pages 3.0-9 and 3.0-10 in the Draft EIR. As a part of the project staff report prepared for consideration of the proposed project additional information regarding the project history will be provided.

Response to Comment PH2-13

The trip rates and total volumes are detailed in the Draft EIR on page 5.2-19 Project Trip Generation for each project component. The same trip generating characteristics (rates) were applied to derive trips generated by the project alternatives. As a part of the project staff report tables can be prepared that allow side-by-side comparisons of trip generation by component for each alternative.

Response to Comment PH2-14

The comment regarding the trail is a comment on the merits of the proposed project and not on the adequacy of the Draft EIR. The need for additional parking for horse trailers is discussed in Impact 5.2-14.

Response to Comment PH2-15

An alternative that places all the proposed improvements lower on the hillside may not be feasible. Because slopes below the plateau area are relatively steep compared to the plateau or valley floor, construction of inn buildings and the associated access roads on the hillside could require substantially more grading and tree removal than the proposed project. This would not be likely to reduce any project impacts, and could increase visual and other impacts.

An alternative that places all the proposed improvements on the valley floor would cause less grading and tree removal, but it also may be infeasible. Reviewing EIR Exhibit 3.0-8, it is unclear whether the buildings and parking lots associated with the inn/spa/restaurant combined with the winery buildings and parking lots and wastewater disposal areas would fit on the valley floor portion of the parcel. Assuming they would fit, and the project is feasible to construct, some general comparisons can be made with the alternatives that have been analyzed.

Impacts associated with constructing the inn/spa/restaurant on the plateau area would be eliminated. Impacts associated with construction on the valley floor would be increased compared to the proposed project and all of the other alternatives. Visual impacts associated with the buildings on the plateau would not occur, however, visual impacts associated with buildings on the valley floor would increase. Without a detailed site plan, a meaningful analysis of the new visual impacts is not possible. Biotic impacts might increase compared to the proposed project, depending upon whether it would be

feasible to retain the proposed oak tree preserves. Traffic impacts would be the same as described for the proposed project.

Please see Response to Comment 14-1 for analysis of an alternative that eliminates the winery, reduces the size of the inn, and locates the inn on the valley floor. This alternative, which is added to the EIR as Alternative 5, would reduce visual impacts by avoiding placing buildings on the plateau area of the site. It would also reduce cumulative traffic impacts by eliminating special events.

Response to Comment PH2-16

If special events are eliminated from Alternative 2, then Impact 5.11-1 (Noise associated with special events) would not occur, and the project would not contribute to Impact 5.2-8 (cumulative event traffic). All other impacts of Alternative 2 would be substantially the same as described in the Draft EIR. Draft EIR Exhibits 6.0-1, 6.0-2, and 6.0-3 show year 2005 and 2012 impacts for Alternative 2 with and without special event traffic.

Response to Comment PH2-17

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project.

Response to Comment PH2-18

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project. Please see Response to Comment 14-2 for information regarding previous County actions regarding the project site, the existing general plan and zoning designations on the project site, and how these actions and designations have been discussed in the Draft EIR.

Response to Comment PH2-19

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project. Please see Response to Comment 14-2 for information regarding previous County actions regarding the project site, the existing general plan and zoning designations on the project site, and how these actions and designations have been discussed in the Draft EIR.

Response to Comment PH2-20

According to the County Zoning Ordinance the purpose of the Recreation and Visitor-Serving Commercial District is “to encourage a compatible blend of recreation and tourist-commercial uses in such a way as to perpetuate Sonoma County’s recreational resources in the manner provided in Section 2.3.4 of the general plan”.

Permitted uses include visitor information center, restaurants, professional, administrative and general business offices provided that the site is within an urban service area designated in the general plan, and the outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops. A number of other uses are permitted with a use permit.

The commentor is referred to Article 42 of the County Zoning Ordinance for a compete list of permitted uses and uses permitted with a use permit.

Response to Comment PH2-21

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project.

Response to Comment PH2-22

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project.

Response to Comment PH2-23

Impact 5.1-3 states that development on the project site could result in conflicts with the adjacent airstrip, thus the need for mitigation measures.

Response to Comment PH2-24

These documents are available for review at the County PRMD offices.

Response to Comment PH2-25

The commentor is correct; the water level in the pumping well closely approached, but did not actually reach a "static" or "equilibrium" condition during the pumping test by R.C. Slade & Associates (RCS). This is often the case for constant rate pumping tests run at moderate to high pumping rates. This does not detract from the validity or usefulness of the pumping test. The relevant data regarding aquifer conditions are obtained from the slope or shape of the drawdown "curve" during pumping. RCS utilized all of the data from the pumping test to develop best estimates of aquifer properties (e.g., transmissivity and storativity) and calibrated these against the actual observed drawdown in the pumping well over the duration of the test. These aquifer "properties" were then used to predict (according to established groundwater hydraulic equations) the drawdown effects over a longer period of time and at various distances from the pumping well, assuming continuous pumping at the maximum water demand.

Response to Comment PH2-26

EIRs typically evaluate separate issues in individual sections. Although hydrology and water quality issues and water supply issues are interconnected it was felt that the issues could be better understood by providing separate analyses.

Response to Comment PH2-27

Please see Master Response K regarding estimates of groundwater recharge for the project site and the groundwater basin as a whole. The updated estimates incorporate various rainfall assumptions, reduced water demand (based on changes in the proposed spa), and refined monthly water balance calculations. The rainfall assumptions consider normal and "drought" conditions.

Response to Comment PH2-28

Please see Master Response K regarding analysis of average rainfall years and drought conditions.

Response to Comment PH2-29

There are two charts that present and compare water well drawdown estimates, Exhibit 5.5-5 and Exhibit 5.5-6.

Exhibit 5.5-5 presents the results of the theoretical drawdown predicted to occur at the various wells where the most significant effect would be experienced (due to proximity). For example, the New Bargiacchi well (about 2,000 feet from the Resort pumping well) is predicted to have a drawdown of 13.24 feet after 180 days of pumping at full project demands, during a time when there is no recharge of the aquifer. No actual drawdown was observed during the 48-hour pumping test.

Exhibit 5.5.-6 is explained line-by-line on page 5.5-14 of the Draft EIR; the interpretation of the results is discussed on page 5.5-15 and 5.5-16. To reiterate, the conclusion for the New Bargiacchi Well, as an example, is that the 13.24 feet of drawdown presented in Exhibit 5.5-5 would amount to a 4.9 percent decline in the available yield at this well after 180 days of pumping and no recharge of the aquifer (see line 7).

Response to Comment PH2-30

Not clear what this comment is referring to.

Response to Comment PH2-31

Please see Master Response J regarding historical groundwater levels, including response during and following dry year and drought conditions. Also, see Master Response K regarding cumulative analysis of water demand and groundwater recharge for average rainfall and drought year conditions. Included in Master Response K is an additional mitigation measure requiring the preparation of a drought contingency plan to address reductions in project water use during dry rainfall years.

Response to Comment PH2-32

Please see Master Response F.

Response to Comment PH2-33

Please see Master Response F. The growth rate was assumed to be constant from 2005 to 2012 for the purpose of estimating future traffic.

Response to Comment PH2-34

Traffic counts are conducted by 15-minute interval so that such spikes are included in the peak hour determination.

Response to Comment PH2-35

The pumping test was conducted in September 2002. Please see Responses to Comment 14-58 and 19-15 for clarification.

Response to Comment PH2-36

County PRMD staff has indicted that this information will be included in the staff report prepared for consideration of the proposed project.

Response to Comment PH2-37)

Comment noted. Without more detail of how the analysis is inadequate no further response is available.

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9.5 EIR ERRATA AND REVISED CHAPTER 2.0

ERRATA

Minor changes to the wording of several mitigation measures have been made to clarify the measures in the Draft EIR. These clarifications do not change the substance of the mitigation measures but merely clarify the intent. These revisions are:

MITIGATION MEASURES 5.7-3, 5.7-4, AND 5.7-6

These measures apply if septic systems or structures are constructed in areas subject to liquefaction, ground settlement, near steep banks, or in areas subject to lateral spreading. They mention specific ground improvement measures such as chemical grouting, deep dynamic compaction, and vibro-replacement that are suitable for structures, but not for septic systems. The mitigation measures are revised as shown below to remove references to specific measures, or to clarify that such measures are intended for structures.

Mitigation Measure 5.7-3 Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the presence or absence of liquefiable soils. Such evaluations shall be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures ~~(such as chemical grouting, deep dynamic compaction or vibro-replacement)~~ should be implemented as determined by the geotechnical investigations. <u>For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered.</u>

Mitigation Measure 5.7-4 If structures or septic systems are proposed in the lowland alluvial fan area, the following measures would be required to mitigate ground settlement impacts:

(1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics <u>and need for any ground improvement measures</u>.

(2) Rework and compact soils where <u>structures are proposed and</u> such soils are identified in the near surface.

(3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered.

Mitigation Measure 5.7-6 Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures ~~(such as chemical grouting grouting, deep dynamic compaction or vibro-replacement)~~ should be implemented as determined by the geotechnical investigations. <u>For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered.</u>

MITIGATION MEASURE 5.1-4(2)

Mitigation Measure 5.1-4(2) requires that a Right to Farm declaration be recorded on the property, but gives an incorrect purpose for the declaration. The Right to Farm declaration does not require notification of employees or guests. The second clause of the measure is revised as follows to accomplish that purpose:

(2) A Right to Farm declaration shall be recorded on the property. ~~to notify prospective buyers that at the time of hire employees and at the time of check in guests at the Sonoma Country Inn shall be provided notification as follows:~~

~~The Sonoma Country Inn is located adjacent to agricultural lands and pesticide applications, dust, odor another nuisances associated with agricultural activities may occur.~~

In addition, prior to recordation of the Final Map a declaration shall be recorded on the property to notify potential future buyers of the Inn or Winery parcels that they will be required to provide a notification to guests at the Inn and to employees for the winery, events pavilion, inn, spa, and/or restaurant. The notification will advise that the facility is located adjacent to agricultural lands, and that guests or employees may experience discomfort or inconvenience at times from agricultural activities.

MITIGATION MEASURES 5.6-4(A) AND 5.6-4(B)

In several places the draft mitigation measure requires an "engineering survey" of tree trunk locations. The intent was only that the trees be accurately located on the plans, and not the preparation of a formal land survey such as might be done for a property boundary. Those clauses of the mitigation measure are revised to delete the words "engineering" or "engineered".

Mitigation Measure 5.6-4(a)(4) and 5.6-4(a)(5): The word "engineering" is deleted.

Mitigation Measure 5.6-4(b)(2): The word "engineered" is deleted.

Revised Chapter 2.0

Based on the revisions to portions of the Draft EIR Chapter 2.0 is revised in several locations. Rather than provide individual revisions to Chapter 2.0 the entire revised chapter is provided below.

2.0 SUMMARY OF FINDINGS

This chapter summarizes the proposed project and alternatives considered in the EIR and provides a summary of the environmental impacts associated with the proposed project and mitigation measures.

2.1 PROPOSED PROJECT

Graywood Ranch LP has submitted an application to Sonoma County for approval to develop a 50-room inn, spa, restaurant, a winery and 11 residential lots on the southeastern 186 acres of the 476-acre Graywood Ranch. [96] The proposed project includes requests for a Lot Line Adjustment, *Sonoma County General Plan* amendment, *North Sonoma Valley Specific Plan* amendment, Zone Change, Major Subdivision, and Use Permit.

The use permit is proposed to allow:

- A 50-room inn with accessory retail shops, administrative offices, meeting rooms, and swimming pool, including a main lodge building and 24 cottages, occupying approximately 85,000 square feet. The inn has a projected occupancy of 100 persons, 119 employees (average 55 on-site), and 102 parking spaces;

- A spa, for guests and open to the public by reservation, in a separate spa building with eight individual treatment rooms in separate cottages, and several hot tubs and small pools. Parking is shared with the inn;

- A restaurant with seating capacity of 75 inside and 50 outside (125 total seats), accessory lounge serving inn guests and open to the public by reservation. Parking is shared with the inn; and

- A winery, open to the public, with annual production capacity of 10,000 cases, with tasting room, wine retail sales, events area, and a separate "country store" selling Sonoma County produce, food, and assorted gift items. The winery and accessory buildings would occupy approximately 40,000 square feet. The applicant proposes 30 special events per year with maximum 200-person attendance, to include weddings, meetings, winemaker dinners, and charitable auctions. Parking for the winery/events area consists of 147 spaces, and includes parking for visitors, inn and winery area employees, and public trail parking.

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[96] Mr. Lendal Gray owns the remaining portion of the Graywood Ranch (approximately 290 acres). A separate residential project (Graywood Ranch Subdivision) is proposed for that portion of Graywood Ranch.

Eleven residential lots are proposed. Ten of the residential lots range in size from 2.6 acres to 6.4 acres with the eleventh lot being 71.2 acres. For each of the residential lots a building envelope and leachfield site has been designated. The majority of the building envelopes are approximately 15,000 to 20,000 square feet (0.34 to 0.46 acre) in size.

2.2 SIGNIFICANT IMPACTS AND MITIGATION MEASURES

This section presents a complete summary of the environmental impacts discussed in this EIR and detailed in ***Chapter 5.0 Environmental Setting, Impacts, and Mitigation Measures***. The following levels of significance are used to identify impacts in this section and elsewhere in the EIR:

- ***Significant Impact*** -- an adverse change in the environment, where the change exceeds a specific significance threshold. These thresholds are described under the "Significance Criteria" in sections 5.1 to 5.11.

- ***Significant Unavoidable Impact*** -- a significant impact which cannot be avoided with mitigation. These include impacts which could be partly mitigated but could not be reduced to a less-than-significant level.

- ***Potentially Significant Impact*** -- a significant adverse change in the environment that could feasibly be expected to occur, but that is not absolutely certain of occurring.

- ***Less-than-Significant Impact*** -- a change in the environment that does not exceed specific significance thresholds, or no change at all.

Exhibit 2.2-1 shows a summary of impacts and the significance of the impacts before and after mitigation.

2.3 EVALUATION OF ALTERNATIVES

The EIR examines ~~four~~ five on-site alternatives to the project as presently proposed. These are:

- ***Alternative 1 – No Project*** If the proposed project were not approved, reasonably foreseeable non-discretionary development on the project site could involve construction of up to 11 homes in accordance with the residential density.

- ***Alternative 2 – General Plan Alternative*** As discussed in ***Chapter 4.0 Consistency with Public Plans and Zoning*** in 1984 Sonoma County approved a project on the 476 acre Graywood Ranch. No specific actions have been taken to develop Graywood Ranch pursuant to the 1984 approval. The Board of Supervisors, however, reaffirmed its commitment to the 1984 project by including policy LU-14r in the text of the *General Plan* when it was last updated in 1989. Alternative 2 assumes development on the 186 acre *Sonoma Country Inn* project site consistent with current *General Plan* designations and policies. This alternative would consist of the following:

  - A 36-room inn and restaurant open to inn guests only, located on a 25-acre site.

  - A winery on a designated "Winery Parcel" (no dwelling units allowed)

  - 13 residential lots

  - Agricultural use on the remaining portion of the project site.

For the purpose of this analysis it is also assumed that this alternative would have the same number of special events (30 special events per year with maximum 200-person attendance) as the proposed project because this level and number of events would be permitted under existing zoning with a use permit.

- ***Alternative 3 – Reduced Sized Inn with Winery*** This alternative would consist of the following:

  - A 24-room inn with accessory uses plus a restaurant (with 125 total seats) and spa open to the public by reservation.

  - A winery, same size as the proposed project.

  - The same number of special events (30 special events per year with a maximum 200-person attendance) as the proposed project.

  - Eleven residential units, the same as the proposed project.

- ***Alternative 4 – Reduced Sized Inn without Winery*** This alternative would be the same as Alternative 3 except the winery would not be built. Without the winery there would be no special events. This alternative, therefore, would consist of the following:

  - A 24-room inn with accessory uses plus a restaurant (with 125 total seats) and spa open to the public by reservation.

- Eleven residential units, the same as the proposed project.

- ***Alternative 5 – Reduced and Relocated Inn without Winery*** -- This alternative would be the same as Alternative 4, except that a 24-room inn would be constructed in the area that is currently proposed for the winery. This alternative would consist of the following:

  - A 24-rom inn with accessory uses plus a restaurant (with 125 total seats) and spa open to the pubic by reservation. The inn would be located on the valley floor portion of the parcel where the proposed project would have placed the winery.

  - Eleven residential units, the same as the proposed project.

On the basis of the discussion of the proposed project and the four on-site alternatives, the EIR finds that the No Project Alternative (Alternative 1) would be the environmentally superior alternative as it would avoid the environmental impacts associated with construction and operation of the proposed *Sonoma County Inn* project.

Section 15126[d] of the *State CEQA Guidelines* states that if the environmental superior alternative is the No Project Alternative, the EIR shall also identify an environmental superior alternative among the other alternatives. Based on a comparison of the impacts of the build alternatives ~~*Alternative 4 (Reduced Sized Inn without Winery)*~~*Alternative 5 (Reduced and Relocated Inn without Winery)* would be the environmentally superior alternative.

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
and Use Plan, Policy, or Regulation would result in potential conflicts with the n Sonoma Valley Specific Plan resulting in biological resources and visual and aesthetic	S	Mitigation measures are recommended in the relevant sections of the EIR to mitigate the adverse physical effects resulting from the conflict with relevant applicable land use plans.	SU
would not convert any Prime Farmland, Unique portance to non-agricultural use.	LTS	No mitigation would be required.	LTS
nt Private Airstrip y the proposed inn/spa/restaurant and winery conflicts with the adjacent airstrip.	S	(1) Documentation of the agreement between the airstrip owner and the owner of the Sonoma Country Inn project shall be provided to the Permit and Resource Management Department. (2) Signage shall be posted on the access road, in both directions before reaching the airstrip, to warn visitors and others that a low-flying airplane may be taking off or landing from/on the airstrip.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
nt Land Uses g uses plus residential uses could introduce uses gricultural use which may result in urban-rural face of agricultural and non-agricultural lands	S	(1) A note shall be placed on the tentative map and the final map as follows: ▫ Agricultural uses occur in this area and pesticide applications, dust, odor and other nuisances associated with agricultural activities may occur. (2) A Right to Farm declaration shall be recorded on the property. ~~to notify prospective buyers that at the time of hire employees and at the time of check in guests at the Sonoma Country Inn shall be provided notification as follows:~~ ▫ ~~The Sonoma Country Inn is located adjacent to agricultural lands and pesticide applications, dust, odor another nuisances associated with agricultural activities may occur.~~ In addition, prior to recordation of the Final Map a declaration shall be recorded on the property to notify potential future buyers of the Inn or Winery parcels that they will be required to provide a notification to guests at the Inn and to employees for the winery, events pavilion, inn, spa, and/or restaurant. The notification will advise that the facility is located adjacent to agricultural lands, and that guests or employees may experience discomfort or inconvenience at times from agricultural activities. (3) A 100-foot agricultural setback shall be established and maintained on the east side of Parcel B (the inn parcel) and the south side of residential lot 8. The setbacks shall be shown on the final map.	LTS
with Adjacent Land Uses Impacts ld result in increased conflicts with agricultural cumulative impacts would not be cumulatively ve impact would be less-than-significant.	LTS	No mitigation would be required.	LTS
n project would not remove obstacles to growth, ure projects, nor lead to enlarged public services.	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
on with Project and No Special Events es would result in five seconds or more increase ements at the SR 12 intersections with ~~Adobe~~ ere base case conditions are at LOS F.	S	In addition to Roadway Improvement Fund fees required by Article 98 of the Sonoma County Zoning Ordinance, the project applicant shall pay the project's fair share contribution of the following measures: (1) ~~Remove the 90-degree parking adjacent to the Fire Station on the east side of Randolph Avenue and widen to provide a second northbound approach lane to State Route 12. Prior to such action, secure alternative parking that is acceptable to the Fire Protection District and station personnel.~~ Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking. ~~(2) Widen Adobe Canyon Road and stripe to improve and clearly separate the two southbound approach lanes to SR 12.~~ Even with these improvements the northbound left turn movement at Randolph Avenue ~~and the southbound left turn movement at Adobe Canyon Road~~ would continue to operate unacceptably (at LOS F), but average control delay for respective right turns would be improved. or (1) Signalize the SR 12 intersections with Randolph Avenue ~~and Adobe Canyon Road~~ when warranted.	SU
on with Project and No Special Events lative (year 2012 plus project) traffic volumes crease in average control delay for critical ith ~~Adobe Canyon Road and~~ Randolph Avenue F. This would be a significant cumulative impact. 2012 cumulative volumes at the SR 12/Randolph y AM peak hour approach volumes meeting rural significant cumulative safety impact.	S	Same as Mitigation Measure 5.2-1.	SU

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
Proposed Project and No Special Events ect volumes would result in maintaining LOS E way segments during all analyzed time periods. sult in a decrease in average vehicle speeds by 1.0 segment.	LTS	No mitigation would be required.	LTS
~~*on with Proposed Project and Average Size*~~ ~~project with average size special event traffic r a critical movement by more than five seconds nyon Road where the base case plus project~~	~~S~~	~~For SR12/Adobe Canyon Road mitigation would be the same as Mitigation Measure 5.2-1(a)(1) and 5.2-1(b).~~	~~SU~~
on with Proposed Project and Average Size size special event traffic) of cumulative condition ze special event traffic) would increase average more than five seconds at the SR 12 intersections ~~oad~~ and Randolph Avenue where base case a significant cumulative impact.	S	For ~~SR12/Adobe Canyon Road and~~ SR 12/Randolph Avenue mitigation would be the same as Mitigation Measure 5.2-1(a) and 5.2-1(b). For SR 12/Lawndale Road: Widen Lawndale Road to provide a second northbound approach lane to SR 12 or signalize SR 12 / Lawndale when warranted.	SU
Proposed Project and Average Size Event ect plus project average size special event OS E operation for all analyzed roadway segments roject's contribution would not result in a .0 mile per hour or greater.	LTS	No mitigation would be required.	LTS
emand on the Eastbound SR 12 Approach to the ft turn lane on the SR 12 eastbound approach to te to accommodate project-plus-project with nd.	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
ns with Cumulative Average Size Special Events d result in significant additional delays at the l, and Lawndale Road SR12 intersections e a cumulative significant impact. The project able at the Randolph intersection.	S	Installation of traffic signals at the Randolph Avenue, Adobe Canyon Road and Lawndale Road intersections would reduce the cumulative impact at these intersections to less-than-significant. However, signal installation may not be a feasible mitigation due to lack of funding, and because Caltrans may not conclude that signals are warranted. The County may wish to consider the following mitigation measures as a way to minimize cumulative impacts to SR 12 operating conditions due to special event traffic. (a) Until the events coordination program in Mitigation Measure 5.2-8(b) is established, the project's proposed 30 annual events shall be restricted to weekdays (Monday –Friday during non-peak traffic hours) and/or non-timed events such as food and wine pairings on the site. Weddings, banquets, auctions, concerts and other time-specific events would only be permitted on Monday-Friday during non-peak traffic hours. (b) Establish a program to allocate days and times of special event operation for future use permit applicants. The applicant shall contribute a fair share towards the cost of establishing and maintaining the program. The program may be established by the County or at the County's direction, and may include but not be limited to the following parameters: (1) Develop a database of dates, times, attendance and volume of traffic (inbound and outbound-by hour) for currently-permitted events; (2) Determine the traffic capacity of State Highway 12 and other affected roadways in the vicinity during currently-permitted events and the amount of remaining capacity (if any) available for future events; (3) Establish the boundaries (e.g., the two-lane section of SR 12) where the program would apply; (4) Define performance standards (e.g., acceptable traffic levels, possibly varying by season and/or day of week and/or time of day) for the program. (5) Designate an Events Coordinator to administer the program. (6) Allocate the number, attendance, and times of newly-permitted events and monitor to ensure performance standards are met.	SU

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
ns with Cumulative Average Size Special Events		(7) Designate a traffic consultant to prepare periodic reports on whether the performance standards have been met and any problems or recommendations. The Events Coordination program described above would be a new enterprise for the County. Current and anticipated resources do not allow for any staff or budget to implement the program described. This program could be funded through a fair share contribution of the event venues, either as a permit condition or voluntary program. A consultant could be hired to implement the program, to contact the event venues and compile the event information. A traffic engineer would be needed to establish performance standards. It should be noted that properties with approved use permits for events would not be subject to the coordination program unless a modification of each use permit is proposed. It may be possible to involve such event venues on a voluntary basis. (c) As an alternative to the County establishing a program to schedule special events the following measures would be required to reduce SR 12 operating conditions with cumulative average size special events: (1) Widen SR 12 to four lanes (two lanes each direction) plus left turn lanes at all major roadway and driveway intersections from Santa Rosa to south of Kenwood. Require funding participation by all new facilities (and by existing facilities seeking use permits) contributing traffic to the SR 12 corridor. (2) Signalize the SR 12/Adobe Canyon Road intersection when warranted.	
section Impacts on southbound left turn to SR 12 would operate 2005 and 2012 time periods analyzed. However, nt impact because it would be a low-volume road	LTS	No mitigation would be required.	LTS
omply with County roadway standards.	LTS	No mitigation would be required.	LTS
ad Intersection Safety Impacts icles slowing to turn into the project site would be	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
ss d be less-than-significant	LTS	No mitigation would be required.	LTS
ccess to the site raises a safety concern. The ential dwellings and commercial buildings a less-than-significant impact.	LTS	No mitigation would be required.	LTS
adequate for expected parking demand, a less- he winery does not, however, show the horse nt impact.	S	In the final map the parking lot plan for the winery trail use area shall be revised to designate space for horse trailers.	LTS
site parking and spills along construction routes.	S	The applicant shall be responsible for preparing a construction traffic and parking control program to be carried out during applicant implemented development. The program shall include the following elements: (1) Prohibit parking of construction vehicles anywhere other than on-site. (2) Plan for clean-up of any spills or debris along the construction truck delivery route.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
r Quality Impacts the erosional forces of runoff. The eroded wnstream receiving channels, such as Graywood be a short-term significant impact.	S	(1) Prior to the issuance of a grading permit, the applicant shall file with the San Francisco Bay Regional Water Quality Control Board a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Specific objectives and Best Management Practices are included in the measure. (2) The applicant shall obtain a County General Grading Permit for all components of the project from the Sonoma County Permit and Resource Management Department. (3) The applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the project. The drainage plan can be reviewed by the PRMD at the same time as the grading plan. This plan should conform to all standards adopted by the County. Many elements of the drainage plan would overlap with the SWPPP. This plan should include application of Best Management Practices.	LTS
m Project-Related Runoff Pollutants l from project-related runoff pollutants, such as ter, nutrients, heavy metals, hydrocarbons,	S	Non-point source water quality impacts from the project could be mitigated with an overall storm water runoff control program. Under the General Construction Permit, the applicant must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes Best Management Practices for storm water management during and following the construction phase of the project. Mitigation Measure 5.3-1 discusses the management practices applicable to construction activities. Control measures should incorporate such things as vegetated buffer strips, vegetated swales, water quality detention basins, site development restrictions, and other design or source control management practices, as appropriate, to mitigate adverse potential water quality effects. A program of periodic sweeping and cleaning of pavement shall be implemented. Sweeping materials shall be taken to a landfill or other permitted location.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
ge Patterns Resulting in Increased Erosion and , including increased peak flows in on- and off- construction of roadways, stream crossings, lt in increased erosion and sedimentation of on- ood and Sonoma Creeks.	S	(a) The applicant shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes. (b) The applicant shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels.	LTS
onoma Creek Resulting in Increased Flooding s that contribute flow to Sonoma Creek. esult in a small increase in peak flows Creek (translating into an estimated one or two pact on existing downstream flooding would be by the mitigation required to reduce impacts d sedimentation (Mitigation Measure 5.3-3(b)).	LTS	No mitigation would be required.	LTS
rrow-anthered California Brodiaea Colony rrow-anthered California Brodiaea. The east fork colony. Development of the east fork's drainage e Brodiaea colony, thus affecting the amount of asing erosion along the channel. Since the a special status plant species, changes in the nt impact	S	To mitigate the impacts of peak flow and increase runoff volumes to the Brodiaea colony, the applicant shall prepare a drainage plan that minimizes changes in peak flow or runoff volume to the sensitive plant colony. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. The drainage plan shall include measures that would mitigate impacts to the Brodiaea colony; examples of such BMPs are provided in the mitigation measure.	LTS
sing/Structures in 100-Year Flood Hazard Area area mapped as a 100-year flood hazard area, nor ctures to a significant risk of loss, injury, or death s a result of the failure of a levee or dam.	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
y Seiche, Tsunami, or Mudflow that would expose persons to inundation by	LTS	No mitigation would be required.	LTS
d Water Quality Impacts ld exacerbate existing flooding problems along grade water quality in the Sonoma Creek neds. Although the proposed project's impact on s contribution would represent part of the combined; this would be a significant cumulative ative water quality and erosion impacts would be er incorporating mitigation measures required by	S	To mitigate the project's cumulative contribution to flooding of Sonoma Creek, the applicant shall also include in their drainage plan (see Mitigation Measure 5.3-3(b)) provisions for maintaining the pre-development 100-year runoff levels. The design calculations shall demonstrate that the post-development 100-year runoff would not exceed pre-development runoff levels This can be achieved by BMPs such as those outlined in Mitigation Measure 5.3-3(b) (for example, stormwater detention facilities).	LTS
quirements May Not Be Met ities (FAST) are not properly maintained, requirements may not be met.	S	The FAST system shall be operated, maintained, and monitored by a California Licensed Grade Three Waste Water Treatment Plant Operator (Grade 3 Operator) and shall be under a valid Operational Permit with the County. Although the FAST system is a proven technology, and a Grade 3 Operator is not required under County or State regulations, a contract for operation, maintenance, and monitoring with a Grade 3 Operator is a recommended practice. The Grade 3 Operator shall maintain all components of collection, treatment, and disposal, and shall have access to all monitoring records (see Responsibility and Monitoring). An operation and maintenance (O/M) manual, and an accident contingency plan shall be developed by the applicant. The O/M manual and contingency plan shall be subject to review and approval by the County.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
on of New Wastewater Treatment Facilities ilion wastewater treatment and disposal system in an undersized-system that would not hese peak conditions; this would be a potentially	S	The winery wastewater treatment and disposal systems shall be designed to provide adequate treatment and disposal capacity for wastewater flows generated by a peak event at the winery, tasting room, and events pavilion (2,810 gpd). This can be achieved either through the use of an appropriately-sized flow equalization tank to store and regulate excess peak flow entering the treatment system to match the proposed peak design capacity (1,955 gpd), or by sizing the treatment plant and disposal field for the peak flow conditions. The disposal capacity could be expand to 2,810 gpd by adjusting the winery parcel boundary to the south to expand the leachfield into what would now be the inn/spa/restaurant disposal area, increasing the size of the disposal area, or by finding a more suitable disposal area on the winery and events pavilion parcel. The winery and events pavilion disposal field could be relocated farther north of its present location where soils are also suitable for on-site wastewater disposal; the development plan shows several winery-related buildings planned for this area. These proposed buildings would have to be relocated or removed to accommodate the disposal area.	LTS
rea for Some of the Proposed Residential upporting the Use of On-Site Wastewater posal systems are located in areas with adequate of the proposed residential leachfields are plicable setback requirements. Locating se requirements would be a significant impact.	S	Prior to construction, the on-site wastewater treatment and disposal facilities shall demonstrate that all setback requirements would be met. Exhibit 5.4-6 lists the leachfield areas that, as proposed, are not in conformance with setback requirements. These leachfields shall be revised, or, where appropriate, the property line may be adjusted to meet the setback requirement. A condition of approval shall be incorporated requiring that the development on each lot not exceed the available capacity of the leachfields as proposed, unless it is shown that the lots can provide additional capacity for leachfield disposal according to the County requirements.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
Exceeding Water Quality Standards or Waste Resulting in Water Quality Degradation disposal are primarily due to bacteriological ndwater, particularly when the groundwater is ological effects are generally eliminated by ugh proper sitting, design, and system operation. soil. The commercial disposal fields are located neighboring wells located directly south and ater nitrate levels downgradient of the disposal ss of drinking water standards unless the d and operated to provide substantial nitrogen	S	To mitigate impacts to groundwater quality, the proposed FAST wastewater pretreatment systems shall be designed and operated for nitrogen removal to ensure that the nitrate concentration of the commercial wastewater effluent entering the disposal fields would not result in a groundwater quality that exceeds the drinking water standard at any property boundary. This requirement can be achieved safely by providing a final effluent nitrogen concentration of ~~15~~ 10 mg-N/L, which is a reasonable treatment standard for a FAST system. The proposed FAST treatment systems shall be designed and operated to achieve effluent total nitrogen concentrations below ~~15~~ 10 mg/L.	LTS
Hydrology er table can occur where there is a high density of se in the water table would not be expected, since n-site groundwater resources for its water supply. se in the amount of water replenishing to the ed rise in the water table (called groundwater ustered together over a small area Groundwater f wastewater disposal on the project site.	LTS	No mitigation would be required	LTS
Wastewater Treatment and Disposal rise from the use of on-site sewage disposal groundwater hydrology or water quality. tive study are relatively low compared to the nd it is unlikely that additional nitrate loading cantly increase regional groundwater nitrate groundwater hydrology and water quality would er, the proposed project's contribution to any ess than considerable, due to mitigation measures cumulative impact would be less than significant.	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
rt Well can produce enough water for both the he winery and events pavilion) and residential events pavilion. Annual groundwater recharge in nual water demand, meaning the aquifer would and will not be overdrafted as a result of the testing has shown that the groundwater is of tic and irrigation water needs of the project. Well would be suitable to supply an adequate posed project.	LTS	No mitigation would be required.	LTS
tion of New or Expanded Water Treatment from on-site groundwater sources. Since no new ould be required, this would not be an impact	LTS	No mitigation would be required.	LTS
echarge and Aquifer Level ment recharge volumes over the entire site, the n an approximate ~~15 to 20~~ 14 to 15 percent he groundwater basin. Averaged over the et annual reduction in groundwater recharge 9 to 0.22 acre-feet per acre, or ~~1.5 to 2.0~~2.3 to 2.6	LTS	No mitigation would be required.	LTS
ells and Springs from Well Interference g wells would not limit ability of the wells to rrigation uses. Based upon spring flow ter quality characteristics of the springs and well gradient of the wells, the neighboring springs d wells. Impacts to neighboring wells and less-than-significant.	LTS	No mitigation would be required.	LTS

nificant, PS = Potentially Significant, LTS =	Signif Before Mit.	Mitigation	Signif After Mit
Impacts. portions thereof, are located in the groundwater asin (Class I groundwater area) that underlies the mulative loss of recharge area would decrease the r source; however, the overall effect would be rge – water demand analysis for the Class I t indicates that cumulative long-term water uses dwater supply, and that the project water " average for the area as a whole. The projected exceed groundwater recharge during drought erm due to the rapid response of the aquifer to The pumping tests and analysis of drawdown er supply wells indicate that the impact to nearby ny interference effects on wells (existing or new) ject wells would be negligible because of the nce. The cumulative groundwater recharge and s-than-significant cumulative ~~interference effects from the proposed project erable and therefore a less-than-significant~~	LTS	No mitigation would be required.	LTS

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tantial adverse effect on the populations of d Sonoma ceanothus, and could effect raptor onstruction.	S	(a) Revise the proposed development plan/tentative map to restrict improvements outside the known distribution of the narrow-anthered California brodiaea and Sonoma ceanothus populations to the maximum extent feasible. Minimum standards are included in the measure. (b) A final Mitigation Plan shall be prepared by a qualified botanist to provide for permanent protection of the narrow-anthered California brodiaea population on the site. The Mitigation Plan shall be prepared in consultation with the CDFG and meet with the approval of the County Permit and Resource Management Department staff. The Mitigation Plan shall define measures which ensure protection of the population, salvage of any seed and/or individual plants within the limits of grading, replanting of salvaged material in suitable protected habitat, long-term management requirements, and monitoring of the habitat protection and salvage efforts. The measure includes specific components to be included in the Mitigation Plan. (c) A final Mitigation Plan shall be prepared by a qualified botanist to provide for permanent protection of the Sonoma ceanothus population on the site. The Mitigation Plan shall be prepared in consultation with the CDFG and meet with the approval of the County Permit and Resource Management Department staff. The Mitigation Plan shall define measures which ensure protection of the population, salvage of any seed and/or individual plants within the limits of grading, replanting of salvaged material in suitable protected habitat, long-term management requirements, and monitoring of the habitat protection and salvage efforts. The measure includes specific components to be included in the Mitigation Plan. (d) Any active raptor nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a pre-construction survey for raptor nests. Specific provisions of the pre-construction survey and nest avoidance are included in the measure.	LTS

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Communities ss of important native habitat and sensitive	S	(a) Revise the proposed development plan/tentative map to avoid disturbance to the sensitive natural communities. Minimum standards are included in the measure. (b) A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with the botanist called for in Mitigation Measure 5.6-1(b) and 5.6-1(c). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan are included in the measure.	LTS

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nages s and modifications to jurisdictional wetlands and gradation of downstream areas.	S	(a) Revise the proposed development plan and tentative map to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. Specific revisions are included in the measure. (b) As recommended in Mitigation Measure 5.3-2, a Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site. The plan shall contain detailed measures to control erosion of exposed soil, provide for revegetation of graded slopes before the start of the first rainy season following grading, address non-point source pollutants to protect wetlands and water quality in the drainages, and specify procedures for monitoring of the effectiveness of the measures. These measures shall be integrated with the provisions to prevent changes in peak flow and runoff volumes that could adversely affect the seasonal wetlands, as recommended in Mitigation Measure 5.3-5. (c) A bridge or arched culvert shall be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. The width of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvements implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow period in the creek, from July through October, and construction debris kept outside of the creek channel through use of silt fencing. (d) Restrict construction of roadway and driveway improvements within 100 feet of the potential seasonal wetlands and ephemeral drainages to the summer months after these features contain no surface water to minimize disturbance and the potential for sedimentation. (e) All necessary permits shall be secured from regulatory agencies as required to allow for modifications to wetlands and stream channels on the site. This may include additional requirements for mitigation as a condition of permit authorization from the Corps, CDFG, and RWQCB. Evidence of permit authorization shall be submitted to the County Permit and Resource Management Department prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and federal regulations.	LTS

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ectivity Impacts bstantially with wildlife movement opportunities.	S	(a) Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. Minimum standards are included in the measure. (b) A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with the botanist called for in Mitigation Measures 5.6-1(b). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by MA in 2000 are included in the measure. (c) Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for ~~replacement~~ plantings in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on ~~grading~~ graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. ~~A~~ minimum of 500 liner-size native trees shall be planted as part of the replacement planting program. The program shall include provisions for ensuring that they are established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including areas to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires. (d) Measures recommended in Mitigation Measures 5.6-1, 5.6-2, 5.6-3 and 5.6-4(a) through 5.6-4(c) would serve to partially protect important natural habitat on the site for wildlife, avoid the potential loss of raptor nests, provide for preservation of wildlife movement opportunities along Graywood Creek and the upper elevations of the site where it borders Hood Mountain County Park, control the loss of woodland/forest habitat, and provide for replacement tree plantings. The measure includes additional provisions to further protect wildlife habitat resources, and to be defined in CC & Rs for the residential lots	LTS
pacts tion measures the proposed project would not ss of woodland, forest, and grassland habitat in lley.	LTS	No mitigation would be required.	LTS

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re ive faults.	LTS	No mitigation would be required.	LTS
nd Shaking ccur at the site some time during the design life of damage structures.	S	Prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation shall be prepared to develop seismic design criteria for proposed structures at the site. These reports shall include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The project applicant shall incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the site. Ground motions and Uniform Building Code site coefficients shall be determined by a separate analysis as part of design-level geotechnical investigations for the specific buildings and other proposed structures.	LTS
ered at the project site. However, liquefiable ial soils underlying the proposed leachfield /spa/restaurant.	S	Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the presence or absence of liquefiable soils. Such evaluations shall be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures ~~(such as chemical grouting, deep dynamic compaction or vibro-replacement)~~ should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered.	LTS

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ts occur when soils with low density or high void ettlements are considered most likely to occur in smic shaking.	S	If structures or septic systems are proposed in the lowland alluvial fan area, the following measures would be required to mitigate ground settlement impacts: (1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics and need for any ground improvement measures. (2) Rework and compact soils where structures are proposed and such soils are identified in the near surface. (3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered.	LTS
cking r at the edges of slopes or steep stream banks	S	If structures or septic systems are proposed near steep banks, future building-specific geotechnical investigation for development in the lowland area shall determine the presence or absence of fills and/or natural slopes/banks with a potential for seismically-induced ground cracking and failure by lurching. If found to exist, special foundation design or re-working of the soils or other appropriate design, as determined by the area and site-specific investigations, shall be employed to mitigate this impact.	LTS
mations of banks or sloping areas as a result of have not been encountered at the site. However, tered in alluvial deposits beneath the leachfield /spa/restaurant.	S	Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures ~~(such as chemical grouting grouting, deep dynamic compaction or vibro-replacement)~~ should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered.	LTS

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tability ates that there is not a significant risk with respect proposed building envelopes. Remaining slope dential/commercial structures would be generated during grading of the building pads and	S	The following mitigation measures would be required to mitigate significant impacts related to landsliding and slope instability: (a) Design-level site-specific geotechnical engineering investigation and analysis is required within proposed development improvements. Site specific investigations should evaluate the potential for slope instability, especially where unstable contacts within the volcanic rock may be exposed as a result of grading. (b) Grading and excavation activities shall comply at a minimum with the Uniform Building Code, County of Sonoma standards, and site-specific design criteria established in the geotechnical reports. The geotechnical reports shall consider the following measures: 1. All fills constructed on slopes steeper than 5:1 (horizontal to vertical), or any fills with a height greater than three feet above original ground level shall be keyed and benched into competent material and provided with subdrainage. Unreinforced permanent fill slopes shall be no steeper than 2:1 and, where slope heights exceed 15 feet the fills shall be provided with benches and surface drainage controls. All fills shall be engineered and compacted to at least 90 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the applicant's Geotechnical Engineer. 2. Slopes on the project site shall be improved with erosion protection and planted with vegetation. Planted vegetation shall include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources. <u>Drainage provisions shall be provided during construction to prevent the ponding and/or infiltration of water in temporary excavations other than sediment ponds.</u> (c) Use proper construction, inspection, and maintenance practices to protect against creation of unstable slopes. A plan for the periodic inspection and maintenance of slope stability improvements, subdrains, and surface drains, including removal and disposal of material deposited in catchment basins, shall be prepared and submitted to the County of Sonoma for review and approval by the County Permit and Resource Management Department Drainage Review prior to occupancy. This plan shall include inspection and disposal procedures, schedule and reporting requirements, and the responsible party. This plan can be part of the overall long-term project maintenance plan.	LTS

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ncluding upslope off-site sources) could result in . Bank failures may also occur as a result of impact the roadway, and could result in flooding impact the downslope areas.	S	Road design adjacent to Graywood Creek shall be based on design level geotechnical evaluation. Creek bank stability measures shall be incorporated into road design. Designs may include but shall not be limited to drainage improvements, stream bank stabilization or road setbacks. All grading at the site shall be subject to the requirements of Mitigation Measure 5.7-7 regarding slope stability. These features shall be designed to stabilize upslope areas prone to erosion or earth movement which could block drainages and result in sudden breaches and downslope erosion and flooding. The project applicant shall incorporate the recommendations developed in the site specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the area. Stabilization measures within creeks shall conform to requirements of the County of Sonoma, California Department of Fish and Game, and other applicable agencies, and shall be submitted for approval by these agencies.	LTS
g site-specific work which could result in damage	S	Prior to building, grading, or septic permit issuance the project applicant's Geotechnical Engineer shall complete site-specific investigations with detailed soils analyses of the actual locations and types of proposed buildings, slabs and pavements. Those investigations shall include laboratory testing of on-site soils to assess their expansion potential. These investigations shall result in design recommendations which include specifications for stabilizing areas of expansive soil (if encountered), quality of imported fill material, compaction standards for engineered soil materials, floor slab and pavement design recommendations, surface and subsurface drainage requirements, and grading specifications.	LTS
e-specific investigations that are of low strength ollapse or subside under foundation loading.	S	Prior to building, grading, or septic permit issuance the project applicant shall conduct site-specific geotechnical investigations and analyses of potential differential settlements of buildings and other site improvements, and develop design criteria as necessary to reduce differential settlements to tolerable levels. Potential measures may include but not be limited to overexcavation and recompaction of weak soils or utilizing deep foundations to extend foundation support through low strength soils and into underlying competent material.	LTS

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at Lawndale Road looking North parts of the winery occur among the trees at the ions of houses on residential lots 3 and 4 are	LTS	No mitigation would be required.	LTS
Road looking northwest in area of the proposed project would be seen. and adjacent cottages extend above the tops of ately in front of the development.	LTS	No mitigation would be required.	LTS

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west of Adobe Canyon Road looking North in area of the proposed project are seen. The adjacent cottages extend above the tops of ately in front of the development. The form and attention of viewers at this viewpoint.	S	In order to minimize visual impacts, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant and the winery with the immediately surrounding setting so that the project would not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as possible. The measures shall require: • Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof colors shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. • The height of guest cottage buildings (building type~~s D and~~ F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road. • Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road. Landscaping of the winery shall include the planting of trees or other landscaping treatments to provide screening of the147-vehicle parking lot from State Route 12. • The finish floor elevation of the main house shall not exceed 722 feet elevation and the finish floor elevation of the second floor shall not exceed 736 feet elevation. • Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee	LTS

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ct would result in new lighting sources on the proposed development, could lead to increased a significant project impact and a significant	S	In order to minimize light pollution impacts prior to building permit issuance an exterior lighting plan shall be submitted to the County Permit and Resource Management Department for the inn/spa/restaurant and the winery for review and approval. Prior to recording the final map, standards to be included in the project's CC&Rs for implementation by the Homeowners' Association for exterior lighting plans for residential units shall also be submitted to the County Permit and Resource Management Department for review and approval. The lighting plans shall require: • All light sources shall be fully shielded from off-site view. • All lights to be downcast except where it can be proved to not adversely affect other parcels • Escape of light to the atmosphere shall be minimized. • Low intensity, indirect light sources shall be encouraged. • On-demand lighting systems shall be encouraged. • Mercury, sodium vapor and similar intense and bright lights shall not be permitted except where their need specifically approved and their source of light is restricted. • Where possible, site lighting fixtures on the ground rather than on poles.	SU

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urces ological resources or human remains are ecluded that prehistoric cultural deposits and urface and could be damaged during land	PS	(1) Workers involved in ground disturbing activities shall be trained in the recognition of archaeological resources (e.g., historic and prehistoric artifacts typical of the general area), procedures to report such discoveries, and other appropriate protocols to ensure that construction activities avoid or minimize impacts to potentially significant cultural resources. (2) If cultural deposits are encountered at any location, halt construction in the vicinity and consult a qualified archeologist and the Native American community. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the find and a course of action acceptable to all concerned parties should be adopted. If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished, but not limited to: 1) Planning construction to avoid archeological sites; 2) Incorporation of sites within parks, green space, or other open space; 3) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; 4) Deeding the site into a permanent conservation easement.	LTS

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urces (Continued)	PS	When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center. (3) In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per State CEQA Guidelines 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (B) the coroner determines whether the remains are Native American. If the remains are Native American the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. If the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance	

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Quality Impacts uction activities would cause potential health and This would be a short-term significant impact.	S	Dust emissions from construction activities would be greatly reduced by implementing fugitive dust control measures. BAAQMD CEQA guidance provides that the significance of construction impacts to air quality is based on the control measures that would be implemented. According to BAAQMD CEQA guidance, implementation of the measures listed below would reduce the dust impacts associated with grading and new construction to a less-than-significant level. As a condition of County approval of any site alteration or grading permit for the inn, the winery, or the residential subdivision, the applicant shall incorporate the following dust control measures in the projects that would disturb the ground: (1) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. (2) Cover all hauling trucks or maintain at least two feet of freeboard. (3) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.	LTS

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Quality Impacts (Continued)	S	(4) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. (5) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more). (6) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. (7) Limit traffic speeds on any unpaved roads to 15 miles per hour. (8) Replant vegetation in disturbed areas as quickly as possible. (9) Suspend any activities that cause visible dust plumes, which cannot be controlled by watering. (10) Install wheel washers for all exiting trucks or pave project site entrance road prior to initiating construction of the inn or winery. As a condition of County approval of any site alteration or grading permit, the following measures would be implemented during development of individual residential lots: (1) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. (2) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. (3) Replant vegetation in disturbed areas as quickly as possible. (4) Suspend any activities that cause visible dust plumes, which cannot be controlled by watering. A note shall be placed on the final map indicating that grading permits and building permits with land disturbance shall include dust control measures required by the *Sonoma Country Inn EIR* air quality section.	LTS
e Impacts ct would contribute to local carbon monoxide	LTS	No mitigation would be required.	LTS

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roject and on-site area sources would increase	LTS	No mitigation would be required.	LTS
te to particulate emissions exceedances.	S	A note shall be placed on the final map that states that only natural gas fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves shall be allowed in the residences and only natural gas fireplaces shall be allowed in the inn/spa/restaurant and the winery. Conventional open-hearth fireplaces shall~~should~~ not be permitted. Prior to recording the final map a statement shall be included in the project's CC&Rs stating that only natural gas fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves shall be allowed in the residences. This mitigation does not apply to wood burning for cooking.	LTS
de from the proposed wastewater pretreatment	S	To mitigate possible impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, gases and odors shall be contained in an underground collection and dispersal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants shall be enclosed or placed underground to further control odors. To ensure the protection of operating personnel, a hydrogen sulfide/oxygen monitoring program shall be engineered and implemented, and all personnel entering confined spaced shall be required to meet all Occupational Safety and Health Administration (OSHA) standards. A qualified OSHA consultant shall review the hydrogen sulfide/oxygen monitoring program.	LTS

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ecial Events at the Winery uld result in noise levels exceeding the Sonoma oise level limits.	S	(a) Project approval shall establish outdoor and indoor noise limits as follows: Noise Limits -- During outdoor events the L_{50} value during any 15 minute period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from any outdoor performing group or loudspeaker. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour. During indoor events, the exterior L_{50} during any 15 minimum period of amplified sound shall not exceed 70 dBA at a distance of 50 feet from the outside face of any wall of the events pavilion building. Maximum intermittent levels at such locations shall not exceed 90 dBA, and 90 dBA shall not be reached more often than once per hour. Listed below are examples of measures which are available to insure compliance with the noise level limits specified. One or more measures such as these should be selected for incorporation into the project plans as the design process continues. (1) Restrict loud events, and/or loud noise sources associated with events, to the interior of the building at the events pavilion. The following are examples of noise sources for which an indoor venue should be considered: Pop or rock music, whether live or recorded Drum sets, amplified or not Electric musical instruments (for instance those which make no noise unless provided with electrical power) such as electric keyboards, guitars, and synthesizers, Groups with more than three brass or three reed instruments.	LTS

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ecial Events at the Winery (Continued)	S	(2) To ensure that the event building would provide sufficient noise reduction when needed, conditions such as the following could be applied: ▫ Keep windows closed and open doors only briefly as needed to permit entry and exit during indoor events. ▫ Construct the events pavilion building shell shall consist of double faced assemblies, for example studs walls with gypsum board on interior faces and plywood or cement plaster outer faces. (3) Provide a permanent outdoor loudspeaker system ▫ Outdoor levels of amplified noise could be controlled if a specially designed amplification system were installed as part of the project. The loudspeakers could be placed to minimize noise propagation to surrounding parcels, and an electronic limiter device could be included to prevent excessive levels. Event pavilion users would then be required to utilize the pavilion system, rather than a temporary system for a particular event. (4) Sound Barriers ▫ Construct solid walls around the outdoor activity area at the events pavilion, creating an enclosed patio. Noise walls would help to control noise from outdoor sources at the events pavilion. To obtain substantial reductions of noise levels at the receiving locations, wall height of eight feet or more would be needed. The walls would have to comprise continuous membranes around the outdoor event area. The locations of any gaps would be chosen to minimize noise leaks toward the closest noise sensitive areas. (b) All events shall be restricted to the hours between 7:00 AM and 10:00 PM (c) Disclosure Statements (1) A note shall be placed on the final map as follows: ▫ Outdoor events with music could occur during daytime and evening hours up to 30 times per year at the events pavilion. Noise associated with the special events may be audible in nearby residential area. (2) The CC&R's for the residential lots shall require a disclosure at the time of sale advising of the proximity of the events pavilion and the fact that outdoor events with music could occur during daytime and evening hours up to 30 times per year.	LTS

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ecial Events at the Winery (Continued)		(d) Monitoring Reports (1) During the initial 12 months of operation of the events pavilion, at least six events shall be monitored to ensure compliance with Noise Element's noise level limits. The events selected for monitoring shall be those which are most likely to be noisy (for instance events which include outdoor electronically amplified music). The monitoring shall be performed with a conventional noise level meter having an A-weighting filer and a "slow" response setting. In at least three cases, an independent sound engineer or consultant shall perform the monitoring. During these events, proper monitoring procedures shall be demonstrated to the event operators. A written report of the monitoring results shall be submitted to the County Permit and Resource Management Department	
Wastewater Facilities nt facilities could exceed the *Sonoma County* oise level standards.	PS	To control noise, back-up generators, and the blower units shall be enclosed or otherwise baffled for soundproofing. The system shall be designed and built to be in compliance with Table NE-2 of the *Sonoma County General Plan*.	LTS

APPENDICES

APPENDIX A
INFORMATION FROM JOHN DELAPLAINE

From: "Melinda Grosch" <MGROSCH@sonoma-county.org>
To: <drydman@evl.net>
Sent: Monday, June 23, 2003 1:12 PM
Subject: Documentation: Photo-Simulations

Mr. Rydman,
In order to prepare a response to the photo-simulations presented at the hearing the consultant will need the following information:

1. Simulation viewpoint location coordinates, including camera view heights and real world X and Y coordinates. If that is not possible, then accurate camera viewpoint locations on a scaled map will suffice. Time of day photos were taken, and camera lens used.

All cameras (except aerial shot) located at 5' above grade, using an 85mm (23.9 Deg. FOV) lens. The aerial shot was @ 1100' above grade. Time of day: Approx 10:00am. See attached (Camera location map.jpg) for camera location reference.

2. A description of the methodology used to produce the simulations. This should include a description of what materials (proposed project data, including plans, elevations, etc.) were used to develop the 3D CAD model, assumptions, including building finished floor elevations, tree removal plans, and architectural materials. In addition, the description should include an outline of the steps taken to produce the work.

USGS data was utilized to generate the 3D terrain for the simulation. High resolution (1 meter) satellite imagery was applied to terrain. Trees were placed to reflect reference photographs and satellite imagery within target area. The resulting data was cross-referenced and overlayed with the developers supplied plans to verify scale and orientation accuracy of site. Tree removal was based on assumptions of road construction and grading information supplied by developer. Materials, footprint elevation, and construction of structures based on elevation details supplied by developer.

3. A digital copy of the simulations and the baseline "existing conditions" photographs. (You gave me a copy of the simulations at the meeting on June 19, 2003, Thanks!)

Ref Attached files.

4. Optional- a copy of the 3D CAD model in ACAD 2002 or DXF format.

If you could get the members of your group who submitted the photosimulations to provide us with the above information it would be very helpful. Thanks!.

Melinda Grosch
PRMD
2550 Ventura Avenue
Santa Rosa CA 95403
PH: 707-565-1392
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APPENDIX B
TREE REMOVAL ESTIMATE SUMMARY

Sonoma Country Inn- Tree Removal and Location Chart

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
10	JMA (MacNair and Associates)- building envelope and fire management removals.	Based upon visual evaluation of proposed building envelope. Topography is generally flat to slightly sloped with high density of small diameter multiple trunk trees and understory shrub species. Area has been partially cleared for high voltage line clearance.	15	15
20	JMA- building envelope and fire management removals.	Based upon visual evaluation of proposed building envelope. Topography is moderately sloped with moderate density of small bays and firs.	20	40
18	JMA- building envelope and fire management removals.	Based upon visual evaluation of proposed building envelope. Topography is moderately to steeply sloped. Tree removals have been flagged. Primarily bays and firs under 12" diameter have been selected for removal within fire management zone.	10	25
10	RCA (Ray Carlson and Associates)- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is moderately to steeply sloped. Tree removals have been flagged. Primarily bays and firs under 12" diameter have been selected for removal within fire management zone.	6	25
15	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted trees with trunk diameters nine inches and greater. Topography is generally flat to slightly sloped with high density of small bays, firs and understory shrub species. A limited number of large firs may require removal due to fire damage.	15	30
30	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope and counted all trees. JMA estimated fire management removals. Topography is generally flat. Tree density is very high with small diameter bays, firs, and madrone.	10	30
5	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	12	20
3	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is moderately sloped. Tree density is low with minimal fire removals required. Small diameter oaks and madrone affected.	10	50
10	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is slightly sloped. Tree density is low with minimal fire removals required. Small diameter firs and madrone affected.	0	10
10	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	10	60
5	RCA- building envelope removals. JMA- fire management removals.	RCA taped building envelope perimeter and counted all trees. JMA estimated fire management removals. Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	10	30
136			118	335

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
10	RCA- building envelope removals. JMA- fire management removals.	RCA taped Inn building footprint and counted all trees. JMA estimated fire management removals. No downslope fire management removals required.	50	40
5	RCA- building envelope removals. JMA- fire management removals.	Trees shown on RCA survey within or adjacent to building footprint were counted. JMA estimated fire management removals. Spa is located in open area with minimal fire management removals required.	20	20
15			70	60
40 (east slope)	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees. JMA estimated fire management removals. Units A1 and A2 are located on a ridge above steep slopes with 150 foot fire management zones required.	0	90
63 (west slope)	RCA- building envelope removals. JMA- fire management removals.	Tree densities are high on these slopes with numerous small diameter firs, bays, and madrone.	0	63
ncluded in A1 and A2.	RCA- building envelope removals. JMA- fire management removals.	Fire management removal estimates are included in A1 and A2 west slope estimates shown above.	0	included above
ncluded in A2 estimate.	RCA- building envelope removals. JMA- fire management removals.	Fire management removal estimates are included in A2 west slope estimates shown above.	0	included above
ncluded in A2 estimate.	RCA- building envelope removals. JMA- fire management removals.	Fire management removal estimates are included in A2 west slope estimates shown above.	8	included above
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	13	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	0	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	0	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	9	5
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	0	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted all trees.	0	n/a

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	0	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	2	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	0	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	7	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	2	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	11	n/a
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	8	35
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	included above	included above
n/a	RCA- building envelope removals. JMA- fire management removals.	RCA taped guest building footprints and counted trees with trunk diameters nine inches and greater.	included above	included above
103			60	193
n/a	JMA- building footprint estimate	The winery plans have not been finalized with only approximate building footprints and parking areas identified as part of the project architect's conceptual plan. The winery buildings are planned to be placed largely outside tree zones.	15	n/a
			15	
n/a	JMA- Area and tree density estimate.	Based upon square footage area estimates and average tree densities.	70	
n/a	JMA- Area and tree density estimate.	Based upon square footage area estimates and average tree densities.	80	
n/a	JMA- Area and tree density estimate.	Based upon square footage area estimates and average tree densities.	23	
	JMA- Area and tree density estimate.	Based upon square footage area estimates and average tree densities.	50	

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
n/a	JMA- Area and tree density estimate.	The winery parking lots have not been designed. The layout will preserve as many trees as practical with oak species having the highest priority for protection.	25	
n/a	JMA- Area and tree density estimate.	This parking area has not yet been designed. Estimate based upon tree density in probable location.	20	
			268	
n/a	AAI (Adobe Associates, Inc.) estimate for tree removals due to leach field installations.	These estimates are based upon system expansions for lots 5-11, which now are designed for 5 bedrooms. The 83 trees include actual tree removals as well as trees subject to significant impact.	8	
n/a	AAI estimate for tree removals due to leach field installations.		7	
n/a	AAI estimate for tree removals due to leach field installations.		8	
n/a	AAI estimate for tree removals due to leach field installations.		7	
n/a	AAI estimate for tree removals due to leach field installations.		15	
n/a	AAI estimate for tree removals due to leach field installations.		15	
n/a	AAI estimate for tree removals due to leach field installations.		15	
n/a	AAI estimate for tree removals due to leach field installations.		15	
n/a	AAI estimate for tree removals due to leach field installations.		7	
n/a	AAI estimate for tree removals due to leach field installations.		8	
n/a	AAI estimate for tree removals due to leach field installations.		15	
n/a	AAI estimate for tree removals due to leach field installations.		0	
n/a	AAI estimate for tree removals due to leach field installations.		0	
			120	

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
n/a	JMA estimates based upon routes walked with Ed Nagel and Merril van Fleet (Adobe Assoc.)		150	
			45	
n/a			6	
			15	
n/a			50	
			13	
n/a			15	
n/a			35	
n/a			30	
n/a			0	
n/a			0	
n/a			25	
n/a			13	
n/a			25	
n/a			25	
n/a			75	
n/a			7	
n/a			18	
n/a			7	
n/a			13	
			567	
Fire Management Removals			Construction Removal Estimate (<9")	Fire Management Estimate (<9")
136			118	335
15			70	60
103			60	193
0			15	0
0			268	0
0			120	0

Fire Management Estimate	Estimate Source	Comments	Construction Removal Estimate (<9")	Fire Management Estimate (<9")
0			567	0
254			1218	588
			1806	

APPENDIX C
STATE ROUTE 12 ACCIDENT DATA

1992

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont						
Pythian	l	7-Mar	r-o-w auto	broadside	injury	no
	e	16-Aug	unsafe speed	rear end	pdo	no
	i	9-Oct	lane change	rear end	injury	no
Frey	w	12-Mar	too close	hit object	injury	no
	w	13-Jul	wrong side	hit object	fatal	no
Sonoma Inn						
Lawndale	e	29-Jun	unsafe speed	sideswipe	injury	no
Hoff	w	25-May	wrong side	head-on	fatal	no
Adobe						
Goff	w	26-Sep	fell asleep	hit object	injury	no
Randolph						
Warm Spgs						

1993

	Location	Date	Colison Factor	Type	Severity	Unusual condition
Oakmont	E	28-Jan	Improp pass	Sideswipe	Injury	No
	I	2-Feb	Improp Turn	Hit Object	Fatal	No
	E	7-Mar	Unsafe Speed	Rear end	PDO	No
	W	13-Apr	Too close	Rear end	Injury	No
	E	13-May	Wrong side	Hit object	Injury	No
	W	30-May	Other Improper drv	Sideswipe	Injury	No
	E	2-Jun	Drvr alc/drg	Head-on	Injury	No
	E	14-Jun	Unsafe Speed	Rear end	Injury	No
	E	14-Jun	Unsafe Speed	Head-on	Injury	No
	E	14-Jun	Drvr alc/drg	Rear end	PDO	No
	E	6-Jul	R-O-W Auto	Broadside	Injury	No
	W	9-Jul	Fell Asleep	Hit Object	Injury	No
	E	23-Aug	Fell Asleep	Head-on	Injury	No
	E	15-Sep	Unsafe Speed	Rear end	PDO	No
	E	6-Nov	Not Driver	Other	PDO	No
Pythian	I	3-Apr	Drv alc/drg	Broadside	Injury	No
	I	30-Jun	R-O-W Auto	Broadside	Injury	No
	W	4-Jul	Unsafe Speed	Rear end	PDO	No
	E	12-Aug	Unsafe Speed	Rear end	PDO	Cons Zone
	W	2-Sep	Unsafe Speed	Rear end	Injury	No
	E	8-Sep	Too close	Rear end	Injury	Cons Zone
	E	9-Sep	Unsafe Speed	Rear end	Injury	Cons Zone
	E	6-Nov	Too close	Rear end	Injury	No
Frey	w	17-Jun	Unsafe Speed	Rear end	PDO	Cons Zone
	e	8-Jul	Unsafe Speed	Rear end	PDO	No
Sonoma Inn						
Lawndale	E	2-Apr	Improper turn	Hit object	PDO	No
	E	11-Apr	Drvr alc/drg	hit object	PDO	No
	E	1-Jul	Improp Turn	Hit object	PDO	No
	W	24-Aug	Unsafe Speed	Rear end	Injury	No
	I	7-Oct	R-O-W Auto	Broadside	Injury	No
Hoff	e	14-Aug	R-O-W Auto	Broadside	PDO	No
Adobe	E	21-Jan	Improp turn	Sideswipe	PDO	No
Greene	w	24-Jul	Wrong side	Hit Object	PDO	No
	e	24-Jul	Improp Turn	Sideswipe	PDO	No
	e	13-Sep	R-O-W Auto	Broadside	Injury	No
	w	15-Dec	other equipment	Hit Object	PDO	No
	w	15-Dec	Not Driver	Hit Object	PDO	No
Randolph						
Shaw	w	31-Dec	Too close	Rear end	PDO	No
Cypress	e	24-May	Drvr alc/drg	Broadside	PDO	No
	e	15-Aug	Unsafe Speed	Rear end	PDO	No
	w	19-Dec	Unsafe Speed	Rear end	Injury	No
Warm Spgs	W	27-Feb	Unsafe Speed	Broadside	Injury	No

1994

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	E	5-Feb	Wrong Side	Hit Object	PDO	No
	E	9-Feb	Other Improp Drv	Hit Object	PDO	No
	E	1-Mar	Unsafe Speed	Rear End	Injury	No
	W	21-Mar	Improp Turn	Hit Object	Injury	No
	E	8-Apr	Unsafe Speed	Rear End	Injury	No
	E	8-Jun	Fell asleep	Hit Object	Injury	No
	W	8-Jun	Improp Turn	Hit Object	Injury	No
	E	22-Jul	Unsafe Speed	Rear End	Injury	No
	I	19-Aug	Too close	Rear End	Injury	No
	E	15-Sep	Too close	Rear End	Injury	No
	E	6-Nov	Unsafe Speed	Broadside	Injury	No
	E	12-Dec	Unsafe Speed	Rear End	PDO	No
Pythian	W	23-Jan	Drvr Alc/Drg	Overturned	PDO	No
	E	30-Jan	Drvr Alc/Drg	Hit Object	PDO	No
	E	26-May	Unsafe Speed	Rear End	Injury	No
Frey	w	29-Jan	Too close	Rear End	PDO	No
	w	12-Mar	Wrong Side	Hit Object	PDO	No
	w	4-Jul	Too close	Rear End	Injury	No
Sonoma Inn						
Lawndale	I	4-Mar	Unsafe Speed	Rear end	Injury	No
Hoff	i	10-Apr	R-O-W Auto	Broadside	Injury	No
Adobe	E	6-May	R-O-W Auto	Sideswipe	PDO	No
	W	13-Jun	Not Driver	Head-on	Injury	No
	E	19-Aug	Improp Turn	Other	PDO	no
	E	11-Oct	Improp Turn	Sideswipe	PDO	no
Coffin	i	10-Sep	R-O-W Auto	Broadside	PDO	No
Greene	w	20-Jan	Unsafe Speed	Rear End	PDO	No
	e	5-Apr	R-O-W Auto	Broadside	Injury	No
	e	4-Aug	R-O-W Auto	Broadside	Injury	No
	e	28-Sep	Improp Turn	Overturned	Injury	No
Randolph	W	10-May	Unsafe Speed	Sideswipe	PDO	No
	W	14-Aug	Unsafe Speed	Rear end	Injury	No
	E	28-Dec	Unsafe Speed	Rear end	PDO	No
Maple	e	20-Feb	R-O-W Auto	Broadside	PDO	No
Cypress	i	2-May	unknown	Broadside	PDO	No
	e	16-Aug	Other Improp Drv	Rear End	PDO	No
Jesse	w	1-Jul	Too close	Rear End	PDO	No
Warm Spgs	I	14-Sep	R-O-W Auto	Broadside	Injury	No

1995

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	E	26-Jan	Improp Turn	Hit Object	Injury	No
	I	9-Mar	R-O-W Auto	Broadside	Injury	No
	E	28-Apr	Unsafe Speed	Hit Object	PDO	No
	E	26-May	Fell Asleep	Hit Object	Injury	No
	W	14-Jun	Too close	Hit Object	PDO	no
	E	22-Jul	Drvr Alc/Drg	Sideswipe	Injury	No
	W	14-Sep	Unsafe Speed	Rear End	PDO	No
	E	16-Sep	Unsafe Speed	Rear End	Injury	no
	E	16-Sep	Unsafe Speed	Rear End	PDO	no
	I	5-Oct	Stop Sgn/Sig	Broadside	PDO	No
	E	4-Nov	Too close	Rear End	PDO	No
	W	22-Nov	Unsafe Speed	Rear End	Injury	No
	E	17-Dec	Unsafe Speed	Rear End	PDO	No
Pythian	E	4-Jan	Unsafe Speed	Rear End	PDO	No
	E	20-Sep	Drvr Alc/Drg	Broadside	Injury	No
	W	6-Oct	Too close	Rear End	PDO	No
Frey	w	28-Aug	improp pass	Rear End	injury	No
	w	28-Aug	Unsafe Speed	Head-on	injury	No
	w	8-Oct	Improp Turn	Hit Object	PDO	No
Sonoma Inn						
Lawndale	I	2-Jan	R-O-W Auto	Broadside	Injury	No
	E	6-Sep	Unsafe Speed	Head-on	Injury	No
Hoff	e	18-Apr	improp pass	Sideswipe	PDO	No
	e	20-Jul	Drvr Alc/Drg	Head-on	fatal	no
	i	25-Aug	Drvr Alc/Drg	broadside	fatal	no
Adobe	E	25-Jan	Improp Turn	Hit Object	Injury	No
	E	6-Mar	Wrong Side	Overturned	PDO	No
Greene	i	11-Mar	Improp Turn	broadside	injury	No
	w	20-Jun	Wrong Side	Sideswipe	injury	no
	e	4-Jul	Unsafe Speed	Rear End	injury	No
	w	14-Jul	Too close	Rear End	injury	No
Randolph	w	18-Nov	Wrong Side	Hit Object	injury	No
Shaw	e	26-Jun	Too close	Rear End	injury	no
	e	26-Jul	Unsafe Speed	Rear End	injury	No
Warm Spgs						

1996

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	W	15-Jan	Unsafe speed	Rear end	PDO	No
	E	4-Mar	Unsafe speed	Rear end	PDO	No
	E	13-Mar	Drvr Alc/Drg	Hit Object	PDO	No
	I	9-Jun	Too close	Rear end	PDO	No
	W	20-Jun	Wrong Side	Head-on	PDO	No
	E	1-Sep	Drvr Alc/Drg	Rear end	Injury	No
	E	26-Sep	Improp turn	Hit Object	PDO	No
	W	4-Oct	Too close	Rear end	PDO	no
	W	9-Nov	Unsafe speed	Rear end	PDO	No
	E	19-Dec	Unsafe speed	Rear end	PDO	No
Pythian	E	4-Feb	Unsafe speed	Rear end	PDO	No
	E	9-Feb	R-O-W Auto	Sideswipe	Injury	No
	W	19-Feb	Wrong Side	Hit Object	PDO	No
	W	25-May	Drvr Alc/Drg	Other	Injury	No
	E	9-Jun	Improp turn	Hit Object	Injury	No
	W	25-Dec	Wrong Side	Hit Object	Injury	No
Frey	w	7-Jan	Wrong Side	Hit Object	fatal	No
	e	4-Jul	Drvr Alc/Drg	Rear end	PDO	No
	w	4-Aug	Drvr Alc/Drg	Hit Object	PDO	No
	w	4-Aug	Unsafe speed	Rear end	PDO	No
Sonoma Inn						
Lawndale						
Hoff	w	26-Oct	Wrong Side	Sideswipe	Injury	No
	e	26-Nov	Unsafe speed	Rear end	Injury	No
	e	21-Dec	R-O-W Auto	Broadside	PDO	No
Adobe	E	24-Nov	Improp turn	Head-on	Injury	no
Greene	w	10-Apr	Unsafe speed	Rear end	PDO	No
	e	23-Aug	Drvr Alc/Drg	Head-on	Injury	No
	w	15-Oct	Too close	Rear end	Injury	No
Randolph	W	15-Nov	R-O-W Auto	Broadside	PDO	No
Shaw	w	25-Apr	Unsafe speed	Rear end	PDO	No
Maple	e	5-Oct	Unsafe speed	Rear end	Injury	No
Cypress	e	22-Aug	Unsafe speed	Rear end	Injury	No
Warm Spgs	I	19-Jun	R-O-W Auto	Broadside	Injury	No
	W	21-Aug	R-O-W Auto	Broadside	PDO	No

1997

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	W	6-Feb	Unsafe Speed	Rear End	PDO	No
	E	4-Mar	Not Driver	Hit Object	PDO	No
	W	5-Mar	Improp turn	Broadside	Fatal	No
	I	7-Mar	Stop Sgn/Sig	Broadside	PDO	No
	I	26-Mar	Stop Sgn/Sig	Broadside	pdo	No
	E	26-Apr	Improp turn	Hit Object	Injury	No
	E	11-May	Drvr alc/Drg	Rear End	PDO	No
	W	5-Jul	Fell Asleep	Hit Object	Injury	No
	E	15-Jul	Unsafe Speed	Rear End	Injury	No
	E	4-Aug	Improp turn	Hit Object	Injury	No
	E	6-Aug	Drvr alc/Drg	Hit Object	PDO	No
	E	15-Aug	Unsafe Speed	Rear End	PDO	No
	E	31-Aug	Too Close	Rear End	Injury	No
	W	31-Aug	Too Close	Rear End	Injury	No
	E	14-Oct	Too Close	Rear End	PDO	No
	E	21-Oct	Improp turn	Sideswipe	PDO	No
	W	2-Nov	Unsafe Speed	Rear End	Injury	No
	W	7-Nov	Unsafe Speed	Rear End	Injury	No
Pythian	E	14-Jan	Improp Pass	Broadside	Injury	No
Sonoma Inn						
Lawndale	E	16-Jun	Drvr alc/Drg	Hit Object	PDO	No
Adobe	E	17-Sep	Unsafe Speed	Sideswipe	PDO	No
	w	11-Dec	Unsafe Speed	Rear End	Injury	Cons zone
Greene	I	22-Sep	Unsafe Speed	Rear End	PDO	No
Randolph	W	16-Mar	Too Close	Rear End	Injury	No
	E	30-Dec	Unsafe Speed	Rear End	PDO	No
Shaw	w	21-Feb	Unsafe Speed	Rear End	PDO	No
	i	10-May	r-o-w auto	Broadside	PDO	No
Cypress	e	7-Jun	Improp turn	Hit Object	PDO	obstr on rd
Warm Spgs						

1998

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	w	18-Jan	strtng/bckng	rear end	injury	cons zone
	w	28-Jan	improp turn	other	injury	no
	w	29-Apr	too close	rear end	pdo	no
	e	3-May	drvr alc/drg	hit object	pdo	no
	e	23-May	drvr alc/drg	hit object	pdo	no
	e	15-Jun	unsafe speed	rear end	injury	no
	w	28-Jun	too close	rear end	injury	cons zone
	e	21-Jul	improp turn	hit object	injury	no
	e	12-Aug	unsafe speed	rear end	injury	no
	w	17-Aug	unknown	hit object	pdo	other
	w	18-Aug	unsafe speed	rear end	injury	cons zone
	i	25-Aug	stop sgn/sig	broadside	pdo	cons zone
	e	30-Aug	fell asleep	head-on	fatal	no
	w	7-Sep	drvr alc/drg	rear end	pdo	no
	w	11-Sep	unsafe speed	rear end	pdo	no
	e	20-Sep	drvr alc/drg	rear end	pdo	no
	e	21-Sep	unsafe speed	rear end	pdo	no
	w	31-Oct	drvr alc/drg	hit object	injury	cons zone
	w	14-Nov	unsafe speed	rear end	pdo	no
	e	22-Nov	too close	rear end	pdo	no
	w	28-Nov	strtng/bckng	rear end	pdo	no
	w	1-Dec	unsafe speed	rear end	injury	no
Pythian	i	23-Feb	improp turn	hit object	pdo	no
	w	21-Mar	unsafe speed	rear end	injury	obstr on road
	i	22-Apr	improp turn	sideswipe	injury	cons zone
	e	24-Apr	unsafe speed	rear end	injury	no
	w	29-May	improp turn	hit object	pdo	no
	w	15-Jun	drvr alc/drg	rear end	pdo	cons zone
	e	14-Aug	drvr alc/drg	rear end	injury	no
	w	2-Sep	unsafe speed	rear end	injury	no
	e	15-Oct	unsafe speed	rear end	injury	no
Frey	w	23-Jul	drvr alc/drg	hit object	injury	no
	w	18-Aug	not driver	hit object	pdo	cons zone
Sonoma Inn						
Lawndale	i	15-Apr	r-o-w auto	broadside	pdo	no
	e	22-Apr	unsafe speed	rear end	pdo	no
Hoff	w	26-Feb	unsafe speed	sideswipe	pdo	other
	i	30-Oct	r-o-w auto	broadside	pdo	no
Adobe						
Greene	e	19-Jul	unsafe speed	rear end	injury	no
	e	13-Oct	too close	rear end	injury	no
	i	2-Dec	r-o-w auto	head-on	pdo	no
Randolph	w	4-Jun	r-o-w auto	broadside	injury	no
	i	12-Jul	r-o-w auto	broadside	pdo	no
	w	22-Aug	r-o-w auto	broadside	injury	no
	e	9-Dec	too close	rear end	pdo	no
Shaw	w	1-Dec	drvr alc/drg	broadside	injury	no
Maple	i	5-Apr	r-o-w auto	broadside	pdo	no
	w	16-Sep	unsafe speed	rear end	pdo	no
Cypress	w	24-Jul	unsafe speed	rear end	injury	no
Laurel	i	11-Jun	r-o-w auto	broadside	pdo	no
	e	2-Nov	unsafe speed	rear end	injury	cons zone
Warm Spgs						

1999

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	e	20-Jan	too close	rear end	pdo	no
	w	8-Feb	not driver	hit object	injury	no
	e	8-Mar	too close	rear end	pdo	no
	w	29-Mar	improp turn	hit object	injury	no
	w	8-Apr	improp turn	hit object	pdo	no
	e	22-Apr	unsafe speed	hit object	injury	obstr on rd
	e	22-Apr	unsafe speed	hit object	pdo	no
	w	23-Apr	unsafe speed	rear end	pdo	no
	e	1-Jun	unsafe speed	head-on	injury	no
	e	14-Jul	unsafe speed	rear end	pdo	no
	w	18-Jul	fell asleep	hit object	injury	no
	w	14-Aug	improp turn	hit object	pdo	no
	w	4-Oct	unsafe speed	rear end	pdo	no
	e	12-Oct	drvr alc/drg	rear end	pdo	no
Pythian	e	2-Mar	unsafe speed	rear end	pdo	no
	w	13-Apr	improp turn	hit object	pdo	no
	e	25-Jun	drvr alc/drg	hit object	pdo	no
	e	27-Sep	improp turn	hit object	injury	no
Frey	w	17-Nov	unsafe speed	rear end	pdo	no
Sonoma Inn						
Lawndale	e	28-Feb	improp turn	hit object	pdo	no
	e	6-Oct	unsafe speed	rear end	pdo	no
Hoff	e	9-Aug	wrong side	head-on	fatal	no
Adobe	e	13-Feb	improp turn	hit object	injury	no
	w	22-Jul	improp turn	sideswipe	pdo	no
	e	23-Sep	drvr alc/drg	hit object	injury	no
	i	8-Oct	r-o-w auto	head-on	injury	no
	w	22-Oct	unsafe speed	rear end	pdo	no
	w	11-Nov	unsafe speed	hit object	pdo	no
Goff	w	26-Jul	improp turn	rear end	pdo	no
Greene	e	25-Apr	unsafe speed	rear end	injury	no
	e	28-May	unsafe speed	rear end	pdo	no
	e	14-Aug	unsafe speed	rear end	injury	no
	e	28-Aug	drvr alc/drg	rear end	injury	no
Randolph	e	18-May	too close	rear end	injury	no
	w	10-Sep	wrong side	broadside	pdo	no
	w	11-Oct	improp turn	hit object	pdo	no
	i	17-Nov	r-o-w auto	broadside	injury	no
Maple	w	12-Feb	r-o-w auto	broadside	injury	no
Cypress	e	14-Jan	improp turn	hit object	injury	no
	e	17-Mar	unsafe speed	rear end	injury	no
	e	17-Mar	unsafe speed	rear end	pdo	no
	w	12-Jun	r-o-w auto	head-on	pdo	no
Laurel	w	11-Feb	unsafe speed	rear end	pdo	no
Warm Spgs	l	1-Oct	r-o-w auto	broadside	injury	no

2000

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	w	23-Feb	unsafe speed	broadside	pdo	no
	l	24-Feb	stop sgn/sig	broadside	injury	no
	w	12-Apr	improp turn	hit object	injury	no
	w	12-Apr	improp turn	sideswipe	injury	no
	e	7-Jun	unsafe speed	rear end	injury	no
	w	9-Jun	improp turn	hit object	injury	no
	w	6-Jul	too close	rear end	pdo	no
	e	13-Jul	too close	rear end	pdo	no
	i	23-Jul	stop sgn/sig	broadside	injury	no
	e	18-Aug	too close	rear end	pdo	no
	e	22-Oct	not driver	other	pdo	no
Pythian	e	3-Feb	unsafe speed	rear end	injury	no
	w	3-Feb	improp turn	hit object	injury	no
	w	19-Apr	too close	rear end	pdo	no
	e	5-Sep	unsafe speed	rear end	pdo	no
Frey	i	10-Dec	r-o-w auto	broadside	fatal	no
Sonoma Inn						
Lawndale	l	15-Sep	r-o-w auto	broadside	injury	no
	i	23-Oct	r-o-w auto	broadside	injury	no
Hoff	w	11-Nov	drvr alc/drg	rear end	injury	cons zone
	e	21-Nov	unsafe speed	rear end	pdo	no
	w	13-Dec	unsafe speed	rear end	injury	no
Adobe	w	16-Jan	improp turn	broadside	pdo	no
	i	6-Jul	r-o-w auto	broadside	pdo	no
	w	11-Aug	too close	rear end	injury	no
Egg Farm	e	17-Nov	improp turn	hit object	injury	no
Greene	e	17-Jan	drvr alc/drg	hit object	pdo	no
	w	11-Feb	improp turn	hit object	pdo	no
	i	18-May	unsafe speed	overturned	injury	no
	e	24-May	fell asleep	hit object	pdo	no
	e	1-Jul	drvr alc/drg	hit object	injury	no
	e	19-Sep	unsafe speed	rear end	injury	cons zone
	e	16-Oct	unsafe speed	rear end	pdo	no
	e	3-Nov	unsafe speed	rear end	injury	no
	e	14-Dec	unsafe speed	rear end	injury	no
Randolph	e	22-May	unsafe speed	rear end	injury	no
	e	6-Sep	r-o-w auto	broadside	pdo	cons zone
	e	8-Dec	improp pass	sideswipe	pdo	no
Shaw	w	2-Feb	r-o-w auto	broadside	injury	no
Maple	e	7-May	unsafe speed	rear end	injury	no
	e	21-Aug	drvr alc/drg	hit object	pdo	cons zone
Warm Spgs	i	20-May	r-o-w auto	broadside	pdo	no

2001

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	e	26-Jan	improp turn	sideswipe	pdo	no
	e	26-Jan	too close	rear end	injury	no
	w	16-Feb	strtng/bckng	rear end	pdo	no
	e	25-Apr	unsafe speed	rear end	pdo	no
	w	16-May	fell asleep	hit object	pdo	no
	e	5-Jun	too close	rear end	injury	no
	e	15-Jun	improp turn	sideswipe	pdo	no
	i	27-Jun	unsafe speed	hit object	pdo	no
	e	9-Jul	improp turn	hit object	injury	no
	e	24-Jul	unsafe speed	rear end	pdo	no
	e	7-Sep	unsafe speed	rear end	pdo	no
	e	6-Nov	not driver	other	pdo	no
Pythian	w	20-Apr	unsafe speed	rear end	pdo	no
	w	13-Jun	improp turn	hit object	pdo	no
	e	15-Jun	improp turn	hit object	pdo	no
	w	20-Jun	unsafe speed	rear end	pdo	no
	w	8-Jul	not driver	other	pdo	no
	w	31-Jul	unsafe speed	rear end	pdo	no
	e	6-Sep	unsafe speed	rear end	pdo	no
	e	26-Sep	drvr alc/drg	hit object	pdo	no
	w	16-Oct	too close	rear end	pdo	no
Sonoma Inn						
Lawndale	e	3-Feb	fell asleep	hit object	pdo	other
	w	6-Feb	too close	rear end	pdo	no
	e	4-Mar	drvr alc/drg	rear end	injury	no
	i	24-May	r-o-w auto	broadside	pdo	no
	e	28-Aug	too close	rear end	injury	no
Adobe						
Greene	e	2-Feb	unsafe speed	rear end	injury	no
	e	20-Mar	r-o-w auto	rear end	injury	no
	e	16-Jun	unsafe speed	rear end	pdo	no
	e	7-Aug	r-o-w auto	broadside	injury	no
Randolph	i	8-Aug	improp pass	sideswipe	pdo	no
Shaw	e	20-Apr	r-o-w auto	broadside	injury	no
	w	13-May	r-o-w auto	broadside	pdo	no
	w	19-Jun	unsafe speed	rear end	injury	no
	w	15-Sep	too close	rear end	pdo	no
Maple	w	22-Jan	drvr alc/drg	rear end	injury	no
	e	3-Feb	too close	rear end	pdo	no
	i	31-Dec	drvr alc/drg	rear end	pdo	no
Cypress	e	12-Jun	too close	rear end	pdo	no
Laurel	e	9-Jun	strtng/bckng	broadside	injury	no
Warm Spgs	i	12-Dec	r-o-w auto	broadside	pdo	no

2002

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont	e	26-Mar	too close	rear end	pdo	no
	e	14-May	fell asleep	hit object	injury	no
Pythian	e	22-Feb	unsafe speed	rear end	injury	no
	e	11-May	too close	rear end	injury	no
	w	26-Sep	strtng/bckng	rear end	pdo	no
Sonoma Inn						
Lawndale						
Hoff	e	4-Aug	improp turn	sideswipe	pdo	no
	e	26-Sep	drvr alc/drg	hit object	pdo	no
Adobe						
Greene	l	3-Feb	r-o-w auto	broadside	injury	no
Randolph						
Shaw	e	2-Jul	r-o-w auto	broadside	injury	no
Laurel	e	15-Apr	unsafe speed	rear end	pdo	no
Warm Spgs						

2003

	Location	Date	Collision Factor	Type	Severity	Unusual condition
Oakmont						
Pythian						
Sonoma Inn						
Lawndale						
Adobe						
Randolph						
Warm Spgs						

SECTION 1: OAKMONT

	TOTAL COLLISIONS	PDOs	INJURIES	FATALITIES
1993	15	4	10	1
1994	12	3	8	0
1995	13	7	6	0
1996	10	9	1	0
1997	18	9	9	0
1998	22	12	9	1
1999	14	9	5	0
2000	11	5	6	0
2001	12	9	3	0
SUBTOTALS:	**127**	**67**	**57**	**2**

SECTION 2: PYTHIAN (INC. FREY)

	TOTAL COLLISIONS	PDOs	INJURIES	FATALITIES
1993	10	4	6	0
1994	6	4	2	0
1995	6	2	4	0
1996	10	5	4	1
1997	1	0	1	0
1998	11	4	7	0
1999	5	4	1	0
2000	5	2	2	1
2001	9	9	0	0
SUBTOTALS:	**63**	**34**	**27**	**2**

SECTION 3: LAWNDALE (INC. HOFF)

	TOTAL COLLISIONS	PDOs	INJURIES	FATALITIES
1993	6	4	2	0
1994	2	0	2	0
1995	5	1	2	2
1996	3	1	2	0
1997	1	1	0	0
1998	4	4	0	0
1999	3	2	0	1
2000	5	1	4	0
2001	5	3	2	0
SUBTOTALS:	**34**	**17**	**14**	**3**

SECTION 4: ADOBE CANYON (INC. GOFF, EGG FARM, COFFIN)

	TOTAL COLLISIONS	PDOs	INJURIES	FATALITIES
1993	1	1	0	0
1994	5	4	1	0
1995	2	1	1	0
1996	1	1	0	0
1997	2	1	1	0
1998	0	0	0	0
1999	7	4	3	0
2000	3	1	2	0
2001	0	0	0	0
SUBTOTALS:	**21**	**13**	**8**	**0**

SECTION 5: RANDOLPH TO WARM SPRINGS (INC. GREENE, SHAW, MAPLE, CYPRESS, LAUREL, JESSE)

	TOTAL COLLISIONS	PDOs	INJURIES	FATALITIES
1993	10	7	3	0
1994	12	5	7	0
1995	7	7	0	0
1996	9	4	5	0
1997	6	5	1	0
1998	13	6	7	0
1999	15	6	9	0
2000	16	8	8	0
2001	15	8	7	0
SUBTOTALS:	**103**	**56**	**47**	**0**
TOTALS:	**348**	**187**	**153**	**7**

ONE YEAR BREAKDOWN OF PRIMARY COLLISION FACTORS FOR 2001
FROM LAWNDALE TO WARM SPRINGS

UNSAFE SPEED	11
TOO CLOSE	8
R-O-W	6
AUTO IMPROPER TURN	5
ALCOHOL/DRUGS	4
FALLING ASLEEP	2
STARTING/BACKING	2
NOT DRIVER	2
IMPROPER PASS	1
TOTAL:	41

Accident Rate Determination for SR 12 East and West of Adobe Canyon Road
Years 1999, 2000, 2001

1. SR 12 (Lawndale Road to Adobe Canyon Road)

AADT 17,900 X 365 days /year = 6,533,500 vehicles/year

$$\text{MVM} = \frac{6{,}533{,}500 \text{ X } .57 \text{ miles}}{1{,}000{,}000} = 3.72$$

Annual Collisions: 1999 6

$$\text{Collision/MVM} = \frac{6}{3.72} = 1.61$$

Annual Collisions: 2000 7

$$\text{Collision/MVM} = \frac{7}{3.72} = 1.88$$

Annual Collisions: 2001 5

$$\text{Collision/MVM} = \frac{5}{3.72} = 1.34$$

2 SR 12 (Adobe Canyon Road to Warm Springs Road)

AADT 17,200 X 365 days /year = 6,278,000 vehicles/year

$$\text{MVM} = \frac{6{,}278{,}000 \text{ X } .91 \text{ miles}}{1{,}000{,}000} = 5.71$$

Annual Collisions: 1999 21

$$\text{Collision/MVM} = \frac{21}{5.71} = 3.67$$

Annual Collisions: 2000 19

$$\text{Collision/MVM} = \frac{19}{5.71} = 3.32$$

Annual Collisions: 2001 15

$$\text{Collision/MVM} = \frac{15}{5.71} = 2.62$$

APPENDIX D
GROUNDWATER RECHARGE CALCULATIONS

verage Year Conditions

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Lowland	October	0.80	0.00	0.80	0.00
	4.97	0.86	1.50	2.61		November	7.76	0.53	1.50	5.73
	14.14	0.95	0.93	12.26		December	13.57	3.80	0.93	8.84
	14.76	4.22	0.93	9.61		January	5.36	0.01	0.93	4.42
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.04	2.79	0.80
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.01	1.48	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	6.03	8.09	24.48		Total	33.68	4.39	9.50	19.79
			Total (AFY/ac)	2.04					Total (AFY/ac)	1.65
			Area (acres)	1413					Area (acres)	1413
			Lowland Recharge Volume (AFY)	2883					Lowland Recharge Volume (AFY)	2330

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Upland	October	0.80	0.00	0.80	0.00
	4.97	2.04	1.50	1.43		November	7.76	2.28	1.50	3.98
	14.14	3.72	0.93	9.49		December	13.57	6.08	0.93	6.56
	14.76	6.57	0.93	7.26		January	5.36	0.40	0.93	4.03
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.54	2.79	0.30
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.29	1.20	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	12.33	8.09	18.18		Total	33.68	9.59	9.22	14.87
			Total (AFY/ac)	1.52					Total (AFY/ac)	1.24
			Area (acres)	1396					Area (acres)	1396
			Upland Recharge Volume (AFY)	2115					Upland Recharge Volume (AFY)	1730

rought Year Conditions

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.07	3.10	1.03		October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.00	1.26	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.00	0.93	0.46
	0.48	0.00	0.48	0.00		January	2.55	0.11	0.93	1.51
	2.43	0.14	1.68	0.61		February	2.65	0.07	1.68	0.90
	1.04	0.00	1.04	0.00		March	2.81	0.02	2.79	0.00
	2.05	0.07	1.98	0.00	Lowland	April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00		May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	0.28	11.57	1.64		Total	13.05	0.20	9.98	2.87
			Total (AFY/ac)	0.14					Total (AFY/ac)	0.24
			Area (acres)	1413					Area (acres)	1413
			Lowland Recharge Volume (AFY)	193					Lowland Recharge Volume (AFY)	338

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.79	3.10	0.31		October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.19	1.07	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.24	0.93	0.22
	0.48	0.00	0.48	0.00		January	2.55	0.68	0.93	0.94
	2.43	0.80	1.63	0.00		February	2.65	0.56	1.68	0.41
	1.04	0.00	1.04	0.00		March	2.81	0.34	2.47	0.00
	2.05	0.68	1.37	0.00		April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00	Upland	May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	2.27	10.91	0.31		Total	13.05	2.01	9.47	1.57
			Total (AFY/ac)	0.03					Total (AFY/ac)	0.13
			Area (acres)	1396					Area (acres)	1396
			Upland Recharge Volume (AFY)	36					Upland Recharge Volume (AFY)	183

echarge Conditions

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Lowland	October	0.80	0.00	0.80	0.00
	4.97	0.86	1.50	2.61		November	7.76	0.53	1.50	5.73
	14.14	0.95	0.93	12.26		December	13.57	3.80	0.93	8.84
	14.76	4.22	0.93	9.61		January	5.36	0.01	0.93	4.42
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.04	2.79	0.80
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.01	1.48	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	6.03	8.09	24.48		Total	33.68	4.39	9.50	19.79
			Total (AFY/ac)	2.04					Total (AFY/ac)	1.65
			Area (acres)	46.5					Area (acres)	46.5
			Lowland Recharge Volume (AFY)	95					Lowland Recharge Volume (AFY)	77

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Upland	October	0.80	0.00	0.80	0.00
	4.97	2.04	1.50	1.43		November	7.76	2.28	1.50	3.98
	14.14	3.72	0.93	9.49		December	13.57	6.08	0.93	6.56
	14.76	6.57	0.93	7.26		January	5.36	0.40	0.93	4.03
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.54	2.79	0.30
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.29	1.20	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	12.33	8.09	18.18		Total	33.68	9.59	9.22	14.87
			Total (AFY/ac)	1.52					Total (AFY/ac)	1.24
			Area (acres)	127					Area (acres)	127
			Upland Recharge Volume (AFY)	192					Upland Recharge Volume (AFY)	157

echarge Conditions

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Lowland	October	0.80	0.00	0.80	0.00
	4.97	0.86	1.50	2.61		November	7.76	0.53	1.50	5.73
	14.14	0.95	0.93	12.26		December	13.57	3.80	0.93	8.84
	14.76	4.22	0.93	9.61		January	5.36	0.01	0.93	4.42
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.04	2.79	0.80
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.01	1.48	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	6.03	8.09	24.48		Total	33.68	4.39	9.50	19.79
			Total (AFY/ac)	2.04					Total (AFY/ac)	1.65
			Area (acres)	42.8					Area (acres)	42.8
			Lowland Recharge Volume (AFY)	87					Lowland Recharge Volume (AFY)	71

1996-1997					2001-2002					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	1.06	0.00	1.06	0.00	Upland	October	0.80	0.00	0.80	0.00
	4.97	2.04	1.50	1.43		November	7.76	2.28	1.50	3.98
	14.14	3.72	0.93	9.49		December	13.57	6.08	0.93	6.56
	14.76	6.57	0.93	7.26		January	5.36	0.40	0.93	4.03
	0.47	0.00	0.47	0.00		February	1.07	0.00	1.07	0.00
	1.05	0.00	1.05	0.00		March	3.63	0.54	2.79	0.30
	0.66	0.00	0.66	0.00		April	0.00	0.00	0.00	0.00
	0.52	0.00	0.52	0.00		May	1.49	0.29	1.20	0.00
	0.12	0.00	0.12	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.73	0.00	0.73	0.00		August	0.00	0.00	0.00	0.00
	0.12	0.00	0.12	0.00		September	0.00	0.00	0.00	0.00
	38.60	12.33	8.09	18.18		Total	33.68	9.59	9.22	14.87
			Total (AFY/ac)	1.52					Total (AFY/ac)	1.24
			Area (acres)	115					Area (acres)	115
			Upland Recharge Volume (AFY)	175					Upland Recharge Volume (AFY)	143

echarge Conditions

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.07	3.10	1.03	Lowland	October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.00	1.26	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.00	0.93	0.46
	0.48	0.00	0.48	0.00		January	2.55	0.11	0.93	1.51
	2.43	0.14	1.68	0.61		February	2.65	0.07	1.68	0.90
	1.04	0.00	1.04	0.00		March	2.81	0.02	2.79	0.00
	2.05	0.07	1.98	0.00		April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00		May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	0.28	11.57	1.64		Total	13.05	0.20	9.98	2.87
			Total (AFY/ac)	0.14					Total (AFY/ac)	0.24
			Area (acres)	46.5					Area (acres)	46.5
			Lowland Recharge Volume (AFY)	6					Lowland Recharge Volume (AFY)	11

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.79	3.10	0.31	Upland	October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.19	1.07	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.24	0.93	0.22
	0.48	0.00	0.48	0.00		January	2.55	0.68	0.93	0.94
	2.43	0.80	1.63	0.00		February	2.65	0.56	1.68	0.41
	1.04	0.00	1.04	0.00		March	2.81	0.34	2.47	0.00
	2.05	0.68	1.37	0.00		April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00		May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	2.27	10.91	0.31		Total	13.05	2.01	9.47	1.57
			Total (AFY/ac)	0.03					Total (AFY/ac)	0.13
			Area (acres)	127					Area (acres)	127
			Upland Recharge Volume (AFY)	3					Upland Recharge Volume (AFY)	17

charge Conditions

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge (in)		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.07	3.10	1.03		October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.00	1.26	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.00	0.93	0.46
	0.48	0.00	0.48	0.00		January	2.55	0.11	0.93	1.51
	2.43	0.14	1.68	0.61		February	2.65	0.07	1.68	0.90
	1.04	0.00	1.04	0.00		March	2.81	0.02	2.79	0.00
	2.05	0.07	1.98	0.00	Lowland	April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00		May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	0.28	11.57	1.64		Total	13.05	0.20	9.98	2.87
			Total (AFY/ac)	0.14					Total (AFY/ac)	0.24
			Area (acres)	42.8					Area (acres)	42.8
			Lowland Recharge Volume (AFY)	6					Lowland Recharge Volume (AFY)	10

1975-1976					1976-1977					
	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge		Month	Rainfall (in)	Runoff (in)	ET (in)	Net Recharge
	4.20	0.79	3.10	0.31		October	0.02	0.00	0.02	0.00
	0.98	0.00	0.98	0.00		November	1.26	0.19	1.07	0.00
	0.81	0.00	0.81	0.00		December	1.39	0.24	0.93	0.22
	0.48	0.00	0.48	0.00		January	2.55	0.68	0.93	0.94
	2.43	0.80	1.63	0.00		February	2.65	0.56	1.68	0.41
	1.04	0.00	1.04	0.00		March	2.81	0.34	2.47	0.00
	2.05	0.68	1.37	0.00		April	0.16	0.00	0.16	0.00
	0.00	0.00	0.00	0.00	Upland	May	1.11	0.00	1.11	0.00
	0.08	0.00	0.08	0.00		June	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00		July	0.00	0.00	0.00	0.00
	0.80	0.00	0.80	0.00		August	0.00	0.00	0.00	0.00
	0.62	0.00	0.62	0.00		September	1.10	0.00	1.10	0.00
	13.49	2.27	10.91	0.31		Total	13.05	2.01	9.47	1.57
			Total (AFY/ac)	0.03					Total (AFY/ac)	0.13
			Area (acres)	115					Area (acres)	115
			Upland Recharge Volume (AFY)	3					Upland Recharge Volume (AFY)	15

LOWLAND

1975-76: DROUGHT

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-75	4.20	0.07	4.13	3.10	3.10	1.03
Nov-75	0.98	0.00	0.98	1.50	0.98	0.00
Dec-75	0.81	0.00	0.81	0.93	0.81	0.00
Jan-76	0.48	0.00	0.48	0.93	0.48	0.00
Feb-76	2.43	0.14	2.29	1.68	1.68	0.61
Mar-76	1.04	0.00	1.04	2.79	1.04	0.00
Apr-76	2.05	0.07	1.98	4.20	1.98	0.00
May-76	0.00	0.00	0.00	5.58	0.00	0.00
Jun-76	0.08	0.00	0.08	6.30	0.08	0.00
Jul-76	0.00	0.00	0.00	6.51	0.00	0.00
Aug-76	0.80	0.00	0.80	5.89	0.80	0.00
Sep-76	0.62	0.00	0.62	4.50	0.62	0.00
Total	**13.49**	**0.28**	**13.21**	**43.91**	**11.57**	**1.64**

*CIMIS
**Infiltration = (Rainfall - Runoff) - Actual ET

% ET	86%
% Runoff	2%
% Infiltration	12%

1976-1977:DROUGHT

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-76	0.02	0.00	0.02	3.10	0.02	0.00
Nov-76	1.26	0.00	1.26	1.50	1.26	0.00
Dec-76	1.39	0.00	1.39	0.93	0.93	0.46
Jan-77	2.55	0.11	2.44	0.93	0.93	1.51
Feb-77	2.65	0.07	2.58	1.68	1.68	0.90
Mar-77	2.81	0.02	2.79	2.79	2.79	0.00
Apr-77	0.16	0.00	0.16	4.20	0.16	0.00
May-77	1.11	0.00	1.11	5.58	1.11	0.00
Jun-77	0	0.00	0.00	6.30	0.00	0.00
Jul-77	0	0.00	0.00	6.51	0.00	0.00
Aug-77	0	0.00	0.00	5.89	0.00	0.00
Sep-77	1.1	0.00	1.10	4.50	1.10	0.00
Total	**13.05**	**0.20**	**12.85**	**43.91**	**9.98**	**2.87**

% ET	76.5%
% Runoff	1.5%
% Infiltration	22.0%

1996-1997:NORMAL

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-96	1.06	0.00	1.06	3.10	1.06	0.00
Nov-96	4.97	0.86	4.11	1.50	1.50	2.61
Dec-96	14.14	0.95	13.19	0.93	0.93	12.26
Jan-97	14.76	4.22	10.54	0.93	0.93	9.61
Feb-97	0.47	0.00	0.47	1.68	0.47	0.00
Mar-97	1.05	0.00	1.05	2.79	1.05	0.00
Apr-97	0.66	0.00	0.66	4.20	0.66	0.00
May-97	0.52	0.00	0.52	5.58	0.52	0.00
Jun-97	0.12	0.00	0.12	6.30	0.12	0.00
Jul-97	0.00	0.00	0.00	6.51	0.00	0.00
Aug-97	0.73	0.00	0.73	5.89	0.73	0.00
Sep-97	0.12	0.00	0.12	4.50	0.12	0.00
Total	**38.60**	**6.03**	**32.57**	**43.91**	**8.09**	**24.48**

% ET	21.0%
% Runoff	15.6%
% Infiltration	63.4%

2001-2002:NORMAL

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-96	0.80	0.00	0.80	3.10	0.80	0.00
Nov-96	7.76	0.53	7.23	1.50	1.50	5.73
Dec-96	13.57	3.80	9.77	0.93	0.93	8.84
Jan-97	5.36	0.01	5.35	0.93	0.93	4.42
Feb-97	1.07	0.00	1.07	1.68	1.07	0.00
Mar-97	3.63	0.04	3.59	2.79	2.79	0.80
Apr-97	0.00	0.00	0.00	4.20	0.00	0.00
May-97	1.49	0.01	1.48	5.58	1.48	0.00
Jun-97	0.00	0.00	0.00	6.30	0.00	0.00
Jul-97	0.00	0.00	0.00	6.51	0.00	0.00
Aug-97	0.00	0.00	0.00	5.89	0.00	0.00
Sep-97	0.00	0.00	0.00	4.50	0.00	0.00
Total	**33.68**	**4.39**	**29.29**	**43.91**	**9.50**	**19.79**

% ET	28.2%
% Runoff	13.0%
% Infiltration	58.8%

UPLAND

1975-76: DROUGHT

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-75	4.20	0.79	3.41	3.10	3.10	0.31
Nov-75	0.98	0.00	0.98	1.50	0.98	0.00
Dec-75	0.81	0.00	0.81	0.93	0.81	0.00
Jan-76	0.48	0.00	0.48	0.93	0.48	0.00
Feb-76	2.43	0.80	1.63	1.68	1.63	0.00
Mar-76	1.04	0.00	1.04	2.79	1.04	0.00
Apr-76	2.05	0.68	1.37	4.20	1.37	0.00
May-76	0.00	0.00	0.00	5.58	0.00	0.00
Jun-76	0.08	0.00	0.08	6.30	0.08	0.00
Jul-76	0.00	0.00	0.00	6.51	0.00	0.00
Aug-76	0.80	0.00	0.80	5.89	0.80	0.00
Sep-76	0.62	0.00	0.62	4.50	0.62	0.00
Total	**13.49**	**2.27**	**11.22**	**43.91**	**10.91**	**0.31**

*CIMIS
**Infiltration = (Rainfall - Runoff) - Actual ET

% ET	81%
% Runoff	17%
% Infiltration	2%

1976-1977:DROUGHT

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-76	0.02	0.00	0.02	3.10	0.02	0.00
Nov-76	1.26	0.19	1.07	1.50	1.07	0.00
Dec-76	1.39	0.24	1.15	0.93	0.93	0.22
Jan-77	2.55	0.68	1.87	0.93	0.93	0.94
Feb-77	2.65	0.56	2.09	1.68	1.68	0.41
Mar-77	2.81	0.34	2.47	2.79	2.47	0.00
Apr-77	0.16	0.00	0.16	4.20	0.16	0.00
May-77	1.11	0.00	1.11	5.58	1.11	0.00
Jun-77	0	0.00	0.00	6.30	0.00	0.00
Jul-77	0	0.00	0.00	6.51	0.00	0.00
Aug-77	0	0.00	0.00	5.89	0.00	0.00
Sep-77	1.1	0.00	1.10	4.50	1.10	0.00
Total	**13.05**	**2.01**	**11.04**	**43.91**	**9.47**	**1.57**

% ET	72.6%
% Runoff	15.4%
% Infiltration	12.0%

1996-1997:NORMAL

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-96	1.06	0.00	1.06	3.10	1.06	0.00
Nov-96	4.97	2.04	2.93	1.50	1.50	1.43
Dec-96	14.14	3.72	10.42	0.93	0.93	9.49
Jan-97	14.76	6.57	8.19	0.93	0.93	7.26
Feb-97	0.47	0.00	0.47	1.68	0.47	0.00
Mar-97	1.05	0.00	1.05	2.79	1.05	0.00
Apr-97	0.66	0.00	0.66	4.20	0.66	0.00
May-97	0.52	0.00	0.52	5.58	0.52	0.00
Jun-97	0.12	0.00	0.12	6.30	0.12	0.00
Jul-97	0.00	0.00	0.00	6.51	0.00	0.00
Aug-97	0.73	0.00	0.73	5.89	0.73	0.00
Sep-97	0.12	0.00	0.12	4.50	0.12	0.00
Total	**38.60**	**12.33**	**26.27**	**43.91**	**8.09**	**18.18**

% ET	21.0%
% Runoff	31.9%
% Infiltration	47.1%

2001-2002:NORMAL

Month	Rainfall (in)	Runoff (in)	Rainfall-Runoff (in)	Potential ET*(in)	Actual ET (in)	Infiltration** (in)
Oct-96	0.80	0.00	0.80	3.10	0.80	0.00
Nov-96	7.76	2.28	5.48	1.50	1.50	3.98
Dec-96	13.57	6.08	7.49	0.93	0.93	6.56
Jan-97	5.36	0.40	4.96	0.93	0.93	4.03
Feb-97	1.07	0.00	1.07	1.68	1.07	0.00
Mar-97	3.63	0.54	3.09	2.79	2.79	0.30
Apr-97	0.00	0.00	0.00	4.20	0.00	0.00
May-97	1.49	0.29	1.20	5.58	1.20	0.00
Jun-97	0.00	0.00	0.00	6.30	0.00	0.00
Jul-97	0.00	0.00	0.00	6.51	0.00	0.00
Aug-97	0.00	0.00	0.00	5.89	0.00	0.00
Sep-97	0.00	0.00	0.00	4.50	0.00	0.00
Total	**33.68**	**9.59**	**24.09**	**43.91**	**9.22**	**14.87**

% ET	27.4%
% Runoff	28.5%
% Infiltration	44.2%

SCS Monthly Runoff

1975-76

Month	Rainfall (in)	CN 61*	CN 80**
October	2.04	*0.07*	*0.56*
	0.97	*0.00*	*0.08*
	1.16	*0.00*	*0.15*
February	0.93	*0.00*	*0.05*
	2.26	*0.14*	*0.75*
April	2.03	*0.07*	*0.68*
	TOTAL	0.28	2.27

1976-77

Month	Rainfall (in)	CN 61*	CN 80**
November	1.26	*0.00*	*0.19*
December	1.39	*0.00*	*0.24*
January	2.17	*0.11*	*0.68*
February	2.00	*0.07*	*0.56*
March	1.62	*0.02*	*0.34*
	TOTAL	0.20	2.01

1996-1997

Month	Rainfall (in)	CN 61*	CN 80**
November	4.06	*0.86*	*2.04*
December	1.90	*0.05*	*0.50*
	3.60	*0.62*	*1.72*
	2.24	*0.11*	*0.68*
	2.37	*0.17*	*0.82*
January	9.08	*4.22*	*6.57*
	TOTAL	6.03	12.33

2001-2002

Month	Rainfall (in)	CN 61*	CN 80**
November	3.25	*0.48*	*1.48*
	1.13	*0.00*	*0.11*
	1.31	*0.00*	*0.19*
	1.90	*0.05*	*0.50*
December	4.14	*0.86*	*0.12*
	1.01	*0.00*	*0.08*
	3.38	*0.52*	*1.56*
	6.60	*2.42*	*4.32*
January	1.47	*0.01*	*0.29*
	1.06	*0.00*	*0.11*
March	1.77	*0.04*	*0.44*
	0.90	*0.00*	*0.05*
	0.85	*0.00*	*0.05*
May	1.49	*0.01*	*0.29*
	TOTAL	4.39	9.59

*Hydrologic soil group: B; "Good" Pasture, grassland, or range;
>75% groundcover and lightly or only occasionally grazed

**Hydrologic soil group: D; "Good" Pasture, grassland, or range;
>75% groundcover and lightly or only occasionally grazed

RAINFALL (IN INCHES) 2001-2002

											33.68
ember	December	January	February	March	April	May	June	July	August	September	
0.00	2.07	0.40	0.00	0.00	0.00	0.00	0.00	0.00	YEARLY TOTAL = 0.00	0.00	1
0.00	1.69	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2
0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4
0.00	0.76	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5
0.00	0.25	0.37	0.26	1.10	0.00	0.00	0.00	0.00	0.00	0.00	6
0.00	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.00	7
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8
0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9
0.00	0.00	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.00	10
1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12
0.05	0.00	0.00	T	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15
0.17	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	16
0.00	0.87	0.00	0.46	0.05	T	0.00	0.00	0.00	0.00	0.00	17
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18
0.02	0.00	0.00	0.35	0.00	0.00	0.40	0.00	0.00	0.00	0.00	19
0.76	1.18	0.00	0.00	0.00	0.00	0.70	0.00	0.00	0.00	0.00	20
0.35	0.50	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	21
0.00	0.63	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	22
0.00	1.07	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	23
1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24
0.06	0.00	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25
0.00	0.11	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26
0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27
0.18	1.81	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28
1.72	0.85	0.00		0.00	T	0.00	0.00	0.00	0.00	0.00	29
0.00	0.45	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	30
	0.76	0.00		0.00		0.00		0.00	0.00		31
7.76	**13.57**	**5.36**	**1.07**	**3.63**	**0.00**	**1.49**	**0.00**	**0.00**	**0.00**	**0.00**	**TOTAL**
0.26	**0.44**	**0.17**	**0.04**	**0.12**	**0.00**	**0.05**	**0.00**	**0.00**	**0.00**	**0.00**	**AVE.**

c Center, Saint Helena, CA, Station No. 047643

RAINFALL (IN INCHES) 1996-97

												38.60
ember	December	January	February	March	April	May	June	July	August	September		
0.00	0.33	3.90	0.03	0.00	0.00	0.00	0.00	0.00	YEARLY TOTAL = 0.00	0.00		1
0.00	0.00	1.20	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00		2
0.00	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		3
0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.12	0.00	0.00	0.00		4
0.00	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		5
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		6
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		7
0.00	0.09	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00		8
0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		9
0.00	2.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		10
0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		11
0.00	0.82	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		12
0.00	0.00	T	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		13
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03		14
0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09		15
0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00		16
1.50	0.00	0.03	0.19	0.65	0.00	0.00	0.00	0.00	0.00	0.00		17
1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		18
0.28	0.00	M	0.00	0.00	0.66	0.00	0.00	0.00	0.00	0.00		19
1.26	0.00	0.17	0.05	0.00	0.00	0.00	0.00	0.00	0.73	0.00		20
0.00	1.15	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		21
0.68	0.74	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		22
0.18	0.35	3.22	0.00	0.00	T	0.00	0.00	0.00	0.00	0.00		23
0.00	0.00	M	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00		24
0.05	0.00	2.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		25
0.00	0.11	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		26
0.00	1.75	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		27
0.00	0.51	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		28
0.00	0.05	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		29
0.00	1.70	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		30
	1.95	0.03		0.00		0.00		0.00	0.00			31
4.97	**14.14**	**14.76**	**0.47**	**1.05**	**0.66**	**0.52**	**0.12**	**0.00**	**0.73**	**0.12**	**TOTAL**	
0.17	**0.46**	**0.53**	**0.02**	**0.03**	**0.02**	**0.02**	**0.00**	**0.00**	**0.02**	**0.00**	**AVE.**	

c Center, Saint Helena, CA, Station No. 047643

RAINFALL (IN INCHES) 1975-1976

											13.49
ember	December	January	February	March	April	May	June	July	August	September	
0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.00	YEARLY TOTAL = 0.00	0.00	1
0.00	0.00	0.00	0.00	0.74	0.00	0.00	0.00	0.00	0.00	0.00	2
0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3
0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4
0.00	0.00	0.06	T	0.00	T	0.00	0.00	0.00	0.00	0.00	5
0.20	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	6
0.00	0.00	0.00	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	7
0.00	0.00	0.00	0.03	0.00	0.71	0.00	0.00	0.00	0.00	0.00	8
0.19	0.00	0.42	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	9
0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.00	T	10
0.00	0.23	0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.08	11
0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	12
0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13
0.44	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.01	0.00	14
0.08	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.24	0.00	15
0.00	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16
0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.00	17
0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.00	0.00	0.35	0.00	18
0.07	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.02	0.00	19
0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20
0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	22
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23
0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	24
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25
0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26
0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	T	27
0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.52	28
0.00	0.00	0.00	1.39	0.00	0.00	0.00	0.00	0.00	0.00	0.02	29
M	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	30
	0.00	0.00		0.04		0.00		0.00	0.00		31
0.98	**0.81**	**0.48**	**2.43**	**1.04**	**2.05**	**0.00**	**0.08**	**0.00**	**0.80**	**0.62**	**TOTAL**
0.03	**0.03**	**0.02**	**0.09**	**0.03**	**0.07**	**0.00**	**0.00**	**0.00**	**0.03**	**0.02**	**AVE.**

c Center, Saint Helena, CA, Station No. 047643

RAINFALL (IN INCHES) 1976-1977

											13.05
ember	December	January	February	March	April	May	June	July	August	September	
0.00	0.00	0.14	0.00	0.00	0.00	0.43	0.00	0.00	YEARLY TOTAL = 0.00	0.00	1
0.00	0.00	2.03	0.00	0.00	0.00	0.01	0.00	0.00	T	0.00	2
0.00	0.00	0.07	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	3
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5
0.00	0.00	0.00	0.00	0.00	0.00	T	0.00	0.00	0.00	0.00	6
0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	7
0.00	0.00	0.00	0.62	0.00	0.10	0.01	0.00	0.00	0.00	0.00	8
0.03	0.00	0.00	0.01	0.16	0.02	0.08	0.00	0.00	0.00	0.00	9
0.35	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	10
0.02	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	11
T	0.00	0.26	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	12
0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13
0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14
0.00	0.00	0.00	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	15
0.00	0.00	0.00	0.00	0.69	0.00	0.00	0.00	0.00	0.00	0.08	16
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	17
0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.01	18
0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.58	19
0.00	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	T	20
0.00	0.00	0.05	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21
0.00	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22
0.00	0.00	0.00	0.36	0.19	0.00	0.00	0.00	0.00	0.00	0.00	23
0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	24
0.00	0.00	0.00	0.00	0.02	T	0.00	0.00	0.00	T	0.00	25
0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	26
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27
0.00	T	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.24	28
0.00	1.33	0.00		0.10	0.04	0.00	0.00	0.00	0.00	0.05	29
M	0.06	0.00		0.17	0.00	0.00	0.00	0.00	0.00	0.00	30
	0.00	0.00		0.00		0.00		0.00	0.00		31
1.26	**1.39**	**2.55**	**2.65**	**2.81**	**0.16**	**1.11**	**0.00**	**0.00**	**0.00**	**1.10**	**TOTAL**
0.05	**0.05**	**0.08**	**0.09**	**0.09**	**0.01**	**0.04**	**0.00**	**0.00**	**0.00**	**0.04**	**AVE.**

c Center, Saint Helena, CA, Station No. 047643

APPENDIX E
WATER DEMAND CALCULATIONS

r Recharge Area Water Demand Estimate for General Plan Conditions

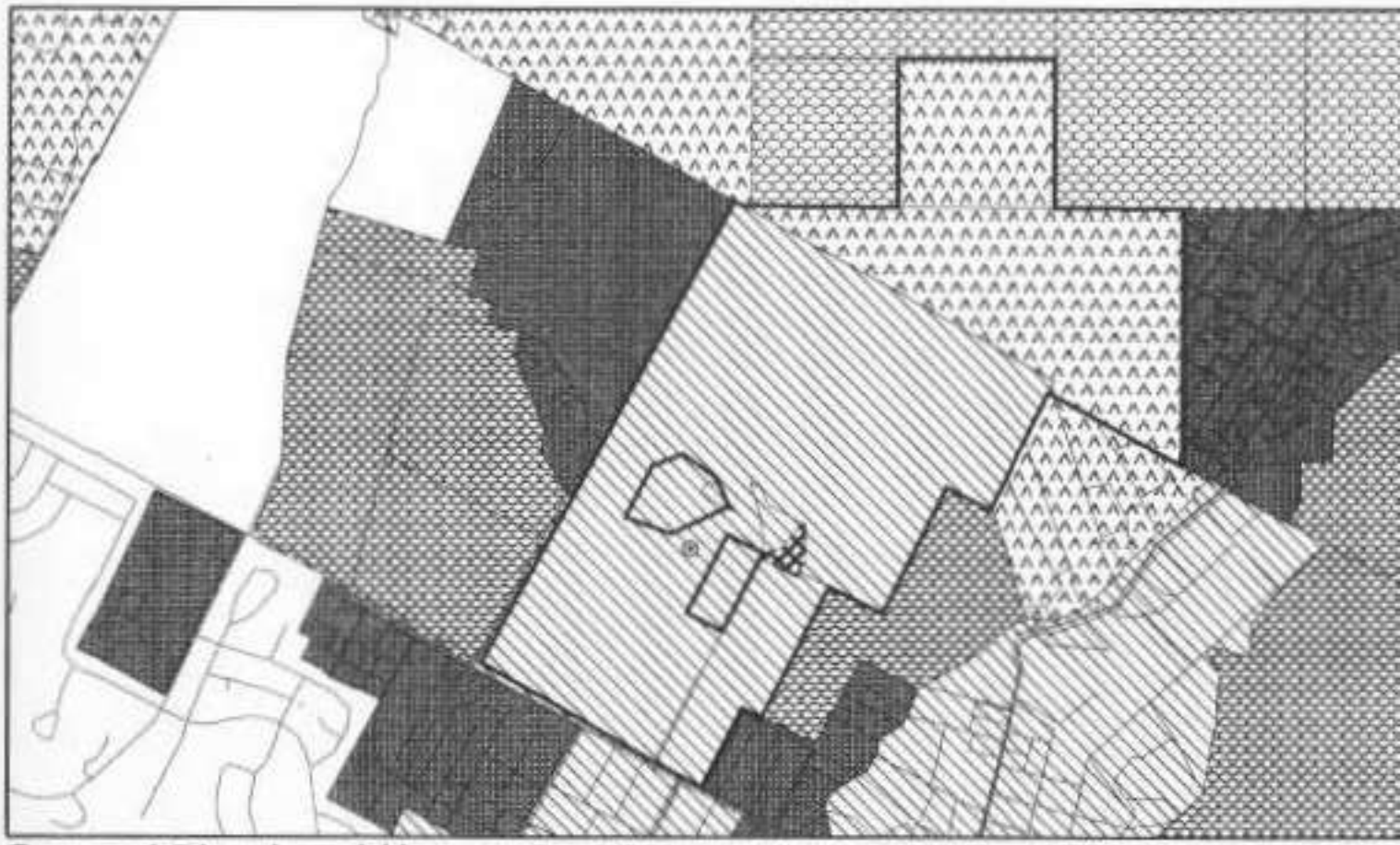
mptions

Minimum	Maximum
0.50 AFY/res	1.00 AFY/res
0.33 AFY/acre	1.00 AFY/acre
0.50 AFY/lot	1.00 AFY/lot
0.00 AFY/acre	0.00 AFY/acre
0.50 AFY/acre	1.00 AFY/acre
0.50 AFY/acre	1.00 AFY/acre

			Minimum					Maximum				
Density	Acreage	# Res. or Lots	Residential Demand (AFY)	Vineyard Demand (AFY)	Commercial Demand (AFY)	Other Demand (AFY)	Total Demand (AFY)	Residential Demand (AFY)	Vineyard Demand (AFY)	Commercial Demand (AFY)	Other Demand (AFY)	Total Demand (AFY)
60	34.99	0.58	0.29	11.55	N/A	N/A	11.84	0.58	34.99	N/A	N/A	35.57
20	96.87	4.84	2.42	31.97	N/A	N/A	34.39	4.84	96.87	N/A	N/A	101.71
10	182.42	18.24	9.12	60.20	N/A	N/A	69.32	18.24	182.42	N/A	N/A	200.66
20	177.10	8.86	4.43	58.44	N/A	N/A	62.87	8.86	177.1	N/A	N/A	185.96
17	323.09	19.01	9.50	106.62	N/A	N/A	116.12	19.01	323.09	N/A	N/A	342.10
10	40.37	4.04	2.02	13.32	N/A	N/A	15.34	4.04	40.37	N/A	N/A	44.41
1.5	6.56	4.37	N/A	N/A	2.19	N/A	2.19	N/A	N/A	4.37	N/A	4.37
1.5	5.11	3.41	N/A	N/A	1.70	N/A	1.70	N/A	N/A	3.41	N/A	3.41
100	377.64	3.78	1.89	124.62	N/A	N/A	126.51	3.78	377.64	N/A	N/A	381.42
100	174.10	1.74	0.87	57.45	N/A	N/A	58.32	1.74	174.1	N/A	N/A	175.84
100	92.41	0.92	0.46	30.50	N/A	N/A	30.96	0.92	92.41	N/A	N/A	93.33
60	51.36	0.86	0.43	16.95	N/A	N/A	17.38	0.86	51.36	N/A	N/A	52.22
60	166.18	2.77	1.38	54.84	N/A	N/A	56.22	2.77	166.18	N/A	N/A	168.95
N/A	28.25	N/A	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00	0.00
N/A	1.89	N/A	N/A	N/A	N/A	0.95	0.95	N/A	N/A	N/A	1.89	1.89
N/A	0.82	N/A	N/A	N/A	N/A	0.41	0.41	N/A	N/A	N/A	0.82	0.82
6.8	145.63	21.42	10.71	N/A	N/A	N/A	10.71	21.42	N/A	N/A	N/A	21.42
5	70.09	14.02	7.01	N/A	N/A	N/A	7.01	14.02	N/A	N/A	N/A	14.02
1	27.70	27.70	13.85	N/A	N/A	N/A	13.85	27.70	N/A	N/A	N/A	27.70
5	20.96	4.19	2.10	N/A	N/A	N/A	2.10	4.19	N/A	N/A	N/A	4.19
5	20.86	4.17	2.09	N/A	N/A	N/A	2.09	4.17	N/A	N/A	N/A	4.17
5	74.44	14.89	7.44	N/A	N/A	N/A	7.44	14.89	N/A	N/A	N/A	14.89
2.5	10.83	4.33	2.17	N/A	N/A	N/A	2.17	4.33	N/A	N/A	N/A	4.33
20	107.00	5.35	2.68	N/A	N/A	N/A	2.68	5.35	N/A	N/A	N/A	5.35
5	71.23	14.25	7.12	N/A	N/A	N/A	7.12	14.25	N/A	N/A	N/A	14.25
100	24.22	0.24	0.12	N/A	N/A	N/A	0.12	0.24	N/A	N/A	N/A	0.24
100	113.03	1.13	0.57	N/A	N/A	N/A	0.57	1.13	N/A	N/A	N/A	1.13
100	1.72	0.02	0.01	N/A	N/A	N/A	0.01	0.02	N/A	N/A	N/A	0.02
60	88.46	1.47	0.74	N/A	N/A	N/A	0.74	1.47	N/A	N/A	N/A	1.47
100	195.95	1.96	0.98	N/A	N/A	N/A	0.98	1.96	N/A	N/A	N/A	1.96
20	57.00	2.85	1.43	N/A	N/A	N/A	1.43	2.85	N/A	N/A	N/A	2.85
N/A	2.75	N/A	N/A	N/A	N/A	1.38	1.38	N/A	N/A	N/A	2.75	2.75
1	18.35	18.35	9.18	N/A	N/A	N/A	9.18	18.35	N/A	N/A	N/A	18.35
Total	**2809.38**	**209.75**	**100.99**	**566.45**	**3.89**	**2.73**	**674.06**	**209.75**	**1716.53**	**7.78**	**5.46**	**1931.74**

			Minimum					Maximum				
Density	**Acreage**	**# Res. or Lots**	**Residential Demand (AFY)**	**Vineyard Demand (AFY)**	**Commercial Demand (AFY)**	**Other Demand (AFY)**	**Total Demand (AFY)**	**Residential Demand (AFY)**	**Vineyard Demand (AFY)**	**Commercial Demand (AFY)**	**Other Demand (AFY)**	**Total Demand (AFY)**
60		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
20		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
10		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
20		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
17	102.87	6.05	3.03	33.95	N/A	N/A	36.97	6.05	102.87	N/A	N/A	108.92
10		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
1.5		0.00	N/A	N/A	0.00	N/A	0.00	N/A	N/A	0.00	N/A	0.00
1.5		0.00	N/A	N/A	0.00	N/A	0.00	N/A	N/A	0.00	N/A	0.00
100		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
100		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
100		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
60		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
60		0.00	0.00	0.00	N/A	N/A	0.00	0.00	0	N/A	N/A	0.00
N/A		N/A	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00	0.00
N/A		N/A	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00	0.00
N/A		N/A	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00	0.00
6.8		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
1		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
2.5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
20		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
5		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
100	68.16	0.68	0.34	N/A	N/A	N/A	0.34	0.68	N/A	N/A	N/A	0.68
100		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
100		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
60		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
100		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
20		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
N/A	2.02	N/A	N/A	N/A	N/A	1.01	1.01	N/A	N/A	N/A	2.02	2.02
1		0.00	0.00	N/A	N/A	N/A	0.00	0.00	N/A	N/A	N/A	0.00
Total	**173.05**	**6.73**	**3.37**	**33.95**	**0.00**	**1.01**	**38.32**	**6.73**	**102.87**	**0.00**	**2.02**	**111.62**

APPENDIX F
GENERAL PLAN AND ZONING EXHIBITS



General Plan Land Use

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential where Numbers Indicate Units/Acre

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial
- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public
- City
- general commercial
- limited commercial
- general industrial
- limited industrial
- park existing
- park-proposed
- school exis
- school pro
- wastewate
- wastewate
- solid waste
- solid waste
- specific are

N

0 750 1,500 Feet

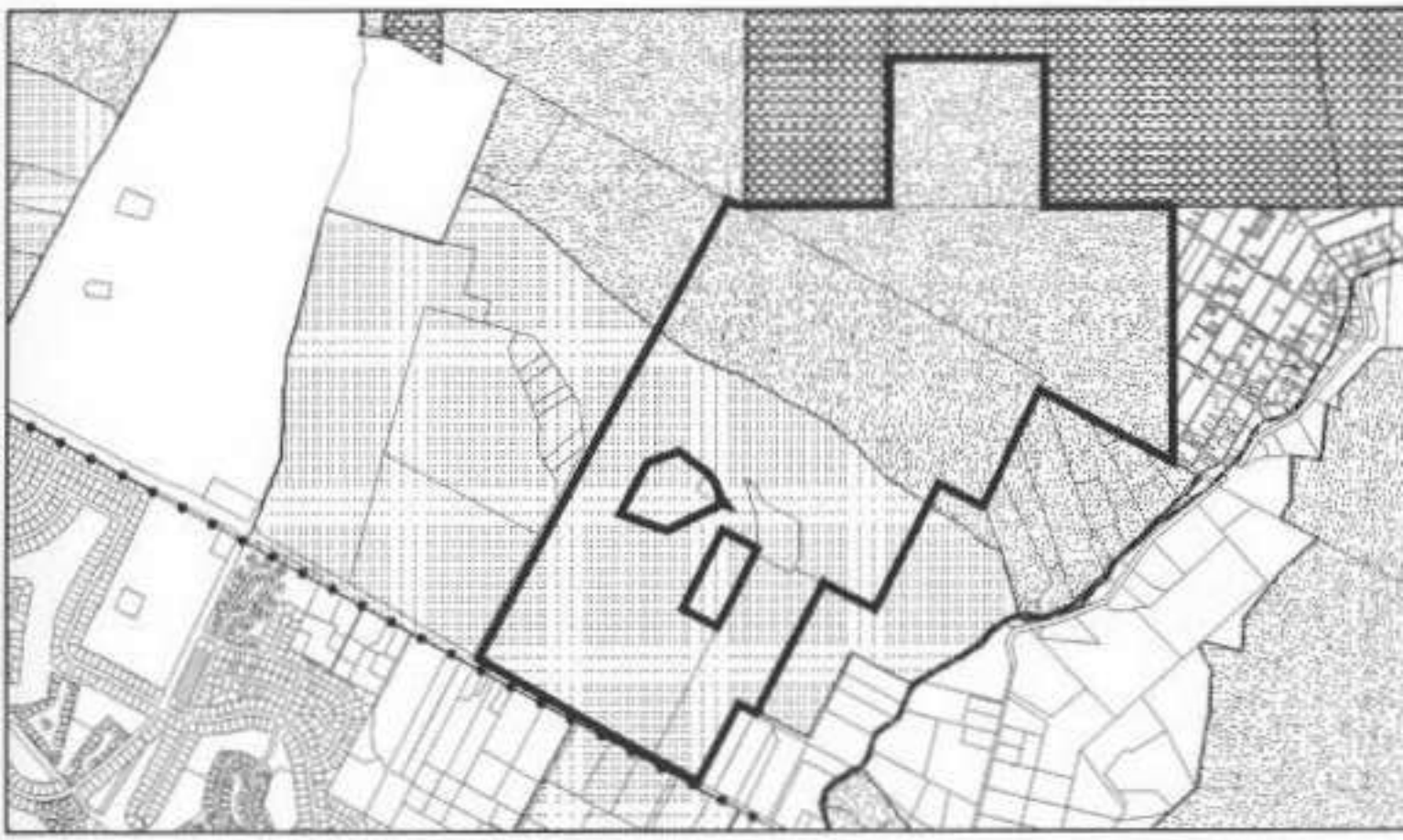
1 inch equals 1,500 feet

Permit and Resource Management Department
Project Review Section
[illegible]

Sonoma C

File # PLP 01-0006
A.P. Nos. Multiple

Planning Area: 5



General Plan Open Space

Scenic and Natural Resources

- Community Separator
- Critical Habitat Area
- Scenic Landscape Unit

Outdoor Recreation

- Existing Park

Planned Future Park

- Planned Future Park

Corridors

- Riparian Corridor
- Scenic Corridor

N

0 750 1,500 Feet

1 inch equals 1,500 feet

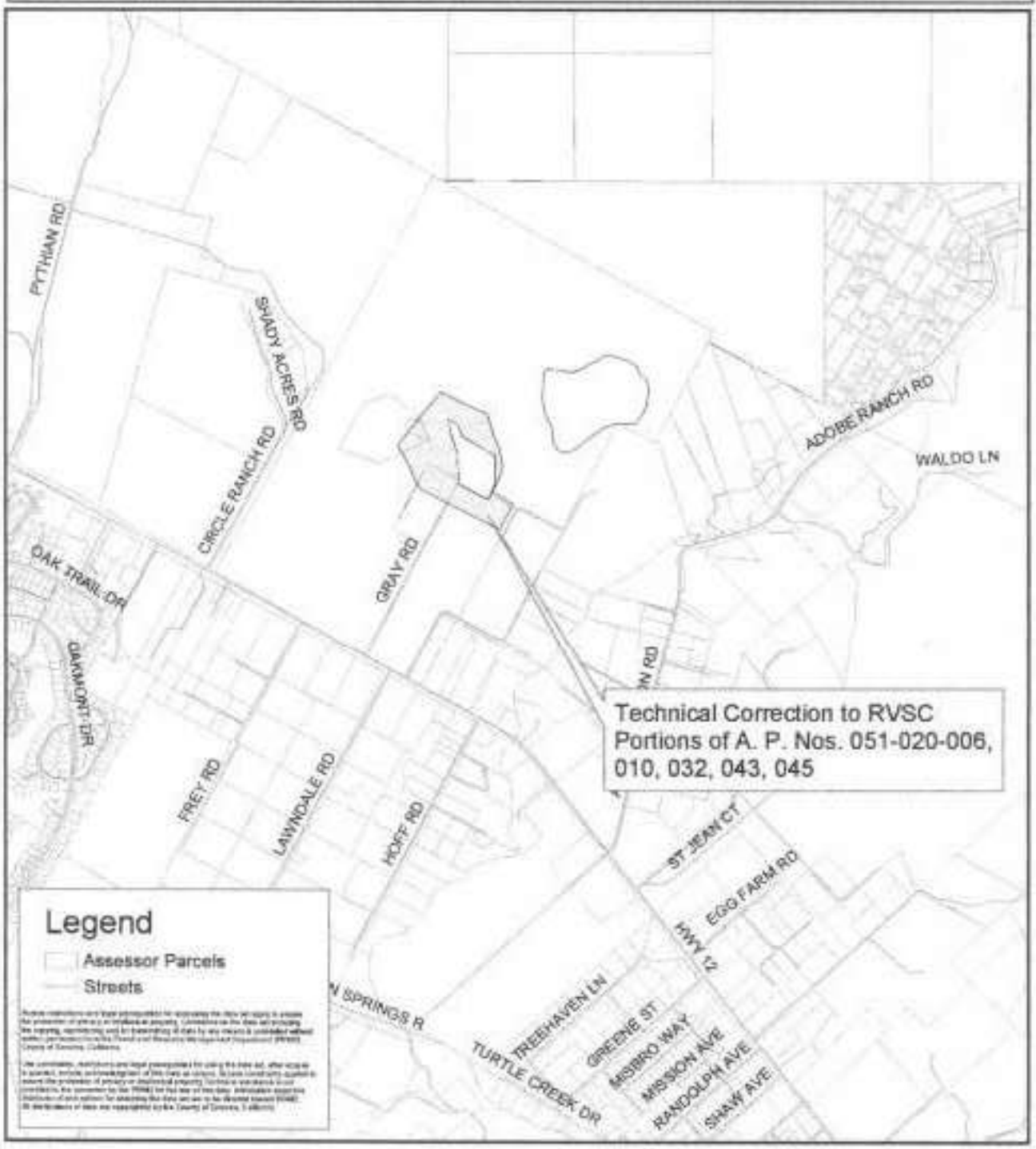
Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
(707)565-1900 Fax (707)565-1103

Sonoma Co

A.P. Nos. 051-010-01
052-020-01

Planning Area 5

General Plan Land Use Technical Correction



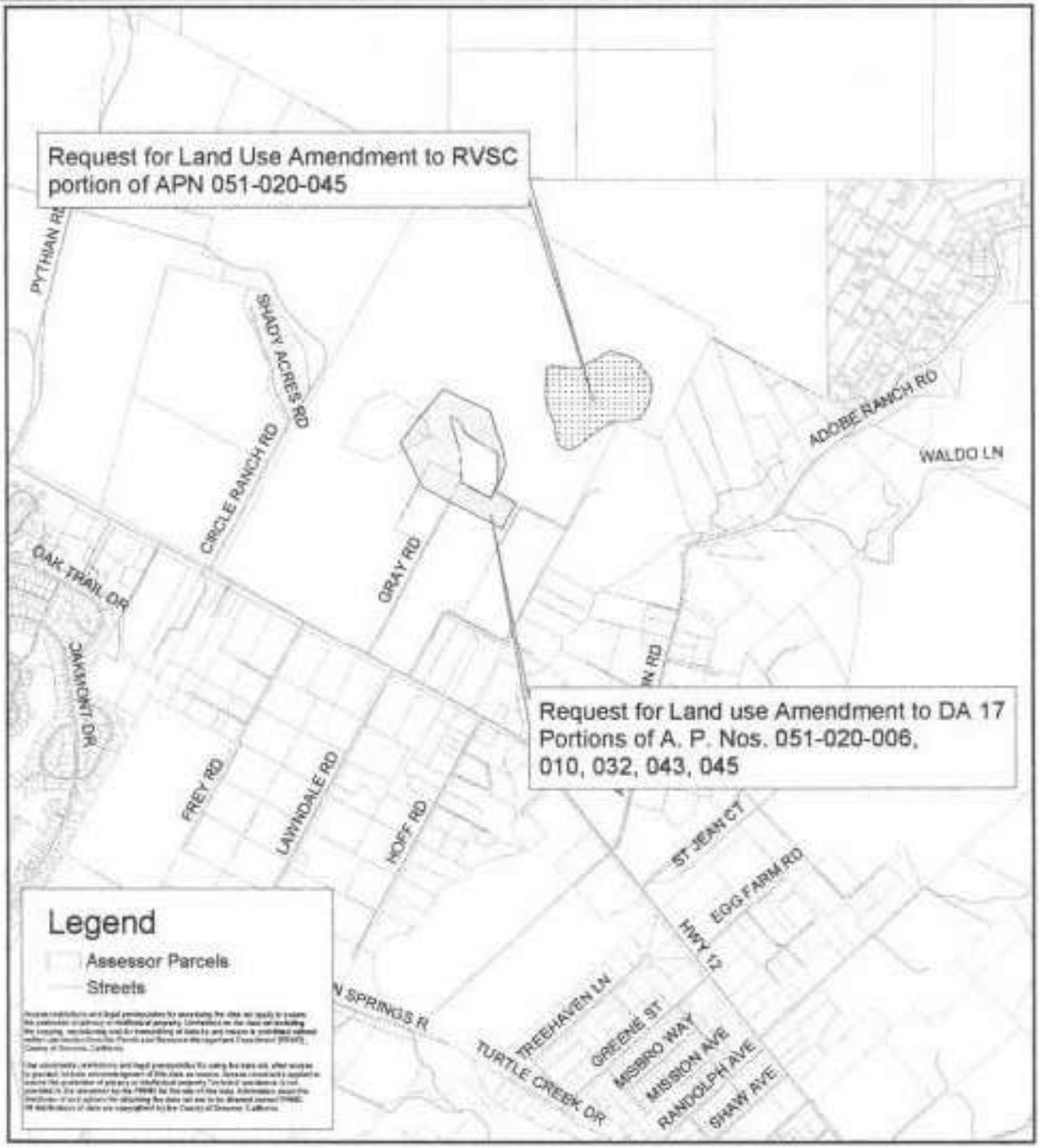
Author: PRMD
Cartography: C. Henry
File No.: n:\prmd base\prmd departments\
Date: 08/21/2003

0 750 1,500 Feet
1 inch equals 1,500 feet

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

General Plan Land Use Amendment Request



Author: PRMD
Cartography: D. Henry
File No.: /prmd base/prmd departmental/ project reviews/sonoma county inset.mxd
Date: 08/21/2003

0 750 1,500 Feet
1 inch equals 1,500 feet

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

Zoning Technical Correction

To Correct Errors in Existing Designations

Author: PRMD
Cartography: D. Henry
File No.: /rpmd/planning/departments/project review/sonoma county roi.mxd
Date: 2/01/2003

0 750 1,500 Feet
1 inch equals 1,500 feet

Permit and Resource Management Department

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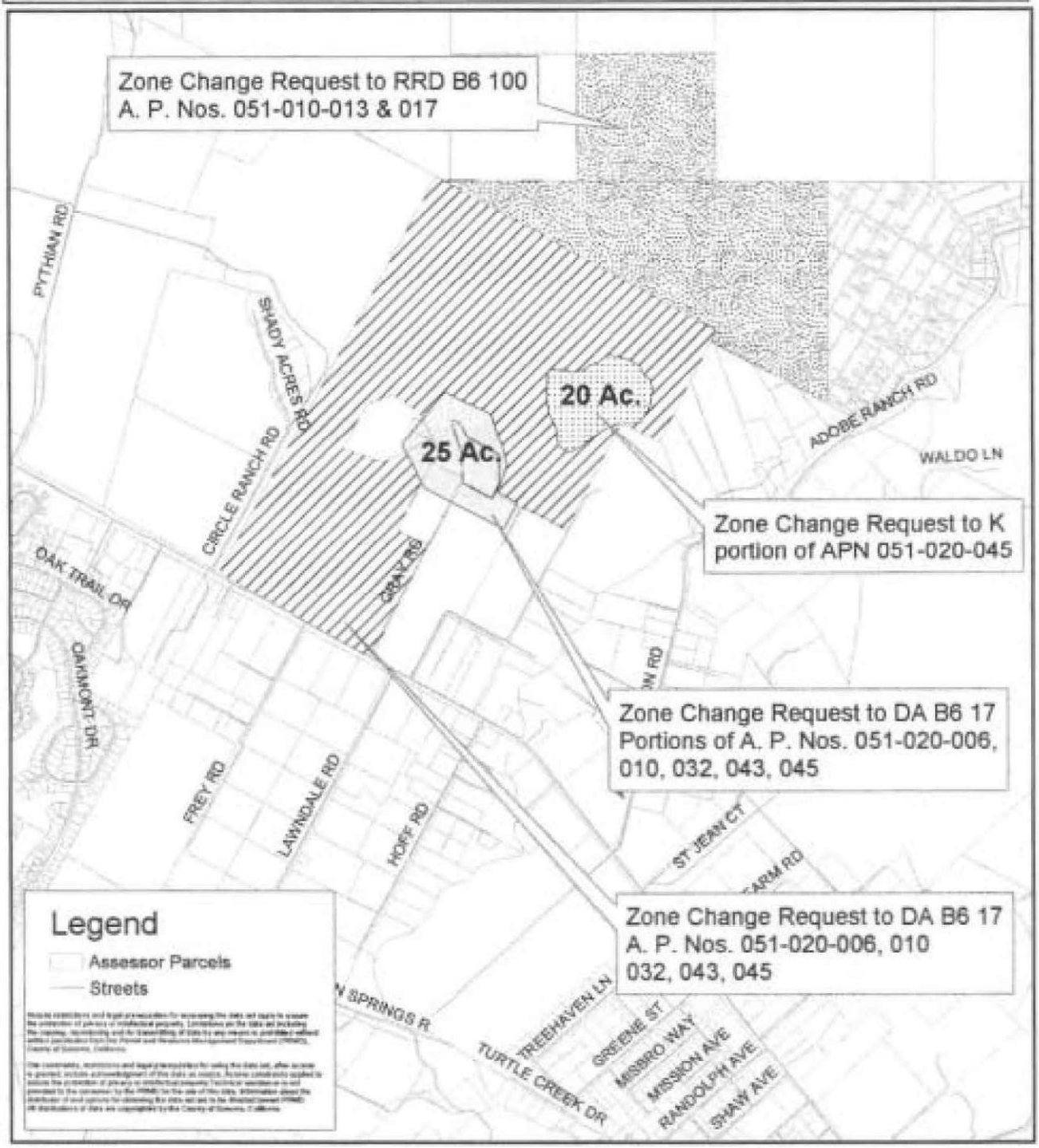
707-565-1900 FAX 707-565-1103

Zone Change Request



Author: PRMD
Cartography: D. Henry
File No. r:/prmd base/prmd departments/
project review/sonoma country inn.mxd
Date: 06/01/2003

0 750 1,500 Feet
1 inch equals 1,500 feet

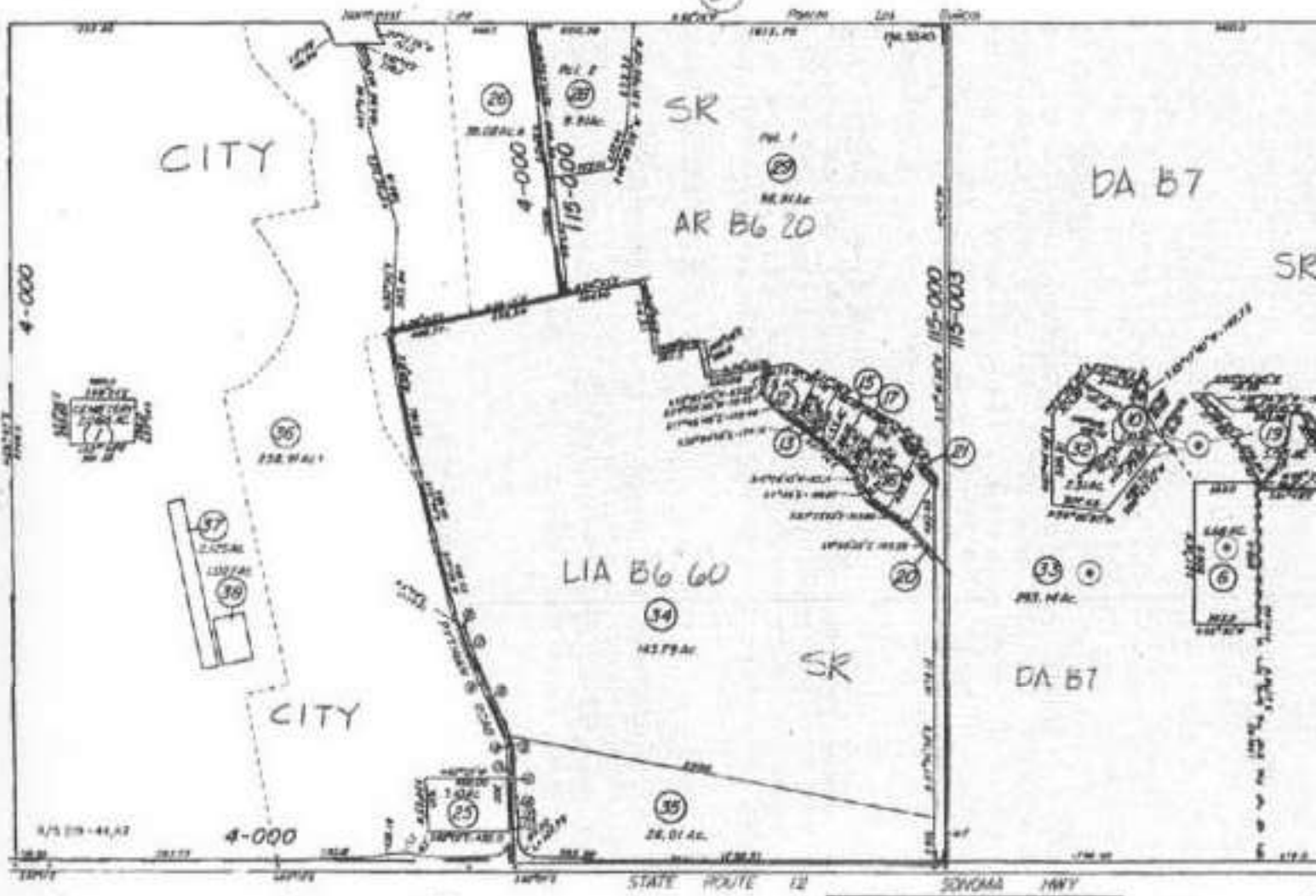
Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AR
115-000
115-003
4-000

Parcel Map No. 5340



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

APPENDIX G
MITIGATED INTERSECTION LEVELS OF SERVICE

The exhibits contained in this appendix provide the mitigated (signalized) level of service (LOS) results for the Sonoma Country Inn traffic analysis. They show that, for all time periods analyzed, signalized operation for intersections meeting signal warrants would be LOS A with varying seconds of delay.

Exhibit F
MITIGATED
INTERSECTION LEVEL OF SERVICE
FRIDAY 7:30-8:30 AM

	EXISTING (Summer 2002)	YEAR 2005		YEAR 2012	
		BASE CASE	BASE CASE + PROJECT (w/o Special Events)	BASE CASE	BASE CASE + PROJECT (w/o Special Events)
	C-21.6/A-9.5 ~~E-48.8/A-9.5~~ (1)	A-3.9 (3)	A-4.0	A-4.7	A-4.8
	E-47.7/A-9.7 (2)	A-6.2 (3)	A-6.4	A-7.7	A-7.9

level of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left

level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn

rol delay (in seconds).

nual Operations Methodology
oup

Exhibit G
MITIGATED
INTERSECTION LEVEL OF SERVICE
FRIDAY 5:00-6:00 PM

	EXISTING (Summer 2002)	YEAR 2005		YEAR 2012	
		BASE CASE	BASE CASE + PROJECT (w/o Special Events)	BASE CASE	BASE CASE + PROJECT (w/o Special Events)
	C-23.7/B-10.4 ~~F-62.0/B-10.4~~ (1)	A-5.0 (3)	A-5.0	A-6.4	A-6.6
	D-27.8/A-9.3 (2)	A-4.3 (3)	A-4.5	A-5.5	A-5.7

evel of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left

level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn

rol delay (in seconds).

nual Operations Methodology
up

Exhibit H
MITIGATED
INTERSECTION LEVEL OF SERVICE
SUNDAY 3:30-4:30 PM

	EXISTING (Summer 2002)	YEAR 2005		YEAR 2012	
		BASE CASE	BASE CASE + PROJECT (w/o Special Events)	BASE CASE	BASE CASE + PROJECT (w/o Special Events)
	E-40.0/A-9.6 (1)	F-48.1/B-10.1	F-50.0/B-10.2	A-5.6	A-5.7
	D-26.6/A-9.6 ~~F-92.4/B-10.1~~ (2)	A-6.3 (4)	A-6.4	A-7.7	A-7.8
	D-38.4/A-9.5 (3)	A-3.4 (4)	A-3.5	A-4.3	A-4.5

level of service–average control delay (in seconds). Lawndale Road northbound approach/ SR 12 westbound approach to Lawndale Road.
evel of service–average control delay (in seconds). SR 12 eastbound left turn to Adobe Canyon Road/ Adobe Canyon Road southbound left

level of service–average control delay (in seconds). SR 12 westbound approach to Randolph Avenue/ Randolph Avenue northbound left turn

rol delay (in seconds).

nual Operations Methodology
up

Exhibit I
MITIGATED
INTERSECTION LEVEL OF SERVICE
FRIDAY 5:00-6:00 PM
E OF MAXIMUM INBOUND FLOW TO SONOMA COUNTRY INN SPECIAL EVENT

	YEAR 2005		YEAR 2012	
ON	BASE CASE (NO SPECIAL EVENTS)	BASE CASE + PROJECT + PROJECT AVERAGE SIZE SPECIAL EVENT	BASE CASE (NO SPECIAL EVENTS)	BASE CASE + PROJECT + PROJECT AVERAGE SIZE SPECIAL EVENT
	F-52.2/B-10.2 (1)	A-4.7 (2)	F-85.5/B-10.1 (1)	A-6.2
1	A-5.0 (2)	A-5.1	A-6.4	A-6.7
	A-4.3 (2)	A-4.5	A-5.5	A-5.8

level of service–average control delay (in seconds). Lawndale Road northbound approach/ SR 12 westbound approach to Lawndale Road.
rol delay (in seconds).

nual Operations Methodology
up

Exhibit J
MITIGATED
INTERSECTION LEVEL OF SERVICE
SUNDAY 3:30-4:30 PM
F MAXIMUM OUTBOUND FLOW FROM SONOMA COUNTRY INN SPECIAL EVENTS

YEAR 2005			YEAR 2012		
BASE CASE (NO SPECIAL EVENTS)	BASE CASE + PROJECT + PROJECT AVERAGE SIZE SPECIAL EVENT	BASE CASE + PROJECT + AVERAGE SIZE SPECIAL EVENT AT SONOMA COUNTRY INN AND ALL NEARBY WINERIES *	BASE CASE (NO SPECIAL EVENTS)	BASE CASE + PROJECT + PROJECT AVERAGE SIZE SPECIAL EVENT	BASE CASE + PROJECT + AVERAGE SIZE SPECIAL EVENT AT SONOMA COUNTRY INN AND ALL NEARBY WINERIES *
F-48.0/A-9.9 (1)	A-4.5 (2)	A-5.1	A-5.6	A-5.8	A-6.6
A-6.3 (2)	A-6.4	A-7.5	A-7.7	A-7.8	A-9.5
A-3.4 (2)	A-3.5	A-3.8	A-4.3	A-4.5	A-4.9

level of service–average control delay (in seconds). Lawndale Road northbound approach/ SR 12 westbound left turn to Lawndale Road.
rol delay (in seconds).

nual Operations Methodology
up

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Minutes of the Virtual Meeting
January 25, 2023

1. **Call to Order 6:30pm**

Chair Freeman
Roll Call: Secretary Spaulding
Present: Dickey, Crisler, Brown, Hermosillo, Kokkonen, Iturri, Truesdale
City of Sonoma Ex-Officio: Wellander
County Ex-Officio: Cornwall, Carr
Emeritus: Bramfitt
Excused Absences: Vella, Dambach, Rouse, Farrar-Rivas

Present: First District Director for Supervisor Gorin, Arielle Kubu-Jones (Admin/DD)

Chair Freeman - announcements:
Welcomed new City of Sonoma Ex-Officio Commissioners Patricia Farrar-Rivas and Ron Wellander/Alternate.
Thanked Ex-Officio City of Sonoma Commissioner Lowe for her service.

Chat and Q&A turned off to avoid violation of Brown Act & any Public Comments made outside of Public Comment time.

2. **Approval of Minutes of December 28, 2022**

Commissioner Brown moved to approve Minutes of December 28, 2022. Vice-Chair Dickey Seconded. Motion passed unanimously.

3. **Public Comment limited to 2 minutes** (Items not on agenda) (@4:47 zoom video)

Michael Woods, Attorney, 846 Broadway, Sonoma. Speaking on behalf of his client the Hanna Center, re recent process to expand services it provides to community. Will include a new Mental Health Hub/Counseling Services, open to community at large. Similar to what has been traditionally provided to Hanna's clientele. Will provide transitional housing in support of youth aging out of foster care. Also going through a licensing process to become a non-public school - converting traditionally Catholic affiliated high school to non-denominational high school, focused on Special Education needs. Will include Tech education in program, requiring high school students to engage in various tech courses to provide more after-graduation opportunities. Center will be diversifying revenue sources, establish a vocational training center & child care & pre-school. Started planning process for 60 acres east of Arnold Drive, north of Agua Caliente; in site-planning process now. Met w/ many community members over past year to assess needs; results – e.g. workforce housing for Hanna Staff on site, & other agencies in valley. Also provide market rate housing, w/ high percentage affordable, great need for expanded senior living facilities including independent, assisted, memory care. Perhaps hotel for visitors to Hanna Institute/campus/valley. Sent letters in January to 35 closest neighbors; invite for one-on-one meetings on campus. 15 people already met, more scheduled. Week ago

sent out letters to additional 500 nearby households, invited to campus community meetings, January 31st at 6pm; and Feb 5th at 1pm, in English w/ Spanish translation. Also presenting on Feb 8th to Springs MAC, and at North Sonoma Valley MAC on Feb 15th. Site-planning process ongoing w/ public outreach. Beginning of long process; hope to file w/ county in mid-2023. Noted that County's most recent General Plan Housing Element identified site for 668 residential units, site plan results pending, still in planning process, will announce more details at earliest possible opportunity for public comment. Once county application is filed, anticipate full EIR to address important issues e.g. traffic, water, sewer, fire evacuation, noise, visual impacts, set-backs, etc. Estimated one year process for Draft EIR preparation, will be available for public comment; anticipate County Hearing before Planning Commission, BoS in late 2024. Offered to answer questions.

Chair Freeman acknowledged importance of information/item, clarified there would be no further discussion now but noted the public meetings for all to attend, e.g. Feb 8th at Springs MAC, and at North Valley MAC on Feb 15th.

Public Comment Closed.

4. **File Number: Project Description: DRH21-0010 (@11.25))**
   Applicant Name: Kenwood Ranch, LLC, **Owner Name:** Same, **Site Address:** 1180, 1184, 1192, & 1198 Campagna Ln., Santa Rosa, **APN**: 051-260-013, **Zoning**: DA B7, K, LG/MTN SR [Under Review]

Design Review of Kenwood Ranch Winery to satisfy a condition of approval of PLP01-0006 (formerly known as "Sonoma Country Inn"). On November 2, 2004, the Sonoma County Board of Supervisors approved PLP01-0006 with the following Winery Project Description: Use Permit for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. Items for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products m ay occupy 90% of the retail area (1,800 square feet), incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

Note to Commissioners: The applicant team for this project has declined to present to the SVCAC. In lieu of presenting, the team recommends that the commission view the video and read the associated documents from the November 12 Community Open House hosted at Dunbar School. The link to this If Commissioners have specific additional questions after reviewing that they would like answered before the meeting, please send them to Arielle Kubu-

Jones no later than 5pm on Tuesday, January 17th. Arielle will outreach to the applicants with the intention of receiving answers in time for the meeting. If members of the public have questions, they may submit them to the project team at this site: https://kenwoodranch.net/
This is a Design Review application for an already approved and entitled project. This means that SVCAC review and recommendations are limited to Design Review concerns such as building and site design, architecture, colors, lighting, signs, landscaping and other design-related issues.

There will be no applicant presentation for this item. The commission is asked to discuss, and arrive at a recommendation based on the information in the referral, the video and materials provided by the applicant, and the memo from Permit Sonoma.
Though there is no applicant or staff to address commissioner questions, suggest we still stick to the format of commissioners asking/voicing questions, followed by public comment, followed by discussion and deliberation leading to a motion.

MEMORANDUM from Permit Sonoma
DATE: January 20, 2023
TO: Arielle Kubu-Jones, District Director, 1st District
FROM: Cecily Condon, Planning Manager
SUBJECT: SVCAC Meeting on DRH21-0010 Kenwood Ranch Winery Design Review; 1180, 1184, 1192, & 1198 Campagna Ln., Kenwood
(provided as attachment)

Chair Freeman clarified that the Applicant will not be present to discuss their proposal.
Admin/DD Kubu-Jones added that the Applicant's planning team submitted a Memo - sent out Monday for review - to provide information on the project, including history; info also clearly stated in the Applicant's packet. The planners will present the project to Design Review Committee. Noted it is unusual for an Applicant to not make a presentation to SVCAC in its Advisory Council position; it is the Applicant's role to do so.

Chair Freeman called for Commissioners' Questions (@16.42)

Vice-Chair Dickey, asked general questions about process. 1. What is generalized shelf life of a project? E.g. this project has a 16-year shelf life. Are there Statue of Limitations on planning, design, structural requirements, energy, environmental design? World has changed over 16 years. 2. More specifically, what about consequences of drought, fires, evacuation plans, environmental issues? Applicants have altered site & design aspects; does SVCAC comment on these aspects, or is it for public comment? Would Applicant return if there are design changes? Will they be available to Commission for discussion?
Ex-Officio Carr, **re shelf life issue** – complicated. Once applicant has approval from BoS, typically lose entitlement if appears to have abandoned processes e.g. building permits, over a period of years. But difficult hurdle to cross to show a developer or landowner has abandoned a Use Permit. This is where "vested right" comes in. This Applicant had done a couple things: built

a turn lane on Hwy 12 into site, a major expense; this was done fairly quickly after initial approval for Resort. Done enough work to show their intention to continue/proceed. Investments made; shows desire to proceed. Also, during 2008 recession, many developers/landowners unable to fulfill entitlements on a significant number of projects. There was a period of time BoS passed ordinances that extended timelines within which a landowner can hold back on continuing implementation of project. This was followed by state doing the same, i.e. mandating extensions on Statue of Limitations. Re this project, the BoS has said Applicants are vested, have right to do this project, subject to permit issued in 2004, have shown sound intention. Applicants have their permit; only remaining issue is design.
Re changes to environment over time due to fires, flooding, drought – not unusual for a CEQA document approved long ago to be challenged as not sufficient in current environment. But this is tied directly to vested/Statue of Limitations issue. Important to watch Applicant's video; Carr's opinion this project tough to argue it should be re-evaluated.
Re design review i.e. function & how it looks. Recommends review project video: for noise, visibility, lighting, layout, functioning. SVCAC focus/review/comments/concerns should be on design – e.g. design of main building, which is significantly different from 2004 design presented to BoS. Not productive for Commission to go in other directions i.e. whether or not project should be approved. Doesn't see this returning to SVCAC; might have presented in past at early stages.
Valley of Moon Alliance been following this project closely & commenting; comment letter sent in. They may take on this environmental question in Design Review Committee which will be relying on CEQA doc.
Vice-Chair Dickey, re design review. If redesigning building orientation, roof line, wouldn't that have cascading consequences that need review?
Ex-Officio Carr, fundamental question is - are they following previous Use Permit approval? They can change design every day for next year, no design review. Are they following restrictions/conditions applied when BoS approved? Based on project video, appears to him most of construction below max thresholds put on by BoS. But if SVCAC doesn't like proposed layout, building orientation, now is the time to comment to Design Review. There are legitimate issues, e.g. visibility of project from highway due to fire. Analysis done only at front door. No Hwy 12 corridor views. Valley view w/ hills suggests a different aspect to visibility. Suggested Design Review do more detailed visual analysis w/ current topography as result from fire. Applicants making good effort to mitigate w/ re-planting, tending surviving trees. Is it enough? Also, re lighting, he liked proposal in general. Specifically, should perimeter inward-facing lighting be hooded?
But re parking front or back, production facilities more forward than tasting room? These issues not as relevant.
Reassured Commission that Design Review will be analyzing all in more detail.

Chair Freeman called for Commissioners' Comments
None
Chair Freeman called for Public Comment 2 minutes (@32:26)
Thomas, no comment.
Kathy Pons, Valley of Moon Alliance (VoMA), appreciated Commissioners' background

explanations & questions. The long time approval of project is a dilemma, because since then-increased traffic, fires, etc. Yes, please consider visibility now w/o trees. What can be done to screen/camouflage the concrete barriers/foundations now more visible?

Roger Peters, much frustration on this project. VoMA tried to get conditions looked at, Applicant refused to reconsider their determination that the fire violated the conditions of approval on disability. Filed an appeal w/ BZA, but Permit Sonoma refused filing. Two issues: evacuation impacts - key as indicated at Open House Presentation. Evacuation zone characterized as mostly Sugarloaf area; did they consider simultaneous warnings for Oakmont, Kenwood, that area? Applicant's assumption they would leave early, not have an evacuation problem. Seems inadequate. Their evacuation model assumed Inn and restaurant would shut down immediately. Also, Applicant's have proposed new road, west of Campagna Lane, need more info, what if road isn't approved? Concurs w/ observations that the building re-orientation of 90 degrees has an exposure of all the roof lines at front end of buildings, will change visibility. Recommended Vehicle Miles Travelled Study be done, worthwhile.
Public Comment Closed

Chair Freeman called for Commissioners' Comments (@37:15)

Commissioner Cornwall, there may have been Conditions of Approval or mitigation measures that, at time, would have achieved desired results; now w/ changed conditions they may not. SVCAC could recommend review on this. E.g. requirement that light be screened from off-site view. Before trees were lost in fire, easier to achieve, now may need more landscaping. Is there a way to be consistent w/ vested project? E.g. measures were put in back then so project would produce no significant traffic impacts, greenhouse gas emissions & VMT. Maybe now require more mitigation measures. Also, re Applicant's written statement on website on early evacuation; concerned - seems to mean they will hear about evacuation before other residents? That's not ok. Asked for clarification. Simultaneous widespread evacuations analysis should be done; will previous conditions put in place really come to pass in real world?

Secretary Spaulding, thanked VoMA & others involved w/ monitoring project over years. Had trouble following Applicant's presentation video; medium made message difficult. First speaker showing site & building plans was unclear. Didn't show a traffic plan or design into & around parking area, question about drivers' safety. E.g. is there a separation of visitor parking from winery deliveries? Was it addressed? Also, concerned about emergency exit. Where is winery in relationship to Inn & residential units? Will same road be used in and out? Does current traffic analysis provided take into account the additional traffic? Are developers looking at/relying on high elevation viewing station for early warning for early evacuation? Are they adequate? Not enough info in presentation. Also, re water; design is lovely/charming in terms of visuals w/ rustic buildings, but this is 21st century, looking for aspects in design like solar - no reference? Were there other references to energy saving aspects? Noted Applicant is being energy efficient w/ lighting, good. Also, what about wastewater treatment? Will it be mixed w/ effluent from Inn & residential units? Winery design needs to be better integrated w/ rest of project. Also, rain water catchment is important; didn't see any catchment in design for facility roofs.

Recommended adding this component. Also, does developer feel their staff time is more valuable than the SVCAC's volunteers' time? Applicant's failure to present to Commission raised concern for the future i.e. will developer/owner be considerate/respectful/attentive of other community needs?

Chair Freeman, referenced the Memo from Cecily Condon, Jan 20th, re this project. "*Is SVCAC's responsibility to make sure that that any final advisory recommendation it provides on the project is received by Permit Sonoma by March 1st to be included in the packet of materials, provided to the Design Review Committee. Since the Applicant likely will choose to not present at January 25th meeting."* Noted Applicant is not present. Continued: "*The SVCAC should be reminded that it may consider a lack of information or lack of answers to questions when formulating its advisory recommendations on the project."* Encouraged Commissioners to keep this info in mind during project review. Clarified have until March 1st for Commissioners to make additional comments; submit to Chair or Admin/DD Kubu-Jones.

Commissioner Iturri, as a new Commissioner requested clarification on how or why a prospective client would not show up to present at meeting, is that common place, if yes, what is protocol?
Ex-Officio Carr, it's rare an applicant doesn't appear to present because there is value for them; but has happened over years. Have right to not show. There are benefits & downsides. Perhaps they are looking at meeting for different reasons than Commissioners. Perhaps feel like project has taken forever, let's get this done, why come in & get harangued and/or supported? SVCAC has their questions – why aren't Applicants here to answer questions? Applicant went through a lawsuit following approval, have been through allot. Carr feels when applicants present it helps them politically as well as the community.

Commissioner Hermosillo, agreed w/ Carr, perhaps Applicant felt they did due diligence to mitigate questions w/ community meeting. Concerned about landscaping, fire season, safe evacuation. Can Design Review receive SVCAC comments even if questions aren't answered? Ex-Officio Carr, yes. Recommended listing concerns, requesting analysis; will be presented to Design Review.

Commissioner Cornwall, suggested Commission could say it will not recommend for approval until Applicants come to answer questions. There is time; Permit Sonoma wants recommendation from SVCAC mid-March. Could this encourage Applicant to appear?

Commissioner Crisler, re solar panels. Noted there was mention by Applicant of solar panels shading parking in back; a significant feature.

Ex-Officio Wellander, after reviewing written materials & viewing video, appears November presentation introduced a majority of their consultants as experienced, well established in Bay Area. What he also saw was attempt to respond to Conditions of Approval in a visual way, using graphics, site lines, discussed oak trees being planted & how they will progress as aid in project screening. Re landscape design - felt it was complimentary/considerate to setting, in response

to past fires, focus on being fire wise. One aesthetic comment, from video, set back from Hwy 12, as principle visual/scenic corridor, appears proposed structures set back significantly. Studies on landscape/tree planting/reforestation plans had suggested it would be significantly screened. Making a low profile architecturally, using stone, repurposed vertical boards - that it would sit quiet on the land. Has a cautious perspective on presentation plans. Re Lighting - their consultant was specific on Conditions of Approval being addressed, other lighting requirements. Overall review - nothing jumped out as red flag.

Vice-Chair Dickey, question to Wellander. When landscaping, large canopy trees are put on site. They burn down, bring in new trees to grow new canopy over time. In meantime, noise & light more prevalent. Correct? **Ex-Officio Wellander**, yes, noted Applicants brought in James McNair re reforestation, 2 different landscape architects on project; sounded like criteria based upon their fixture design, heights, plan to be shielded. Felt Applicants claimed they were meeting the criteria, w/o requiring existing or future vegetation to be acceptable. Also, noted damage done by fires, significant scarring to land. Any re-vegetation to counter scars is welcome, even w/ built structure, will complement setting. **Vice Chair Dickey**, noted that designing large scale existing landscape – mitigating noise/sound, lighting, etc. is presumably taking advantage of existing landscaping. Would their original design have accounted for it in terms of original state? Or do they redesign based on current existing? **Ex-Officio Wellander**, taking into account the long evolution of project & considerable changes by fire, did down size the overall square footage of project. Felt what was presented by sound consultants based on current conditions, not going back to previous time when clients purchased property. From lighting standpoint, w/o former landscape should still be visually acceptable, not too intrusive.

Chair Freeman mentioned **Commissioner Dambach's** comments sent in via email. Noted she watched video & read Public Comments. Agreed that VMT & Glass Fire erosion impact should be provided. Regarding water use - no discussion on recycle efforts, just ability of well water.

Commissioner Brown, this project will have major impact on Kenwood area, businesses and residents; that section of Hwy 12 frequently travelled. Watched lengthy video presentation; would like to know more - many unanswered foundational questions. Would welcome Applicant's input.

Admin/DD Kubu-Jones, re Memo, clarified that there was a correction: a section that read - *final advisory recommendation should be received by March 1st* - was reworded, and both the reworded paragraph and original paragraph remain in the memo. Corrected: - *recommendation was to receive Draft Minutes to project planner, by March 1st, for inclusion in the packet.* To clarify, the paragraph at the end of page 1 of the memo replaces the language of the first full paragraph on page 2. There is limited time for SVCAC to recommend. Permit Sonoma anticipates scheduling the application before the Design Review Committee in March 2023. (note by admin: the memo present in these minutes has been corrected to illustrate this intended removal of text with *[bracketed italic—intended to be removed and replaced with above paragraph]* text).

DRAFT RESOLUTION (submitted as excerpt to Admin/DD Kubu-Jones January 26, 2023)

Due to the limited time for SVCAC to review, consider & make its recommendation on Application DRH21-0010, (i.e. Permit Sonoma has requested receipt of SVCAC Draft Minutes of January 25th meeting to the Project Planner for review by March 1st) and since said Applicant was unable to attend the Jan 25th meeting to answer Commissioners' significant questions, the Commission made a Motion to submit their list of questions in writing to the Applicant ASAP, with a request for a comprehensive reply from Applicant by February 10th 2023.

Secretary Spaulding made a Motion to recommend Design Review be rejected at this time due to - A. lack of information overall. B. missing information/answers to following specific questions and requests:

1. How will the wastewater treatment plan on-site work, in particular relating to the location of nearby riparian corridors on western side & other preserved areas? Request additional details. This is important in light of recent heavy rains & flooding.

2. What is Applicant's plan to achieve significant screening re lighting all the way along Hwy 12 corridor, day and night? Request more detailed visual analysis with current topography after Glass Fire. Does analysis made at time of original proposal still apply? Applicants will mitigate w/ re-planting & tend surviving trees but is it enough? Trees grow slowly, is there a timeline? Is more screening needed?

3. Should perimeter inward-facing lighting be hooded?

4. What is water collection/catchment efforts & water conservation plan for entire site?

5. Is there a new road proposed? Is that part of Plan & essential to traffic plan & evacuation? Request additional information.

6. What is circulation/parking plan and traffic safety design within site?

7. How will access/egress for resort & housing units' traffic work? How will these facilities be integrated and impact the functions of the winery? Request for more details.

8. What is plan for waste removal/effluent for all facilities?

9. How will early evacuation plan be achieved?

10. What is the Applicant's plan for achieving the permit required re significant impacts from VMT, Greenhouse Gas emissions, etc.?

11. Is there a reason the Applicant is unable to attend a virtual meeting w/ the SVCAC?

The SVCAC requests the Applicant provide comprehensive answers to questions no later than February 10, 2023 so that the Commission can provide thorough review from these additional materials by their next meeting on February 22nd.
Commissioner Brown added that subject to not having adequate information and material the Commission would not recommend approval.
Agreement.
Full Motion seconded by Vice Chair Dickey.

Chair Freeman called for a vote by raised hand of the Motion as stated with addition.
Approved: unanimous
Opposed: none

Note: The Commission recognized that their comments and recommendation are essential to the Planning Department and Design Review Committee.

Public Comment Via Email From: Kathy Pons 282kpons@gmail.com
Sent: Tuesday, January 24, 2023 9:19 PM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Subject: SVCAC meeting Jan 25- Kenwood Ranch Winery
Included as attachment

Chair Freeman called for Public Comment on Items 5, 6 & 7
None. Closed.

5. **Election of the Chair for 2023 (@1:28:52)**

Call for nominations for Chair
Commissioner Brown nominated Tim Freeman, Secretary Spaulding seconded.
Tim accepted but requested that over next 6 months the Commissioners consider possible candidates for next Chair.
Secretary Spaulding, Roll Call Vote:
In favor: Freeman, Spaulding, Dickey, Kokkonen, Hermosillo, Crisler, Brown
Resolution approved

6. **Election of the Vice Chair for 2023**

Chair Freeman nominated Matt Dickey, Commissioner Crisler seconded.
Matt accepted.
Secretary Spaulding, Roll Call Vote:
In favor: Freeman, Dickey, Spaulding, Kokkonen, Hermosillo, Crisler, Brown.
Resolution approved

7. **Election of the Secretary for 2023**

Commissioner Brown nominated Margaret Spaulding. Vice-Chair Dickey seconded.
Margaret declined.
Secretary Spaulding nominated Commissioner Kokkonen. He declined.
Secretary Spaulding nominated Commissioner Brown. She requested detailed definition of Secretarial duties. Secretary Spaulding - setting the agenda, roll calls, stating resolutions, set name placards at in-person meetings, carry spare gavel.
Commissioner Brown nominated Commissioner Crisler. She declined
Admin/DD Kubu-Jones, added to definition of Secretarial duties - the Secretary is part of the Executive Team & as such receive referrals directly from Permit Sonoma for first review. Plus receipt of email messages.
Commissioner Brown noted there are several absent Commissioners tonight. Suggested postponing Secretary vote until next month. Secretary Spaulding, yes, there are 3 absent who could be candidates. She agreed to continue as needed.
No vote or resolution.

8. **Reports from MAC Liaisons**

Commissioner Iturri, Springs MAC: January meeting reports given on mental health & well-being of community, by local & county mental health providers, info on resources. The Plaza project attracted much Public Comment; MAC proposed a letter that was later halted. Announcement right after that County & Mattson deal had ended. Plaza project now up in air. Next meeting: child care in community re availability & needs. Presentation/report: Michael Woods, attorney on Hanna property project.
Commissioner Dickey, North Valley MAC, January meeting, elected new MAC officials; Sonoma County re bike path plans from Oakmont through Schellville, different plans to consolidate. Progress ongoing.

9. **Consideration of Future Agenda Items (1:41:40)**

Admin/DD Kubu Jones: Kenwood Solar array, location on Noble Road, Sonoma, not quite ready yet.
B&B on 7th Street East, not quite ready, conversion of large home into a B&B
Winery Events Update as per Special Meeting, 1.10 Guidelines, pending
Springs Specific Plan, perhaps first part of year for review

Chair Freeman, noted post on community platform NextDoor re Hanna Project Plans, important project, encouraged discussion w/ constituents, more info after presentation at Springs MAC. Mentioned suggestion from **Commissioner Dambach**, i.e. discussion of Fred Allebach's proposal from last meeting. Invite Fred to present? Chair Freeman suggested further review of proposal by Commissioners, open to suggestions.

10. **Adjourned 8:16pm**

Susan Gorin's website for zoom video
https://www.youtube.com/channel/UCSawKlMzjbZNPDbpRMq26Tw

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-Al, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resolution, if indicated

Web Links:
County of Sonoma: www.sonoma-county.org select Boards and Commissions
City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

Arielle Kubu-Jones
District Director
Supervisor Susan Gorin
First Supervisorial District
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
707.565.2241
arielle.kubu-jones@sonoma-county.org

Logos below are direct links to websites for the County and First District Municipal Advisory Councils

From: Kathy Pons
To: Arielle Kubu-Jones
Subject: SVCAC meeting Jan 25- Kenwood Ranch Winery
Date: Tuesday, January 24, 2023 9:19:12 PM
Attachments: DRH21-0010_KR Winery 1_13_22 Referral Commentsf (1).pdf
KR winery building orientation shift.pdf

Arielle,
Would you please forward the following two files to the commissioners as soon as possible? The comments are self-explanatory.
Thank you.
Kathy Pons

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.

Valley of the Moon
Alliance

January 13, 2022

Permit Sonoma
Georgia McDaniel

Re: DRH21-0010: Kenwood Ranch Winery Project (Winery)

The Valley of the Moon Alliance (VOTMA)
Permit Sonoma's (PS)
Referral Letter (RL)
Interested Agencies (IA)
Kenwood Ranch LLC (the Applicant)

Dear Ms. McDaniel,

The Valley of the Moon Alliance (VOTMA) is responding to Permit Sonoma's Dec. 29, 2021, communication requesting comment from interested agencies to the referenced application.

The Winery project has been essentially dormant since 2004. The two-weeks allowed to analyze and respond to this extensive filing following the holiday season and in the middle of an expanding pandemic is insufficient for proper analysis and response. For that reason, we reserve the right to submit further comments as additional information becomes available.

1. Time for comments should be extended:

VOTMA requests that agencies and private parties be given additional time to respond.

It is inappropriate to assume the absence of a response by January 13 is conclusive of anything. Current agency and private staff are unlikely to be at all familiar with such a stale project and would need a minimum of several more weeks to review the exhaustive documentation available, past and present, to provide a measured response.

A cursory review of the application finds insufficient information about the scope and extent of 2020 Glass Fire impacts on the overall Kenwood Ranch project site, including the adjacent

Inn/Spa/Restaurant (Resort) site. Fire-related impacts are relevant to drainage, erosion potential, and other physical criteria crucial to project design and building.

2. Applicant should be required to provide additional information regarding the Glass fire impacts on the project site before Design Review comments are required.

Applicant has failed to provide sufficient detail on the scope and extent of the impact of the September 2020 Glass Fire on both active project sites. The Resort site was significantly burned and largely deforested, yet the comparative references in the application provides sparse information about the actual impact on the ground. Applicant only generally describes the fire impacts on the Winery site. Fire impact information for both sites is relevant to all agencies and private parties to enable meaningful commentary.

Impacts on visual screening, lighting off-site impacts, storm water control and erosion, and treatment of affected "Preserve" areas, the creek areas, groundwater recharge, and soil impacts, among others, are potentially affected areas of concern.

3. The submitted Winery site design reflects significant alteration from the proposal as modified, with buildings moved, reoriented and combined, and parking relocated and reconfigured. Those alterations require sufficient assessment time to determine significant impacts.

As was the case when the Applicant's predecessor applied for Design Review of the associated Resort site, the site design submitted in the application is significantly different than the design proposed and referenced by incorporation in Conditions of Approval (COA) #85. Applicant's submission documents accompanying the documents references the alteration in the site design as follows; "Note: The winery site plan changed during public hearing and no updated site plan showing the changes was submitted to the County." (Attch. 5 Project Description-Winery Design Review 2021", pg. 21.)

VOTMA asserts that a review of the PLP01-0006 administrative record is needed to assess the extent to which the proposed site plan redesign either comports to the hearing discussion, or is consistent with the evergreen forest screening/buffering design principles that underly the Applicant's entire 2004 project. (See, e.g., Resolution 04-1037 at section 3.5(c), pg. 20.)

Applicant's site plan alters the visual screening and affects the impact of associated light sources (e.g., lighting for evening events, vehicle lights at night) required to be "fully screened from off-site view." (COA #98).

No visualization work to address the redesign impacts has been provided.

A clearer presentation of the overall forest tree health and projected updated tree removal plans, screening plans, and impact assessments associated with this new site design needs to be publicly available. To put that information in a broader relational context, the same information needs to be provided as to the Glass Fire impacts on the Resort site.

4. Applicant's SWLID Report and associated drainage management plan must specifically incorporate the effects on the Winery site of the Glass Fire on soils, erosion, run-off related to reduced tree/vegetation cover as well as the expectation of ongoing drought under the new circumstances.

During the 17-year period the Winery project was dormant, the sites for the Resort and the Winery projects have been stressed by multi-year drought and two significant wild fires. Applicant's primary geotechnical study to support construction of the Resort was submitted in September 2020 even as the Glass Fire was roaring through that project site. Document 6 of the Applicant's submission in DRH21-0010 is an "Initial SWLIDS Report-02 Kenwood Ranch Winery." (SWLID Report). It is not clear when the data used in the report was gathered. The Custom Soil Report (pg. 57) is dated Aug. 19, 2020, a month before the Glass Fire.

There is no substantiation that the runoff curves, storm water calculations, composite porosity calculations and other data used in the SWLID Report reflect the reality that that the Winery project site burned in the Glass fire, and that a significant portion of the evergreen forest uphill of the Winery site (and directly around the Resort site) burned severely in 2020, and left a great many dead or dying trees in its wake. The effects need to be reflected in the application information.

5. Evacuation traffic congestion on Highway 12 in Sonoma Valley during the Glass Fire constitutes new information that highlights the significant adverse traffic impacts associated with the aggregate Kenwood Ranch project (deemed to have been mitigated to less than significant levels) that still exist if both projects need to be evacuated during a rapid moving wildfire.

Although the Board of Supervisors determined in 2004 that the significant traffic impacts associated with the operating the Resort and the Winery could be mitigated to less than significant levels, it is not clear that attention was devoted to evacuation planning in the face of a rapidly expanding wildfire in the project area. The evacuation experiences during the Glass Fire and other North Bay fires over the last few years have created a new factual reality on evacuation risk that requires close attention. Both the employees and visitors at the Winery and those at the Resort will be competing for access to Highway 12 to escape in the event of a rapidly moving wildfire. The design review effort for the Winery should include an assessment of how the competing operational presence of the Winery and Resort projects would impede the potential for an efficient and safe evacuation of Kenwood Ranch (as well as affect others attempting to evacuate the area via Highway 12) where an aggressive wildfire is on or approaching the combined sites. The Glass Fire and certainly the Tubbs and Paradise fires establish that the potential for adverse impacts in such a situation will be substantially more severe than previously understood. Permit Sonoma should not overlook this real safety risk.

6. A Vehicle Miles Traveled (VMT) analysis should be prepared for the Winery project

Applicant asserts that no VMT analysis is required for the Winery project because VMT information does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. VMT information was not known or analyzed at the turn of the century when the traffic work for this project occurred. In conjunction with today's rapidly growing knowledge and concern about the adverse environmental (GHG) impacts associated with climate change and the role automobile use plays in contributing to those adverse impacts, today the State disregards congestion analysis approaches, and instead requires analysis of vehicle mile impacts of proposed projects. This Winery project, which would generate significant VMT, has been sitting dormant for 17 years and should be held to account for VMT associated with its development and operation.

7. Closing.

VOTMA appreciates this opportunity to provide initial comments on the Winery Design Review application. To the extent that additional issues of concern or areas where conditions should be evaluated and implemented emerge, VOTMA reserves the right to supplement these comments.

VOTMA requests that these comments be added to the public comments in this proceeding and that they also be added to files governing the Applicant's pending requests for issuance of numerous building permits for the construction of the Resort portion of the Kenwood Ranch projects.

Finally, VOTMA requests that DRH21-0010 proceed to public hearing prior to any final action by the Design Review Committee.

Roger Peters

Roger Peters
VOTMA Board Member

Kenwood Ranch Open House

KENWOOD Ranch WINERY

2004 Conceptual Design: South Elevation

PUBLIC TASTING & ART GALLERY

MARKETPLACE

COMMERCIAL KITCHEN & RETAIL STORAGE

2022 Current Application: South Elevation

November 12 Open House

KENWOOD Ranch

permit SONOMA

County of Sonoma
Permit & Resource Management Department

MEMORANDUM

DATE: January 20, 2023

TO: Arielle Kubu-Jones, District Director, 1st District

FROM: Cecily Condon, Planning Manager

SUBJECT: SVCAC Meeting on DRH21-0010 Kenwood Ranch Winery Design Review; 1180, 1184, 1192, & 1198 Campagna Ln., Kenwood

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On December 29, 2021, Permit Sonoma referred the DRH21-0010 Design Review Application on Kenwood Ranch Winery to the Sonoma Valley Citizen's Advisory Commission (SVCAC). We understand SVCAC corresponded with the applicant, Chuck Connors, in fall of 2022 to schedule a SVCAC meeting on the application, but that a SVCAC meeting on the application was not scheduled at that time.

Typically, applicants work through the District Director to schedule their planning application on the SVCAC's agenda. Then, during the SVCAC meeting, the applicant is given an opportunity to make a presentation and answer committee member questions before the SVCAC makes an advisory recommendation on the planning application.

The application package referred to SVCAC on December 29, 2021 for the present project is substantially unchanged since that time. To date, the SVCAC has not held a meeting on the application and has not made an advisory recommendation regarding it. The application is currently on the SVCAC's January 25, 2023 meeting agenda. Please note, the original DRH21-0010 referral cover letter referenced the incorrect zoning designation for the parcel. The subject parcel is currently zoned DA (Diverse Agriculture) B7 (Frozen Lot Size) RC50/50 (Riparian Corridor with 50-ft setbacks) SR (Scenic Resources).

On January 11, 2023, by email the applicant informed Permit Sonoma and SVCAC that he does not anticipate appearing before the SVCAC to discuss the DRH21-0010 application and instead provided a link in his email to a video of a meeting he held November 12, 2022 for the community on the project. Our understanding is that the applicant hopes the SVCAC will watch and consider the video to inform its eventual advisory recommendation on the project.

While an applicant must be notified of and given an opportunity speak at the meeting at which the SVCAC will consider making an advisory recommendation on an application, an applicant is not required to attend or make a presentation at the SVCAC meeting. In lieu of an applicant's presence or presentation, the SVCAC may simply consider all of the materials and comments provided to it by Permit Sonoma, the applicant, and the public, when formulating its advisory recommendation on the application.

There is limited time at this point for the SVCAC to consider and make an advisory recommendation on the application. Permit Sonoma anticipates scheduling the application before the Design Review Committee in March 2023, so the draft or SVCAC approved meeting minutes for the January 25, 2023 SVCAC meeting should be received

by the Project Planner by March 1, 2023 for inclusion in the package of materials to the Design Review Committee. Please send SVCAC's final advisory recommendation to Project Planner, Georgia McDaniel at Georgia.Mcdaniel@sonoma-county.org .

[It is the SVCAC's responsibility to make sure that any final advisory recommendation it provides on the project is received by Permit Sonoma by March 1, 2023 to be included in the packet of materials provided to the Design Review Committee--intended to be removed and replaced with above paragraph.] Since the applicant likely will choose to not be present at the January 25th SVCAC meeting to present the application or answer questions on it, the SVCAC should be reminded that it may consider a lack of information or lack of answers to questions when formulating its advisory recommendation on the project.

Nevertheless, we recommend documenting questions in the SVCAC's minutes and promptly providing a copy of the questions to the applicant at chuckconner@chuckconnerconsulting.com and the Project Planner, Georgia McDaniel at Georgia.Mcdaniel@sonoma-county.org so that they may be included in the materials provided to the Design Review Committee.

Project Background:
On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 which included rezoning, a General Plan amendment, subdivision, lot line adjustment and a use permit for 50 room inn, spa and restaurant as documented in Board Resolution No. 04-1037.

A CEQA lawsuit challenging project approval and certification of the EIR was decided in the County's favor in the Court of Appeal in 2006. In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, winery and residential subdivision were vested. The rezoning, General Plan amendment, subdivision, lot line adjustment portions of the PLP01-0006 project completed and construction is underway for the 50 room inn, spa and restaurant.

The applicant submitted File No. DRH21-0010 to satisfy Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program Condition No. 97 c. which states "Prior to building permit issuance for the winery grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee." In general, conditional use permits run with the land, regardless of change of ownership of the property.

Attachments:

Applicant email declining SVCAC invitation, dated January 11, 2023
DRH21-0010 Application Referral Cover Letter with corrected Zoning Designation

From: Chuck Conner
To: Hannah Spencer
Cc: Georgia McDaniel; Tina Wallis
Subject: Kenwood Ranch Community Event
Date: Wednesday, January 11, 2023 5:50:51 AM

Good morning, Ms. Spencer,

Thank you very much for discussing the SVCAC with me last week; I appreciate your time, input, and thoughts. I've seriously considered our conversation and discussed it with the project team. While I appreciate and value your input, we do not anticipate appearing before the SVCAC or any of the other local MACs.

As I shared with you, in our early conversations with SVCAC, we could not reach alignment as to a reasonable time and venue for a Kenwood/SVCAC hearing that, in our view, kept the best interests of the Sonoma Valley community in mind. As such, we indicated to the SVCAC that in-lieu of a hearing, the Kenwood team would be hosting a community event to present the Kenwood Winery.

The date of the community event was set for Nov. 12th with announcements being sent well in advance via USPS to the broader Sonoma Valley community including the SVCAC and other local MACs. The event was very well attended and received. The entire Kenwood design team was in attendance to deliver the winery presentation and to answer questions from the audience.

For those that were not able to attend, or for those wishing to view again, the entire presentation was captured on video and is now posted on the Kenwood website along with the team's responses to questions asked by the audience immediately following the presentation. All of this has been communicated to the SVCAC.

We hope that they will watch the video from our community meeting and reach out to us with any questions they may have.

Please put this video in the County's files, so it is part of the record for this matter. The website address is: https://kenwoodranch.net and the link to the Community Event page, including the video presentation is: https://kenwoodranch.net/open-house

Thank you again and I look forward to speaking with you in the future.

Kind regards,

Chuck

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County of Sonoma
Permit & Resource Management Department

To: Interested Agencies December 29, 2021 [updated 1/20/23]

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

File Number:	**DRH21-0010**
Applicant Name:	**Kenwood Ranch, LLC**
Owner Name:	**Same**
Site Address:	**1180, 1184, 1192, & 1198 Campagna Ln., Kenwood**
APN:	**051-260-013**
Zoning:	**DA B7, RC50/50, SR**

Project Description: Design Review of Kenwood Ranch Winery to satisfy a condition of approval of PLP01-0006 (formerly known as "Sonoma Country Inn"). On November 2, 2004, the Sonoma County Board of Supervisors approved PLP01-0006 with the following Winery Project Description: Use Permit for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is included in the winery area. Item s for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products m ay occupy 90% of the retail area (1,800 square feet), incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

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 January 13, 2021, and should be sent to the attention of: DRH21-0010, Georgia McDaniel (Georgia.McDaniel@sonoma-county.org). The Project Planner can also be reached at 707-565-4919. **If no response is received by January 13, 2021, 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.

[X] PRMD Management Group
[X] PRMD Natural Resources
[X] Grading and Storm Water
[X] Building Inspection
[X] So. Co. Environmental Health
[X] DTPW, Land Development
[X] Ag Preservation & Open Space
[X] Regional Parks Dept.
[X] Fire Prevention
[X] Local Fire District – Kenwood FPD
[X] Economic Development Board
[X] Transit/BPAC
[X] SCTA/RCPA
[X] Sheriff Community Service Officer
[X] BOS Dist. 1 Director and Commissioners
[X] SVCAC
[X] Valley of the Moon Alliance and Kenwood Press
[X] NW Information Center, S.S.U.
[X] Milo Baker Chapter Conservation Committee
[X] Recology Sonoma Marin (Disposal)
[X] State Dept of Transportation (Caltrans)
[X] State Dept of Fish and Wildlife
[X] State Cal Fire
[X] State Water Resources Control Board
[X] State Parks and Recreation-Duncans Mills Office
[X] Regional Water QCB: North Coast
[X] Air Pollution Control: Bay Area AQM
[X] Sonoma County APOSD
[X] Sonoma MOAG
[X] Tribal Notification

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February 9, 2023

Tim Freeman
Sonoma Valley Citizens Advisory Commission
177 First Street West
Sonoma, California 95476

****Via hand delivery to Arielle Kubu-Jones*

RE: Kenwood Ranch, LLC's Response to SVCAC's Request for Information

Dear Chairperson Freeman:

The purpose of this letter is to respond to the Sonoma Valley Citizens Advisory Commission's (SVCAC) request for information about the Kenwood Ranch Winery Design Review Application. These responses are provided with the express understanding that there is no legal requirement for an entity with a vested use permit to appear before the SVCAC and its brethren bodies. By providing these responses, Kenwood does not waive and expressly preserves its ability to contest the lack of a legal requirement to appear before these bodies and its objections to questions that go beyond a design review application.

As the SVCAC and its brethren bodies are aware, Kenwood Ranch held a comprehensive open house on November 12, 2022. The SVCAC and the accompanying bodies were invited to this open house. Kenwood held the open house because the SVCAC "invited" Kenwood to a virtual meeting the week after Thanksgiving -- even though Kenwood said its expert teams were unavailable that week and expressed concerns about its ability to interact with community members during a virtual meeting. At that time, Governor Newsom had announced the end of his emergency order for COVID-19, and since then, President Biden has announced the end date of federal emergency status for COVID-19. Thus, requesting that decision makers be present in-person while providing a hybrid in-person or virtual meeting option for the public was a reasonable request and one that was intended to foster a meaningful dialogue.

Community interaction is vital to being a good neighbor and bringing forward an application that responds to community concerns. The SVCAC and its brethren bodies also failed to address the fact that some members of these bodies are also members, officers, supporters, or former members of the Valley of the Moon Alliance, an organization that has opposed development on

the site for at least 20 years. As long as these conflicting roles exist, the SVCAC and brethren bodies' recommendations are legally impaired.

On September 8, 2022, Kenwood Ranch, LLC received an email notification from Arielle Kubu-Jones stating, "your project is now ready to be heard at both SVCAC and the DRC." Ms. Kubu-Jones went on to say, "we can hear your project at the next meeting of the SVCAC, which is September 28th." Attached to Arielle's email was the "SVCAC Applicant FAQs rev. 9.24.13.pdf."

Unable to accommodate a September hearing date, though appreciating the sense of urgency, representatives for Kenwood Ranch, LLC reached out to Ms. Kubu-Jones requesting an opportunity to work with the SVCAC to set a mutually agreeable date. With open minds and cooperative intent, we met with Ms. Kubu-Jones via zoom on September 28, 2022, and again on October 13, 2022. In the first meeting, Ms. Kubu-Jones defended the SVCAC's current practice of virtual meetings only, while we expressed our concerns regarding the shortcomings of virtual meetings and conducting one in the week following the Thanksgiving holiday when Kenwood's experts were not available. While we expressed our desire for a pre-holiday, in-person, townhall style, or hybrid virtual/townhall hearing, Ms. Kubu-Jones warned us that appointees to the three bodies were likely to resist a hybrid meeting.

Ms. Kubu-Jones' doubts were confirmed during the SVCAC's September 28, 2022, meeting. When asked the reason for the hybrid meeting request, she explained, "their perspective is things are missed on zoom. They feel that communications with commissionaires and the public go better when they are in person, …they seemed very interested in interfacing with the community and hearing what the folks had to say." Following Ms. Kubu-Jones' explanation, SVCAC members made the following statements:

1. …their needs are not *as great ours,* we're volunteers, they are paid.
2. maybe we can go down to Santa Clara and do it in the football stadium. They have a Jumbotron there.
3. I am not sure that this entity should be given favorable treatment from anybody. They are kind of under a cloud already, honestly, and to ask the county to jump through hoops so they can make a more impressive presentation really rings wrong to me.
4. …having it a combination makes no sense.
5. …we really need to stick to what we normally do[1] and not turn this into something that is accommodating to someone who is asking something of us.
6. …although it would be lovely to see the site, I think it would bias us too much to walk into that space.

[1] The bodies normally meet in-person and are conducting virtual meetings under COVID emergency orders, which are now set to expire.

7. …and I would concur with that. We should not be making any special plans for them. If we meet via zoom, we meet via zoom. If we choose to have the date be the 30th of November, it's the 30th of November.[2] This is not about them.

The SVCAC, the Sonoma Springs MAC, and the Agua Caliente MAC went on to hold a meeting about the Kenwood Winery's Design Review Application on January 25, 2023. During the SVCAC *et al's* January 25, 2023 meeting, only two members of the public spoke – both VOTMA members. In spite of this, members of these three bodies made the following comments:

1. I mean, or I guess the question is, does it imply that they're going to be hearing about evacuation warnings before other people are. That's not okay. What do they mean by early evacuation? What are they going to know? Something that residents are going to know.
2. VOTMA, Kathy, Roger and a couple of their other colleagues who have spent years and years and years attempting to keep this project sort of monitored, and and to the extent possible to manage it [sic]. So thank you guys.
3. They are getting compensated. Then our time that we are volunteering your failure to present to us Whatever the the question is going forward. Is this a developer owner that will be considerate of, and respectful of, other needs of the community. They can't find it among themselves to present to us. Really, are they going to be attentive. The other needs that community. Look at 10 years to come.
4. Given the non-appearance on January 25, 2023, will the owner respect the community or ignore the community?
5. You just ask that. That's my question. Is it personal? Well, you don't like it. I mean Margaret's point. We spend our time here. We're all volunteers, I mean. I work in a 12 h day. I don't know about the rest of you.

At the beginning of the January 25, 2023, meeting, one SVCAC member, Greg Carr, explained the role of these three bodies when considering a design review application when there is a vested use permit. As Mr. Carr correctly explained, the role of these three bodies was to consider design — color, shape, size, bulk, massing, lighting, etc. Mr. Carr's advice carries particular weight given that he retired from PRMD after a long career as a Sonoma County planner. Despite Mr. Carr's recommendation, the three bodies disregarded his input and went beyond design review considerations. Here is a matrix, taken from a project description the applicant submitted to the County in December of 2021, showing how the proposed winery complies with Sonoma County's Design Review Ordinance:

[2] The applicant team had already told Ms. Kubu-Jones that its experts were not available on November 30, 2022 because of the Thanksgiving holiday.

Winery condition of approval 97 requires design review approval from the Design Review Committee. The County's Design Review Ordinance contains a list of development standards. (SCC, §26-82-030.) This application meets these standards, as is shown in the following table:

Design Review Ordinance (SCC §26-82-030)	**Winery Compliance**
(a) The orientation of building sites shall be such as to maintain maximum natural topography and cover.	Winery buildings are sited within an existing open area within the building envelope preserving surrounding natural cover. See architectural plan A1.01.
(b) The design of buildings, fences, and other structures shall be evaluated on the basis of harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics, and setback.	No historic structures in the vicinity. The exterior materials were selected to coordinate with nearby resort structures. The winery buildings utilize recognizable agrarian forms and a material palette of pitched gable roof forms clad in corrugated metal and wood siding. Glass utilized will be light reducing, low-reflective glazing. (See Materials Boards.) These materials are similar to the approved resort design.
(d) Horticultural groundcovers and other surfacing shall be used to prevent dust and erosion where natural vegetation and groundcover are disturbed or removed.	Landscaping Plan L1.0 shows the paving, courtyards, native/drought-tolerant landscaping, and trees that will be included in the winery development.
(e) All refuse collection areas shall be enclosed on all sides unless, by nature of the building design, the trash areas are obscured from the adjacent properties and from vehicular and pedestrian traffic. Refuse enclosures shall be of six-foot (6′) height with adequate access for refuse vehicles.	The delivery truck yard, east of the Market Barn[3] and the mechanical yard east of the northernmost service building contain covered and enclosed on all sides refuse collection areas that open onto screened service courts. Trash enclosures are entirely hidden from view of adjacent properties or pedestrian traffic. Enclosures are: Delivery Trash Encl.: 15'w x 7'd x 6'h Service Trash Encl.: 16'w x 7.5'd x 6'h See Architectural Plans, Sheets A1.10 & A1.11.

[3] The 2004 approvals included a "country store". This project description refers to the country store as the "Market Barn" or "marketplace".

(h) A complete system of underground utilities shall be provided in accordance with public utility commission.	All utilities are underground. See Civil Engineering Plans, Sheets C4.0 & C4.1.
(i) All mechanical or air-conditioning apparatus shall be screened from view and baffled for sound.	An acoustic-lined condenser and generator yard is contained behind walls adjacent to the northernmost service building. A second acoustic-lined condenser yard is located behind walls in the Delivery Truck Turn Around. These areas are screened from view and baffled for sound. See Architectural Plans, Sheets A1.10 and A1.11.
(j) Each unit of development, as well as the total development, shall create an environment of desirability and stability. Every structure, when completed and in place, shall have a finished appearance.	As shown on Architectural Plans A1.10, A1.11, A1.20 and A1.21 winery buildings, when complete, will have a finished appearance, and the winery complex with its walking paths, courtyards, and landscaping will provide the visitor with an overall pleasant experience.
(k) A minimum of eight percent (8%) of all parking lot areas where more than ten (10) parking spaces are provided shall be landscaped. The landscaping shall be uniformly distributed, and provision shall be made for its perpetual maintenance.	As shown on the Landscaping Plan L 1.0, the winery parking lot contains over 8% of landscaping, including numerous trees distributed throughout the parking area.
(l) The parking layout shall conform to the dimensions on the following diagram. Where two-way traffic is desired, aisle widths shall be a minimum of twenty feet (20′), except where item F of the diagram requires a greater width.	See Civil Engineering Plans, Sheets C1.0, C2.0 & C2.1.
(m) Circulation within a parking area shall be such that: (1) A car entering the parking area need not enter a street to reach another side.	Vehicles entering the winery parking lot need not cross a street to reach the other side of the lot. See Architectural Plans, Site Plan A1.02 and Civil Engineering Plans, Site Plan C1.0.
(n) All lighting in parking areas shall be arranged to prevent direct glare or illumination onto adjacent properties.	All exterior lighting at the winery is downcast and shielded, as is also required by the Conditions of Approval. See Lighting Plan.

(o) Off-street parking areas and driveways, exclusive of required landscaping, shall be surfaced with materials approved by the planning director. Paved parking areas shall be painted with lines showing parking spaces and with directional arrows, showing traffic movements	OSE Exhibit B Paragraph 6(f) regulates the paving of roads and driveways at the winery. The close parking and ADA parking as well as the main drive areas at the winery will be paved with concrete and asphalt and painted. Remote parking and drive aisles will be gravel paved in order to enhance storm water quality. See Civil Engineering Plan, Sheets C3.0 & C3.1. Driveways and parking areas will comply with all applicable standards.
(q) Off-street parking for other than residential uses shall be on the premises they are intended to serve or within three hundred feet (300′) thereof.	As shown on Civil Engineering Plans, Overall Site Plan Sheet C1.0, Sheets C3.0 & C3.1, the parking area for the winery is directly adjacent to the winery complex buildings.

In addition to being invited to Kenwood's open house, the SVCAC, and its brethren bodies were provided with links to the video of the presentations during the open house before their January 25, 2023 meeting. The open house included a comprehensive presentation about the winery design review application. After the presentation, anyone was able to speak directly with experts, ask questions, and hear answers. Kenwood also provided a comprehensive CEQA Checklist/Initial Study[4] to Sonoma County in July 2022. During the January 25, 2023, meeting, it did not appear that any decisionmaker had reviewed, or even knew about, the CEQA Checklist.

The three bodies did not appear to be aware of the 2004 Board of Supervisors resolution (Resolution No. 04 – 137), the certified EIR, and Exhibit F to the resolution, containing108 conditions of approval for the winery. These conditions are relevant because they regulate screening, lighting, and other items raised during the January 25, 2023, tri-body meeting.

Below is a matrix comparing the 2021 winery design review application with the 2004 approvals. Resolution 04-1037 approving the winery contained specific requirements and winery elements. These components and the winery's compliance with the Resolution are shown in the table below. This document has also been in Sonoma County's files since 2022.

[4] This letter uses both terms "CEQA Checklist" and "Initial Study" to reference the July 2022 CEQA document.

BOS 04-1037 Sections approving winery	**Winery Compliance**
1.1 10,000 cases per year winery	**No change.**
1.1(a)(3) A winery with incidental retail sales, public tasting, and special events on its own parcel.	**No change.** The winery has buildings for public and member-only tastings, a marketplace with special events to be held within the winery complex.
1.1(e) A use permit for a winery ("the Winery Use Permit") served by a package wastewater treatment plant on a single parcel ("the Winery Parcel"). The Winery Use Permit authorizes the following uses (collectively "the Winery").	**No change.** The winery will utilize its own package treatment plant as shown on Civil Engineering Plan, Sheets C1.0 and C4.0 & C4.1.
1.1(e)(1) A winery open to the public with an annual production capacity of 10,000 cases. The winery will have a maximum floor area of approximately 37,000 square feet and will include a tasting room with art gallery, retail wine sales, up to 20 special events per year with maximum 200-person attendance, and 147 parking spaces. Proposed events include weddings, meetings, winemaker dinners, and charitable auctions.	**Substantially Reduced**. The maximum floor area of the winery is 17,587 sf. This includes the public and member-only tasting rooms, art gallery (included with the public tasting room), retail wine sales, and marketplace. See Architectural Plan A0.00. The parking lot for the winery contains 147 spaces. 14 of these spaces already exist at the trail head parking lot. Winery events will conform to the limited categories.
1.1(e)(2) A "country store" for ancillary retail sales. The store shall have a maximum floor area of 3,000 square feet of building area. The store may be a separate building or attached to the winery building. The store shall be primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, and herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 90% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 10% of the retail floor area.	**No change.** The winery includes a marketplace of 1,956 sf with a minimum of 90% of its floor area dedicated to the sale of agricultural products grown primarily in Sonoma County and a Retail Support Space of 998 sf. See Architectural Plan A0.00 and A1.10.

2.4(c) [The Project Applicant eliminated] the events pavilion as a separate structure. Events will now be held inside the winery or on the winery grounds.	**No change.** There is no events pavilion. Applicant will hold events within the winery or on winery grounds
2.4(d) [The Project Applicant combined] the Art Gallery with the winery thus eliminating a freestanding building on the Project Site that was to be used as an Art Gallery.	**No change.** The public tasting room incorporates an art gallery as shown on architectural plan A1.10.
2.4(f) [The Project Applicant applied] lighting standards normally used for areas with intrinsically dark landscapes.	**No change.** All lighting within the winery will be downcast lighting and shielded to prevent glare. (See Lighting Plan.)

The winery is also located within the scenic resources/community separator combining district. SCC section 26-64-020(a), requires additional standards as set forth in the table below:

(1) Structures shall be sited below exposed ridgelines	As shown in South Meadow View on architectural plans A0.20, all buildings within the winery complex are below ridgelines.
(2) Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire-resistant plants may be required	As shown in visual analysis, all buildings within the winery complex are generally screened by terrain or trees from views from Highway 12. See Visual Analysis (forthcoming). As discussed in the 2004 EIR, "Glimpses of some parts of the winery occur among the trees at the lowest elevations of the site. The view of the winery from State Route 12 is negligible." (2004 Draft EIR, p. 5.8-9.) The views of the winery from the perspective of Highway 12 were determined in the 2004 EIR to be "subordinate with respect to other features of the view" and to present a less than significant impact. (2004 Draft EIR, p. 5.8-10.) The Resolution found views from the winery to be less than significant without mitigation (§2.8). After the recent fires, the applicant planted twelve 22-24-foot-tall oak trees that will screen the future winery building. (See Visual Analysis (forthcoming).)

(3) Cuts and fills are discouraged, and where practical, driveways are screened from public view	As shown in visual analysis, driveways will be screened from public views from Highway 12. (See Visual Analysis (forthcoming).) Development of the winery does require minor cut as show in the Civil Engineering Plans, Sheets C3.0 & C3.1.
(4) Utilities are placed underground where economically practical	All utilities are underground. Civil Engineering Plan, Sheets C4.0 & C4.1.

The balance of this letter responds to the specific topical questions posed by the SVCAC, and its brethren bodies, in their collective motion, in the order presented within the motion.

Tri-body Question 1:

How will the wastewater treatment plan on-site work, in particular relating to the location of nearby riparian corridors on western side & other preserved areas?
Request additional details. This is important in light of recent heavy rains & flooding.

Applicant's Response to Tri-body Question 1:

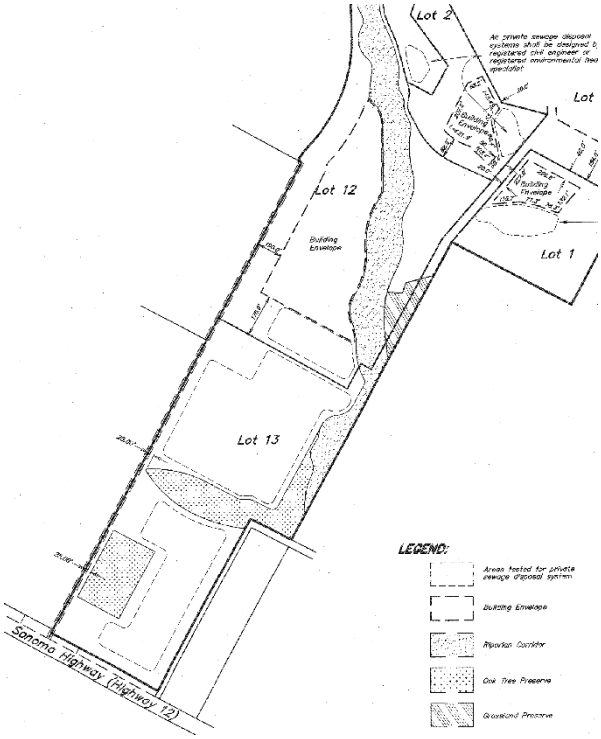
This question exceeds what is allowed by Sonoma County's Design Review Ordinance. The wastewater treatment plant and disposal area are located outside the riparian corridor and maintain setbacks of 50 feet from the tanks to the top of the creek bank and 100 feet from the disposal field to the top of the creek bank. All tanks associated with treatment are watertight and not impacted by high groundwater levels or surface flooding. Treatment and disposal are designed to function during storm events. For additional details, please see Section 1.7 (2022 Project Description) of the July 2022 Initial Study.

Tri-body Question 2:

What is Applicant's plan to achieve significant screening re lighting all the way along Hwy 12 corridor, day and night? Request more detailed visual analysis with current topography after Glass Fire. Does analysis made at time of original proposal still apply? Applicants will mitigate w/ re-planting & tend surviving trees but is it enough? Trees grow slowly, is there a timeline? Is more screening needed?

Applicant Response to Tri-body Question 2:

As is set forth in the July 2022 CEQA checklist, the winery parcel was the least affected by the Glass Fire. Condition of approval 93b required a Vegetation Management Plan (VMP). The VMP required additional trees to be planted in the oak preserve. Thus, the applicant planted 120 twenty oaks in the oak preserve and supplemental landscape areas. The applicant also planted 22 x 24-foot-tall oak trees to screen the future winery building. (See December 2021 Project Description, page 6.) As the attached image, taken from the final map for the overall project shows, the oak preserve is between Highway 12 and the winery parcel (Lot 12). This image has been publicly available in PRMD's files since at least 2004 and was recorded in the Sonoma County Recorder's Office in 2011.



Tri-body Question 3:

Should perimeter inward-facing lighting be hooded?

Applicant response to Tri-body Question 3:

Conditions of approval 98 and 99 regulate lighting on the winery parcel. These conditions require, among other things, that all light sources be fully shielded from off-site view; lights are to be downcast; escape of light into the atmosphere shall be minimized; and lighting that conforms with the LZ1 lighting standard.

The viewing distance from Highway 12 to the Project is over 1700 feet. Line of sight views are obstructed by existing trees (pre-Glass fire) and added trees (post-Glass fire). The trees closest to the Project site are all large specimens strategically placed to minimize views. Analysis in the Initial Study (Section 1.7 (2022 Project Description) and Section 3.1 (Aesthetics)) shows from the Highway 12 corridor, existing on-site trees and existing off-site structures and vegetation on adjacent properties effectively block line of sight views from the west and east sides of the property, two years after construction:

And five years after construction:

Visibility of the winery will either be minimal or completely screened from the highway east of the adjacent property line and west of Campagna Lane. Extensive tree planting in preserve areas is complete, with trees thriving. Additional plantings are shown on the Project landscaping plans.

All lighting will be Dark Sky compliant; therefore, light trespass will be prevented at the source of the light. Given the distance and the tree density between the Project and Highway 12, no direct light source is anticipated to be seen from the highway. Please see Section 1.7 (2022 Project Description) and Section 3.1 (Aesthetics) of the Initial Study, providing an extensive discussion of the visual impacts and lighting analysis for the Project, including assessment after the Glass Fire. Please also see the Kenwood Ranch Winery Open House presentation starting at 20:07, 23:12, and 30:30, respectively.

As discussed in the Initial Study, lighting at the Project will ensure that winery light sources are Dark Sky compliant and shielded from off-site view. Please see conditions of approval 98 and 99, Section 1.7 (2022 Project Description), and Section 3.1 (Aesthetics) of the Initial Study, providing an extensive discussion of the Project lighting, including the shielding of lighting fixtures. Please also see the Kenwood Ranch Winery Community presentation and the Sight Illumination Analysis presentation made at the November 12, 2022, open house starting at 23:22 and at 29:18, respectively.

Tri-body Question 4:

What is water collection/catchment efforts & water conservation plan for entire site?

Applicant Response to Tri-body Question 4:

This question exceeds what is allowed by Sonoma County's Design Review Ordinance. Groundwater use for the winery is capped at 3.0 acre-feet per year as per Exhibit 5.5-4 of the 2004 Final EIR for this Project:

Winery Well		
Winery Process Water [g]	~~2,000~~200	~~2.2~~0.22
Tasting Room & Employee Use [h]	385	0.44
Events Pavilion [i]	100	0.11
Landscape Irrigation [j]	~~3,000~~2,000	~~3.4~~2.2
Subtotal	***~~5,000~~2,685***	***~~5.6~~3.0***

Water for the Project will be provided by the Kenwood Ranch Subdivision water system. Low-flow fixtures and recycled water for irrigation are some of the conservation measures that will be implemented for the Project. Much of the Project hardscaping will be pervious, allowing some stormwater infiltration. Stormwater that will run off the impervious areas of the Project will be treated in bio-retention and vegetated buffers. Bio-retention facilities will provide detention and infiltration of excess stormwater to pre-development levels. An initial Storm Water Low Impact Development Study (SWLIDS) was prepared for the Project and is available at Permit Sonoma. See also Section 1.7 (2022 Project Description) and Section 3.10 (Hydrology and Water Quality) of the Initial Study, which contains discussions of Project elements related to water conservation and stormwater management.

Tri-body Question 5:

Is there a new road proposed? Is that part of Plan & essential to traffic plan & evacuation? Request additional information.

Applicant Response to Tri-body Question 5:

No new road is proposed. Rather, the Kenwood Ranch winery will use a road on the adjacent Gray subdivision Ranch as an EVA. The road on the Gray Subdivision will be constructed irrespective of the outcome of the winery design review application. An irrevocable reciprocal emergency evacuation easement will be exchanged with the adjacent Gray Subdivision to use Gray Road for emergency egress. Please see Section 1.2 (Project Location and Access) and Section 1.7 (2022 Project Description) of the Initial Study for discussions of roadway access relative to the Project, including roadways applicable to emergency evacuation routes; see also discussions included in Section 3.20 (Wildfire) of the Initial Study for analysis of Project emergency evacuation. Please also see the Kenwood Ranch Winery Open House presentation and the Wildfire and Evacuation presentation made during the November 12, 2022, open house starting at 59:41 and 1:12.21 – 1:12.53, respectively.

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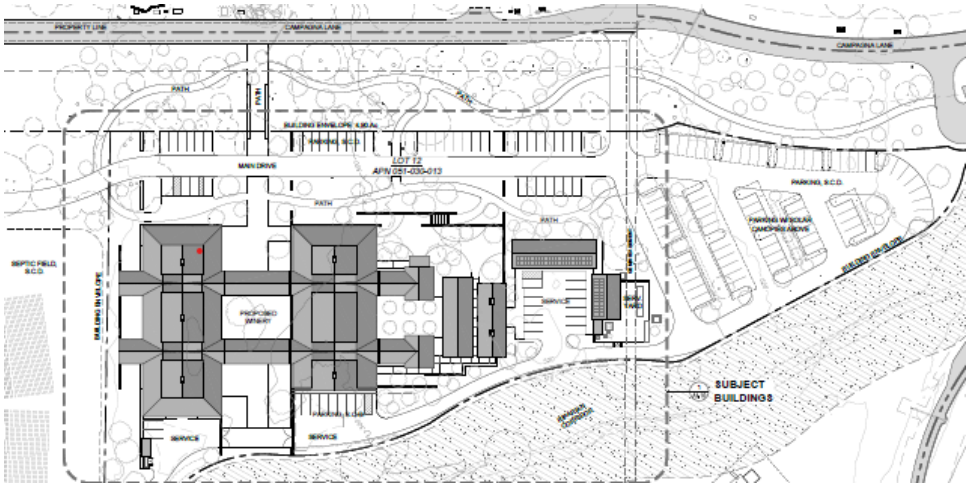
Tri-body Question 6:

What is circulation/parking plan and traffic safety design within site?

Applicant Response to Tri-body Question 6:

Two entrances will serve the Project site from Campagna Lane connecting to Highway 12. One hundred and forty-seven parking spaces, including the appropriate level of ADA-compliant spaces, are included within the Project, meeting the Conditions of Approval and all legal requirements. See additional discussions in Section 1.3 (Site Location and Access) and Section 1.7 (2022 Project Description) of the Initial Study.



Tri-body Question 7:

How will access/egress for resort & housing units' traffic work? How will these facilities be integrated and impact the functions of the winery? Request for more details.

Applicant Response to Tri-body Question 7:

The question asked by the three bodies is irrelevant to the Project and outside the scope of the CEQA analysis for the Design Review of the Project. (*See California Building Industry Assn. v. Bay Area Air Quality Mgmt. Dist*. (2015) 62 Cal.4th 369 [CEQA does not generally require analysis of environmental impacts on the project site].) The Project Initial Study assessed Project traffic impacts as required by CEQA, as discussed in Section 3.17 (Traffic and Circulation).

Tri-body Question 8:

What is plan for waste removal/effluent for all facilities?

Applicant Response to Tri-body Question 8:

This question likely exceeds what is allowed in a design review proceeding for the winery. To the extent this question seeks information about any facility other than the winery, it is improper. Without waiving its objection to an improper question, the applicant provides the following response: Effluent sanitary sewer waste and process wastewater will flow by gravity via buried sewer lines to separate dedicated package treatment plant systems. Wastewater will be treated and disposed of in a subsurface drip irrigation field or sent to a recycled water irrigation tank for landscape irrigation. Over time, and depending on use, solid waste (sludge) will build up in the tanks and require pumping and off-haul to the Santa Rosa-Laguna Wastewater Treatment Plant. The Initial Study estimates sludge removal at a rate of approximately once per month. See discussions included in the Initial Study within Sections 1.7 (2022 Project Description) and 3.19 (Utilities and Service Systems) for additional detail regarding the wastewater treatment system.

Tri-body Question 9:

How will early evacuation plan be achieved?

Applicant Response to Tri-body Question 9:

Although it is not legally required and is not required by Sonoma County's Design Review Ordinance, the applicant considered wildfire and evacuation. The winery will close operations, events, and services to guests when any adjacent evacuation zone is issued an Evacuation Warning or Order. This allows for early evacuation of the winery, reducing choke points at the egress locations and minimizing traffic congestion on the evacuation routes within the community. See additional discussion in Section 1.7 (2022 Project Description) and 3.20 (Wildfire and Evacuation) of the Initial Study; see also the Wildfire and Evacuations presentation made at the November 12, 2022, open house beginning at 59:43.

Tri-body Question 10:

What is the Applicant's plan for achieving the permit required re significant impacts from VMT, Greenhouse Gas emissions, etc.?

Applicant Response to Tri-body Question 10:

See discussions included in Section 2.2 (New Regulations and Guidelines as Applicable to This Analysis) and Section 2.3 (Principle of *Res Judicata* as Applicable to This Analysis) of the Initial Study.

I am enclosing a copy of the 2004 conditions of approval for the winery, the July 2022 CEQA Checklist/Initial Study for the winery, a link to the video from our open house, and the power points the experts presented during the open house. I trust this letter and its attachments, provide ample information for these three bodies to objectively and fairly consider items enumerated in Sonoma County's Design Review Ordinance without bias.

Very truly yours,

Tina M. Wallis
Law Offices of Tina Wallis, Inc.

Attachments (via thumb drive):

1. 2004 conditions of approval
2. CEQA Checklist/Initial Study
3. Open House video link: kenwoodranch.net
4. PowerPoint presentations from the open house

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Minutes of the Virtual Meeting
February 22, 2023

1. **Call to Order 6:30pm**

Chair Freeman
Roll Call: Secretary Spaulding
Present: Dickey, Crisler, Hermosillo, Kokkonen, Iturri, Truesdale, Dambach
City of Sonoma Ex-Officio: Rouse, Farrar-Rivas
County Ex-Officio: Carr
Emeritus: Bramfitt
Excused Absences: Vella, Brown, Wellander, Cornwall

Present: First District Director for Supervisor Gorin, Arielle Kubu-Jones (Admin/DD)

Chair Freeman - announcements:
Chat and Q&A turned off to avoid violation of Brown Act & any Public Comments made outside of Public Comment time.

2. **Approval of Minutes of** January 10, 2023: Special Meeting & January 25, 2023: Regular Meeting

Commissioner Hermosillo moved to approve Minutes of January 10, 2023 & Commissioner Dambach Seconded. Motion passed unanimously. Commissioner Crisler moved to approve Minutes of January 25, 2023 Meeting, Secretary Spaulding Seconded. Motion passed unanimously.

3. **Public Comment limited to 2 minutes** (Items not on agenda)
   None. Closed.

4. **Reconsideration of File Number: DRH21-0010**

Additional Materials: January 27th e-mail to Applicants with initial response Applicant Name: Kenwood Ranch, LLC Owner Name: Same Site Address: 1180, 1184, 1192, & 1198 Campagna Ln., Santa Rosa APN: 051-260-013 Zoning: DA B7, RC50/50, SR

Project Description: Design Review of Kenwood Ranch Winery to satisfy a condition of approval of PLP01-0006 (formerly known as "Sonoma Country Inn"). On November 2, 2004, the Sonoma County Board of Supervisors approved PLP01-0006 with the following Winery Project Description: Use Permit for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition a retail store (3,000 square feet maximum) is

included in the winery area. Items for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products m ay occupy 90% of the retail area (1,800 square feet), incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147 space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

Reconsideration: At the January 25 meeting of the SVCAC, the Commission approved a resolution recommending DRH21-0010 not be approved by the Design Review Committee based on a lack of information. Direction was given to staff to provide a list of specific questions to the applicant and request that the applicant respond in writing before the February 22nd meeting. That communication and the applicant's initial response are included above. When the full written response is received by staff, it will be shared with the Commission and the public.

SVCAC documents are hosted for the public by the City of Sonoma here: https://sonomacity.civicweb.net/filepro/documents/5421/.

Requests for materials can also be made to Arielle Kubu-Jones via e-mail: arielle.kubu-jones@sonoma-county.org

Kenwood Ranch Written Response
Available for download here:

- **Attachment 1 – 2004 Conditions of Approval**
- **Attachment 2 – CEQA Checklist July 2022**
- **Attachment 3 – Link to Open House Video**
- **Attachment 4 – Power Point Presentations for Open House**

Chair Freeman noted use of the regular meeting format; no Applicant or additional County representation will be present.

Chair Freeman called for Commissioners' Comments or Questions in response to Applicant's reply to submitted written questions. (@8:44 on zoom video)

Secretary Spaulding, noted the unusual response from Applicant that her comment/s were "legally impaired". Re Question #7, Access & Egress from site is a Public Safety Issue re a Parking Plan. Is a legitimate question for Design Review re trucks, buses, private vehicles i.e. guests & employees & how they will be directed into parking lot to avoid pedestrians, etc. Parking Plan in materials unclear, difficult to read & comprehend info. Winery will not be only building on site; requested clarification on how the other buildings will be located for safety issue. These are relevant questions to Design Review.

Vice Chair Dickey, questioned how this old of a project, w/ number of changes over time in

local conditions, would not have challenges issued? The questions are legitimate, e.g. Public Safety. Puzzled as to how an Applicant would be disdainful of SVCAC - a public Commission. Asked for clarification from Ex-Officio Carr or Permit Sonoma - how can such a long-term languishing project still be entitled, w/o required updates to energy, septic, evacuation plan, water? If the project was 30 years old is it realistically still eligible to be constructed under its Permit? Feels this is wrong.
Ex-Officio Carr, general community concerns for languishing projects are valid; would be possible for litigation to take place when Design Review is completed, i.e. is the CEQA document still valid or complete? But unless conditions would directly affect the project, doesn't recommend it; does not legally guarantee his answer. Suggested expressing Commissioners' concerns to Design Review. They will have to approve the CEQA document when they take their action. Specific concerns over CEQA document should be brought forward; but must be specific, not just "it's old." Review the EIR. Re Public Safety, could be re-evaluated in environmental document. Highlight issues affected by timeframe concern since original permit. Traffic completely different in last 20 years; plus evacuation for fire. Updates to CEQA may have been done as an Addendum. Unless Design Review is satisfied the project as currently proposed is within scope of original CEQA.
Vice Chair Dickey, current Applicants not from original Project. Project has changed hands multiple times over years. Environmental conditions have changed, yes, but also financial. It sets a bad precedent that something can change out multiple times; could end up w/ someone else managing & running it. Feels there should be an opportunity to address that; in particular this project.
Chair Freeman, suggested including this in Item #7, i.e. Consideration for Future Agenda Items. It is a broader question beyond this project.

Commissioner Dambach, feels hands are tied re Design Review; Commission limited. Reviewed the documents, feels current Clients have attempted to address current issues. Re-read Wastewater/Recycling Statement. Agreed w/ concern re larger issue of traffic i.e. in near future Burbank Community, Hanna Boys, SDC, & this Winery's increased traffic will all be on roads. Feels there is no integrated traffic & safety assessment. Current Applicants discussed evacuation strategy, but what happens if there's a similar crisis like 2017? There is an evacuation plan but what if emergency requires all evacuating immediately? Concerned re the totality of all proposed developments of the next 2 years would make it impossible for people to be evacuated. Requested that Permit Sonoma do an integrated assessment. This is biggest risk; many traffic situations on two roads between two mountain ranges. Would like to elevate this to a larger consideration of an emergency evacuation plan for an acute emergency plan. May not able to evacuate in sections at different time points, which was the Applicant's plan in materials presented last year.

Chair Freeman called for Public Comment 2 minute limit (@21:18)
Roger Peters, a procedural issue, addressed in Applicant's Council letter, Re question – "Why was Commission unaware of their July 2022 filing?" He believes this was because it was never publicly issued. Permit Sonoma hadn't issued; will probably do so in March. Important for documents to be made available. Re "new road", which Applicant says not new, going to be

there for residential units. Road wasn't anticipated to be used in past for any purpose, by Inn or Winery. But Applicant's Study shows it will be used by Inn & Winery in case of need. Their estimate is 40% of traffic will go through that road. That is clearly a changed condition & circumstance, due to unexpected fire. This will put more people on the road as fast as possible. If Applicant thinks people will wait for second evacuation warning they are unrealistic. Roads will be terrible condition. Previous Commissioner's comment re additional traffic to be generated by near future developments emphasizes this concern.
Public Comment Closed.

Chair Freeman called for Commissioners' Comments & Resolution (@25:21)

Secretary Spaulding, clarified purpose of SVCAC. Applicant construed Commission as hostile or confrontational in this encounter. Commission wants to understand project, to make suggestions, raise new ideas for design improvement. E. g. water catchment, a desirable idea in today's environment. Disappointed in Applicant's viewpoint i.e. doubting Commission's objectivity. CAC wanted Applicant to appear to better explain info in unclear documents. Not all Commissioners could attend November on-site event. Mutual understanding could be clarified & enhanced by a discussion. Clarified that CAC is not an activist organization; rather a volunteer organization performing a helpful function i.e. a Commission. Many Commissioners appreciate role of activists, info they provide. Endorsed Commissioner Dambach's comment re cumulative years' impact on issues e.g. more housing, traffic - what is long term serious plan to address? Will soon have a General Plan to address cumulative effects. Additionally, when Winery Event Guidelines were presented recently, the county was asked in those documents to help w/ long range traffic planning, long range monitoring & enforcement. These ideas/requests are not new; appreciates comments to encourage further discussion.

Chair Freeman, to Admin/DD Kubu-Jones, did SVCAC ask Applicant for an on-site visit, which is a typical request to better review the project? Believes CAC did but were turned down. Correct? Disappointed Commissioners could not visit site, and also refused an in-person presentation for discussion. **Admin/DD Kubu Jones**, correct, said it was unsafe to visit since it was an active construction zone. Returned w/ public invite to their November Open House.

Vice Chair Dickey, noted irony that since EIRs are required to consider projects that would be foreseeable in impacts of development & construction, & other projects currently under this requirement, e.g. Hanna, SDC, Elnoka - but now this 20+ year old project does not have to comply. Agreed w/ request for better long term planning. How long will Hanna project be out there – 20 years? Will those foreseeable impacts shift? Hard to measure against current conditions.

Commissioner Crisler, has a centric perspective. After reviewing this project's information, understands it's a long term project w/ "what ifs." But this is a Design Review, and issues are not specifically about this property but more General Plan issues. Suggested scheduling discussion for that; not put entire burden of concerns on one project. It is a valid, valley-wide concern. Has comprehensively reviewed all the material; feels the presentation is thorough.

Feels the Commission can at times go too far in dictating to other people what their interest should be. Sees no reason for her to not approve project. Permit Sonoma will make final decisions; doesn't see any big red flags that can be solved.

Commissioner Truesdale, from her experienced, legal perspective - the Letter from Tina Wallace was undiplomatic even snarky, but believes Ms. Wallace is correct re law & facts. Commissioner is sympathetic due to her own personal experience w/ frightening fire evacuation. Asked for clarification re roads - not something Commission has jurisdiction over? **Ex-Officio Carr**, Hwy 12/State Hwy most directly related to this project. Cal Trans weighed in when permits were approved. Conditions put in, e.g. left turn lane added in response to safety of ingress/egress. Doesn't recall other county road improvements. Typically, there is a mitigation payment; believes a formula created for Applicant's fair share contribution to county roads. **Commissioner Truesdale**, inquired if developer should contribute to state fund to improve roads? **Ex-Officio Carr**, probably not, that's a Use Permit issue, not Design Review. CAC could address concern w/ DR. Doesn't think it would withstand legal argument from Applicant whether it's appropriate.

Vice Chair Dickey, re Commissioner Crisler's comments. CAC not asking Applicant to bear burden of a 20 year-old project into current status of road & environmental conditions, or erosion, fire, evacuation plans. CAC represents aggregate community of concerned citizens. This Project has been development shopping. Everything old & changed since, that is nature of concern. By Statute & Law is this strictly Design Review? Correct. Applicant's comments aggressive, defending position as entitled project; understood, but CAC still concerned. Not saying the Applicant can't build; understand they have absolute entitlement to project. Still have concerns for implications once constructed. Bigger issue of using project as analogy for various issues confronted over years, unfortunate timing for them to face this. Community has faced consequences to these concerns & issues.

Chair Freeman called for final Commissioners' Comments or a Resolution.

Secretary Spaulding, in terms of Design Review sees only one issue – design of parking plan, i.e. relationship to parking & driving among all buildings on site. Personal preference would be to take a "no position" - not recommending or denying approval. Invited further discussion.

Commissioner Dambach, made a Motion to Approve w/ inclusion of Secretary Spaulding's comments re flow of traffic & parking. Also include other resolutions around larger issues for consideration, not necessarily w/ this project, as broader discussion for CAC w/ Permit Sonoma as appropriate. Re length of time, changing guides & codes over time, acute traffic needs for emergency evacuations. And what is the larger Plan for Hwy 12 corridor.

Chair Freeman to Ex-Officio Carr, are these larger issues best communicated to Planning through this Resolution, or as a broader issue under Consideration of Future Agenda Items? There is interest in including cumulative effect of traffic in this project's Resolution, plus input on other issues. What is best way to be sure Planning Dept. is aware of issues? Perhaps more to

General Plan?
Ex-Officio Carr, they are separate concerns. Better to put on Future Agenda Items, not to Design Review. **Clarified two issues:**
1. **Length of project can be entitled w/o activity**. Suggested a Permit Sonoma rep to present, and/or County Counsel i.e. experienced Staff rep could help re entitlements topic. Mentioned there is another property owner in valley w/ projects languishing w/ approved entitlements. CAC should take note – there are other applicants sitting on properties w/ entitlements.
2. **General Plan (GP) & cumulative impacts**. This issue came up in past; even more Important now due to avalanche of big projects in valley. Noted that in his experience, EIR's used to require cumulative impacts be addressed for project under review and foreseeable future, during EIR preparation time. Now CEQA Provision allows preparers & County to look at just what is in current GP. Noted that SDC made argument to look at Springs Plan, Golf Course & couple other major projects. EIR consultant went other route, county okayed it. In EIR for SDC didn't get to look at cumulative impacts from number of other projects that were reasonably foreseeable.
Part of problem is GP has been kicked down road for 5/6 years, due to Staff time, etc. Will be around next year; expect to get Springs Plan done first, plus Airport Plan. GP & its EIR only time get to look at whole picture. Otherwise have to get county to prepare Cumulative Impact just for Sonoma Valley, unlikely to happen. Would prefer they do it for General Plan; same cost. Agrees w/ Commission - unfortunate there is no current, recent picture of conditions i.e. traffic, implications of new evacuation plans. And, what about potential increased school capacity, where will kids living in SDC go? May not happen until GP comes up.
Recommended SVCAC have Permit Sonoma present a report on GP, or other options to look at cumulative impacts. Also, require CEQA to include foreseeable projects; this could be done legally. Do this soon.

Chair Freeman called for further discussion on two draft Resolutions presented:

1. **To neither Approve or Deny, express/include statement on traffic concerns**
2. **To Approve w/ same stated concerns**

Commissioner Farrar-Rivas, could Resolve to Approve w/ language that is not specific to just this project, i.e. in light of all other considerations not specific to this project. Then move forward w/ additional discussion/clarification of ongoing issue of cumulative impacts, via GP w/ Permit Sonoma.

Chair Freeman called for informal show of hands (@55:22)
Resolution #1 - 3 hands
Resolution #2 - 6 hands

Chair Freeman called for final Resolution
Commissioner Dambach made a Motion to Approve Design Review and ask Applicant to clearly articulate & address question re the parking circulation between winery & other on-site resort areas.
Secretary Spaulding, added, include term Public Safety, on site. Clarified - 1. How to move

traffic safely. 2. In Design Review purview buildings should resemble or be compatible w/ other buildings on site. What other buildings will be/are there? Secondary.
Commissioner Dambach, revised – would appreciate if Applicant would clarify safety considerations for traffic movement in winery as it relates to other buildings on site.
Commissioner Dambach moved to Vote, Commissioner Rouse seconded.
Chair Freeman called for show of hands
All in Favor: many
Opposed: 2
Chair Freeman called for a Roll Call Vote by Secretary Spaulding
Chair Freeman, yes
Secretary Spaulding, no
Vice Chair Dickey, no
Commissioner Rouse, yes
Commissioner Dambach, yes
Commissioner Iturri, abstain
Commissioner Kokkonen, yes
Commissioner Hermosillo, yes
Commissioner Crisler, yes
Commissioner Truesdale, yes
Commissioner Farrar-Rivas, yes
No - 2
Yes - 8
Abstain - 1
Resolution passed. Design Review Approved w/ statement of inclusion

5. **Election of the Secretary for 2023 (@1:01:52)**

Chair Freeman called for reconsideration of Secretary Position.
Commissioner Crisler inquired re time commitments for position.
Secretary Spaulding, half hour preparation before meetings, keep Roster current, know name pronunciations, is member of Executive Committee to review Agenda for month w/ Admin/DD Kubu-Jones.
Commissioner Crisler, considering the position.
Chair Freeman recommended waiting to next month.
Secretary Spaulding, happy to serve till a replacement is found.
Vice Chair Dickey, informally offered to be Secretary, if someone wants to be Vice Chair.
Chair Freeman, Vice Chair to coordinate/manage when there is a site visit.
Secretary Spaulding, important task - Vice Chair serves as Chair in their absence.

6. **Reports from MAC Liaisons (@1:06:36)**

Commissioner Iturri, Springs MAC
Meeting on Feb 8th: nominations open for Council positions. Discussion of bike lanes on section of Arnold Drive, pending. Presentation from Hanna Center re new development on 60 acres @ 810 W Aqua Caliente; will include affordable & elder housing, wrap-around services, prompted considerable Public Comments. Presentation by 4Cs Childcare Council; limited childcare options

in valley, shrinking since pandemic, more expensive. School enrollment dramatically declining; becoming a community w/o children. Ad Hoc Reports for projects on horizon: new logo, a community meeting, bike rack project, a community picnic. Next meeting - presentation by Regional Parks re Larson Park, how to improve conditions.
Chair Freeman, inquired re school enrollment decline; available figures? Commissioner Iturri, when she was principle at El Verano there were 500+ students, recently down under 300. Not just El Verano School. Dunbar decline, Prestwood, Sassarini, all the schools. In past 800-900 students, now at half in Middle Schools.
Commissioner Dickey, North Sonoma Valley MAC
Similar Presentation schedule to Springs MAC: bike lanes between SDC & 2 miles south, just past Hanna Center. No timeline; in process for design, determining easements, possible property acquisition. Hanna Center presentation. Declining school enrollment. Affordable housing, Public Comments. Noted the conflict between concerns about traffic & impacts on natural resources, and the need for affordable housing; community understands need for affordable housing for health of community. Discussed Annual Report; MAC accomplishments/reports.

7. **Consideration of Future Agenda Items (@1:12:43)**

Admin/DD Kubu-Jones:

- Solar array, Noble Road, Sonoma; pending
- B&B on 7th Street East; pending, Kubu-Jones will meet w/ Applicant
- Winery Events Guidelines Update as per special meeting 1.10; received list of stakeholders, emailed request for feedback on Guidelines w/ deadline end of February. No responses as of today; well within deadline.
- Springs Specific Plan; pending
- Permit Sonoma (PS) offered to present a general Planning, Zoning overview, especially helpful to new Commissioners; possibly address General Plan impact also

Chair Freeman, clarified items of interest for PS:

1. Length of entitlements associated w/ Project
2. General Plan, an update w/ focus on cumulative impacts of various projects in pipeline

Admin/DD Kubu-Jones, announced that Brian Oh, Planning Manager, has left City of Santa Rosa for City of Petaluma. Will let Commission know who replacement is.

Commissioner Farrar-Rivas: possible for someone to present a report on issue of Valley residents facing food insecurity?
Admin/DD Kubu-Jones, perhaps that topic more appropriate to MACs since SVCAC more about Land Use issues. SVCAC specifically to hear items related to Planning, make recommendations to Planning Dept., BZA, Design Review. Created in 1994 as a Joint Planning Advisory Commission between City and County. The City hosts the materials. SVCAC would welcome items from the City of Sonoma.

Vice Chair Dickey: food security discussion would be good for North Sonoma Valley MAC. He will suggest it.

Also, re impacts of traffic on Hwy 12. Can Cal Trans official present re long range perceptions considering many long range projects?
Admin/DD Kubu-Jones, will look into it. Springs MAC has had Cal Trans present; Springs local focus.

Secretary Spaulding: a general in-depth session; for all & especially to benefit many new Commissioners. Could be an entire meeting or a portion. Goals: 1. Discuss role of Commission - for whom & why? 2. Upholding GP, currently in transition. What is it? How to interact with it? Why important? What should we know about it? 3. Suggested a presentation by Emeritus Mark Bramfitt & Ex-Officio Greg Carr. How the SVCAC & GP work, what could be better? Offered to help facilitate.

Commissioner Dambach: 1. Cal Trans re Hwy 12, traffic, evacuation to Hwy 37. Broad issue. 2. Agreed w/ Secretary Spaulding's recommendation. 3. Interested in Fred Allebach's missives re different issues, especially re DUCs. Would SVCAC invite and/or take a position?
Chair Freeman, in favor of inviting Fred A to present. Commission may not take a position, but would welcome him.

Commissioner Kokkonen: Secretary Spaulding's recommendation re role of SVCAC, in particular after last Applicant's feedback re appropriate aspects of purview. Reviewed Sonoma County website, recommended discussion on role of Commission, e.g. limitations on feedback on Design Review, getting issues into Public Record, impacts beyond just letter of Applicant's packet.
Also GP, mechanics; do Commissioners have any vehicle for feedback, to request an increase in the charter or changes in charter? Considering previous discussions, wonders if there are mechanisms for Commission to formally submit a request for increase in scope or impact. Unsure what form or if possible.
Chair Freeman: what is supervisor Gorin expecting of SVCAC? Should be present for conversation, maybe start w/ it; Commission is part of Supervisor's community outreach.

Ex-Officio Carr: suggested to Admin/DD Kubu-Jones, re Cal Trans. County Public Works would want to attend also; County Transportation Agency has handle on Hwy 12. Invite both.

Admin/DD Kubu-Jones, clarified SVCAC not called a Charter. Is a Joint Powers Authority (JPA) for City of Sonoma and County. Yes, Supervisor Gorin's authority is important but so is the City's. The JPA is up for renewal in 2024. A general discussion possible. JPA will be voted on by BoS and Sonoma City Council. May take time to Agendize. Doesn't know if there have been significant updates since 1994 for JPA.

8. **Adjourned** 8:00pm

Sonoma TV You Tube Sonoma Valley Citizens Advisory Commission 02-22-23

https://www.youtube.com/watch?v=hFBTBO0Lz7A&t=2s

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-Al, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resolution, if indicated

Web Links:
County of Sonoma: www.sonoma-county.org select Boards and Commissions
City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

Arielle Kubu-Jones
District Director
Supervisor Susan Gorin
First Supervisorial District
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
707.565.2241
arielle.kubu-jones@sonoma-county.org

AG + OPEN SPACE
SONOMA COUNTY

CERTIFIED MAIL

June 10, 2022

Kenwood Ranch, LLC
c/o Tina Wallis
1400 North Dutton Avenue, No. 22
Santa Rosa, CA 95401

Subject: Campagna Open Space Easement, Permitted Use Request for Structures and Other Improvement Outside of the Building Envelopes

Dear Ms. Wallis:

This letter is in response to a permitted use request the Sonoma County Agricultural Preservation and Open Space District ("District") received on April 1, 2022, requesting approval for the construction of structures and improvements outside of the designated Building Envelopes on the Campagna/Kenwood Ranch property ("Property"), over which the District holds an Open Space Easement (Sonoma County Instrument No. 2012005803, "Easement").

As noted in the request, the proposed construction is in connection with the Kenwood Ranch project ("Project"), formerly known as Sonoma Country Inn, which the Sonoma County Board of Supervisors approved in 2004. The Project includes an inn, spa and restaurant, winery, and an 11-lot residential subdivision; conditions of approval for the Project included the conveyance of the Easement to the District. In the request, you provided winery site plans, as well as descriptions of the structures and improvements to be located outside of the Building Envelopes, including two wastewater treatment facilities, two utility sheds, a transfer tank, a pedestrian pathway, a driveway, and a small parking area.

With regard to constructing wastewater treatment facilities, sheds, and tanks outside of the Building Envelopes, Easement Exhibit "B" (Permitted Uses and Practices), Paragraph 6.h. (Utilities and Energy Resources) (iii) states:

> "Outside the Building Envelopes, GRANTOR may develop, place, or construct utilities authorized or required in connection with the Project, including but not limited to electric power, septic or sewer, package treatment plants, communication lines, and water storage and delivery systems, provided, however, that:
>
> A. Prior written District approval shall be required for development, construction or placement of above-ground utilities with a footprint larger than 150 square feet; and

747 MENDOCINO AVENUE, SUITE 100 | SANTA ROSA, CA 95401 | 707.565.7360 | WWW.SONOMAOPENSPACE.ORG | LAND FOR LIFE

B. No utilities of any kind shall be developed, constructed or placed within the 'Preserve Areas' or 'Riparian Corridors' designated on the Baseline Site Map."

As detailed in your request and submitted materials, the wastewater treatment facilities, associated sheds (approximately 500 square feet), and transfer tank (approximately 315 square feet) will all serve the Project and be located outside of the designated "Preserve Areas" and "Riparian Corridors."

With regard to constructing driveways outside of the Building Envelopes, Exhibit "B", Paragraph 6.f. (Roads and Driveways) states:

"(iii) Outside the Building Envelopes and subject to prior written approval of DISTRICT, GRANTOR may construct roads and driveways that are (i) directly required for uses and activities allowed on the Property, (ii) the minimum necessary for such uses and activities, and (iii) constructed so as to minimize impacts to Open Space Values.

(iv) All roads and driveways on the Property, whether in or outside of the Building Envelopes, shall be constructed and maintained so as to minimize erosion and sedimentation and ensure proper drainage, utilizing Best Management Practices for roads and driveways as recommended by California Department of Fish and Game or other similar or successor entity. Roads and driveways constructed subsequent to this Easement may not be paved with asphalt, concrete or other impervious surface unless such paving is required by any federal, state or local law, code, ordinance or regulation..."

As detailed in your request, the driveway will serve as the winery entrance and be the minimum width necessary for emergency vehicles. It will be paved as necessary to provide emergency vehicle access and will avoid historic resource areas and trees. The grading plans show erosion and sediment control measures that will be in place during construction of the driveway. Site improvement plans show proper drainage. We understand the driveway is necessary for the allowed activities on the Property and will not significantly impact the Open Space Values as defined in Section 2 of the Easement.

With regard to constructing parking areas outside of the Building Envelopes, Exhibit "B", Paragraph 4.b.(v) (Minor uses ancillary to Project), states:

"GRANTOR reserves the right to use areas outside the Building Envelopes for utilities, driveways and access roads authorized or required in connection with the Project, provided however that:

A. Prior written District approval shall be required for construction or placement of above-ground utilities with a footprint larger than 150 square feet; and

B. No improvements of any kind shall be constructed or placed within the 'Preserve Areas' or 'Riparian Corridors' designated on the Baseline Site Map."

As described in the request, the parking area will serve the wastewater treatment shed for the inn, spa, and restaurant. It will be constructed with crushed rock, will only be large enough to serve the vehicles required for the facility, and will be located outside of the "Preserve Areas" and Riparian Corridors".

With regard to constructing pedestrian pathways outside of the Building Envelopes, Exhibit "B", Paragraph 6.e. (Improvements for Recreational and Educational Uses) (iii), states:

> "Outside the Building Envelopes and subject to prior written approval of DISTRICT, GRANTOR may construct minor improvements associated with permitted low-intensity outdoor recreational and educational uses such as a single-track unpaved trail, benches, and viewing areas."

As described in the request, a portion of the pedestrian pathway will run along the northwestern side of the proposed winery just outside of the nearby Building Envelope. The pathway will be surfaced with crushed rock.

Lastly, site plans L1.0 show numerous trees planned for removal outside of the Building Envelopes. Exhibit B, Paragraph 7.f. (Native Vegetation and Tree Removal) limits removal or destruction of native trees, "except as reasonably necessary (i) to control insects and disease, (ii) to prevent personal injury and property damage, (iii) for the purpose of fire management in accordance with subsection (d) of this Paragraph 7, and (iv) for natural resource management." As you indicated in our telephone conversation on June 3, 2022, the trees targeted for removal are limited to those deemed hazardous, dead, or in severe decline by the landowner's arborist following the 2020 Glass Fire.

Based on District staff's review of your request and the Easement, and our conversation, we have determined that the proposed structures and improvements outside of the Building Envelopes are consistent with the Easement and hereby approve their construction. Please note that this approval constitutes a determination of contractual compliance with the Easement only and does not constitute regulatory approval, if any is required.

Thank you for your continued cooperation. If you have any questions, please contact Stewardship Specialist Kelsey Setliff or me at the District office.

Sincerely,

[redacted]

Jacob Newell
Stewardship Supervisor

c: Kelsey Setliff, Stewardship Specialist

LAW OFFICES OF TINA WALLIS

3558 Round Barn Boulevard, Suite 200
Santa Rosa, California 95403

tel (707) 595-8681
website www.twallislaw.com

March 23, 2023

Georgia McDaniel
Permit Sonoma
2550 Ventura Ave.
Santa Rosa, CA 95403
Sent via Electronic Mail to Georgia.McDaniel@sonoma-county.org

RE: DRH 21-0010
1180, 1184, 1192, & 1198, Campagna Ln., Santa Rosa
APN: 051 – 260 – 013

Dear Ms. McDaniel:

The purpose of this letter is for Kenwood Ranch, LLC to volunteer for a third condition of approval[1] as part of its design review approval, if the Design Review Committee chooses to approve the application. As part of volunteering for this third condition of approval, the applicant, Kenwood Ranch, LLC, expressly waives any ability it may have to challenge the imposition of this condition.

Voluntary Condition of Approval No. 3 (Passerine Birds)

Any active passerine bird nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a pre-construction survey for passerine bird nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

a. If grading is scheduled during the active nesting period (March through August), a
qualified wildlife biologist shall conduct a pre-construction passerine bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity. This shall also include a daytime visual survey for all passerine birds .

b. If active passerine bird nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Wildlife and implemented to prevent abandonment of the active nest.

[1] The applicant previously volunteered for two other conditions of approval as is set forth in my March 16, 2023 letter.

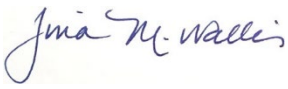
At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A passerine bird nest-setback zone of at least 100 to 150 feet shall be established within which all construction-related disturbance shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.

c. If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to PRMD prior to initiation of grading in the nest-setback zone.

I am also confirming that this is a condition of approval, not a mitigation measure necessary to reduce an environmental impact and are not addressing a new, significant environmental impact.

Please let me know if you have any questions about this letter, the included conditions, and Kenwood Ranch, LLC's waiver of any ability to challenge the imposition of this condition as part of a design review approval for its winery.

Very truly yours,



Tina M. Wallis,
Law Offices of Tina Wallis, Inc.

LAW OFFICES OF TINA WALLIS

3558 Round Barn Boulevard, Suite 200
Santa Rosa, California 95403

tel (707) 595-8681
website www.twallislaw.com

March 16, 2023

Georgia McDaniel
Permit Sonoma
2550 Ventura Ave.
Santa Rosa, CA 95403
Sent via Electronic Mail to Georgia.McDaniel@sonoma-county.org

RE: DRH 21-0010
1180, 1184, 1192, & 1198, Campagna Ln., Santa Rosa
APN: 051 – 260 – 013

Dear Ms. McDaniel:

The purpose of this letter is for Kenwood Ranch, LLC to volunteer for two conditions of approval as part of its design review approval, if the Design Review Committee chooses to approve the application. As part of volunteering for these conditions of approval, the applicant, Kenwood Ranch, LLC, expressly waives any ability it may have to challenge the imposition of these two conditions.

Voluntary Condition of Approval No. 1 (Special Status Bats):

(a) To the extent practical, tree removal, tree relocation and construction-related activities shall be conducted during periods when bats are active, approximately between the periods of March 1 to April 15 or August 15 to October 15, to the extent feasible. These dates avoid the bat maternity roosting season and the period of winter torpor (inactivity).

b) Depending on temporal guidance as defined below, a qualified biologist shall conduct pre-construction surveys of potential bat roost sites identified during the initial habitat assessment no more than 14 days prior to any tree trimming or removal.

(c) If active bat roosts or evidence of roosting is identified during pre-construction surveys, the qualified biologist shall determine, if possible, the type of roost and species. A no-disturbance buffer shall be established around roost sites until the qualified biologist determines they are no longer active. The size of the no-disturbance buffer would be determined by the qualified biologist and would depend on the species present, roost type, existing screening around the roost site (such as dense vegetation), as well as the type of construction activity that would occur around the roost site.

(d) If special-status bat species or maternity or hibernation roosts are detected during surveys, appropriate species and roost-specific avoidance and protection measures shall be developed by the qualified biologist in coordination with California

Department of Fish and Wildlife. Such measures may include postponing tree removal, establishing exclusionary work buffers while the roost is active (e.g., 100-foot no-disturbance buffer), or other compensatory mitigation.

(e) The qualified biologist shall be present during tree work if potential bat roosting habitat or active bat roosts are present. Trees with active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit.

(f) Trimming or removal of existing trees with potential bat roosting habitat or active (non-maternity or hibernation) bat roost sites shall follow a two-step removal process (which shall occur during the time of year when bats are active, according to a) above, and depending on the type of roost and species present, according to (c) above).

i. On the first day and under supervision of the qualified biologist, tree branches and limbs not containing cavities or fissures in which bats could roost shall be cut using chainsaws.

ii. On the following day and under the supervision of the qualified biologist, the remainder of the tree may be trimmed or removed, either using chainsaws or other equipment (e.g., excavator or backhoe).

iii. All felled trees shall remain on the ground for at least 24 hours prior to chipping, offsite removal, or other processing to allow any bats to escape, or be inspected once felled by the qualified biologist to ensure no bats remain within the tree and/or branches.

(g) If an active maternity roost is found, compensatory mitigation shall be provided through consultation with California Department of Fish and Wildlife and may include construction and installation of comparable replacement habitat (e.g., bat boxes) onsite.

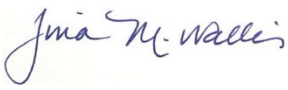
<u>Voluntary Condition of Approval No. 2 (American Badger)</u>

Prior to any ground disturbing activity, pre-construction surveys for American badger den sites shall be conducted by a qualified biologist. These surveys will be conducted no less than 14 days and no more than 30 days prior to the start of ground disturbing activities. If active badger dens are found, a 100-foot no-work buffer shall be established around occupied maternity dens throughout the pup-rearing season (February 15 through July 1) and a 50-foot no-work buffer around occupied dens during other times of the year. If non-maternity dens are found within the proposed work area, the dens shall be monitored for badger activity. If the biologist determines that the dens may be occupied, passive den exclusion measures may be implemented for three to five days to discourage the use of these dens. A qualified biologist shall verify that badgers have successfully vacated the site prior to initiation of clearing and grubbing or other construction activities.

I am also confirming that these are conditions of approval, not mitigation measures necessary to reduce an environmental impact and are not addressing a new, significant environmental impact.

Please let me know if you have any questions about this letter, the included conditions, and Kenwood Ranch, LLC's waiver of any ability to challenge the imposition of these two conditions as part of a design review approval for its winery.

Very truly yours,



Tina M. Wallis,
Law Offices of Tina Wallis, Inc.

From:	Roger Peters
To:	Georgia McDaniel
Subject:	Re: DRH21-0010 KP Winery
Date:	Monday, January 10, 2022 4:32:09 PM

EXTERNAL

Thanks very much.

R

-----Original Message-----
From: Georgia McDaniel <Georgia.McDaniel@sonoma-county.org>
To: 'Roger Peters' <rjp2ca@aol.com>
Sent: Mon, Jan 10, 2022 4:17 pm
Subject: RE: DRH21-0010 KP Winery

Hi Roger,

Per your request, Resolution 04-1037 is attached.

Kind regards,
Georgia

Georgia McDaniel, MCP, RLA
Planner III

Due to the Public Health Orders, online tools remain the best and fastest way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity and modified hours. Monday, Tuesday, Thursday, Friday: 9:00 AM – 1:00 PM; Wednesday, 12:00 PM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

From: Roger Peters <rjp2ca@aol.com>
Sent: Monday, January 10, 2022 4:13 PM
To: Georgia McDaniel <Georgia.McDaniel@sonoma-county.org>
Subject: DRH21-0010 KP Winery

Hi Georgia,

I am looking at the Kenwood Ranch Design Review Referral materials. I don't have access to a needed document--the BOS Resolution in 2004 denying the VOTMA appeal and approving the use permit. The Resolution # is 04-1037. If you can send me a copy I would appreciate it. If you can direct me to where I can find it on line that would work too. I didn't have luck on Permit History getting to a document.

thanks.

Roger

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From: Georgia McDaniel
To: "C Ferguson"
Subject: RE: Kenwood Ranch
Date: Tuesday, January 11, 2022 5:03:13 PM

Hi Colleen,

We are reviewing the project in accordance with the Conditions of Approval and will save your comments to the public record. We're too early in the application review to answer specific technical questions at this time.

Kind regards,
Georgia

Georgia McDaniel, MCP, RLA
Planner III

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Thank you for your patience as we work to keep staff and the community safe.

-----Original Message-----
From: C Ferguson <nebulous@sonic.net>
Sent: Tuesday, January 11, 2022 1:32 PM
To: Georgia McDaniel <Georgia.McDaniel@sonoma-county.org>
Subject: Re: Kenwood Ranch

EXTERNAL

Hi Georgia,

Thank you for the reply and the very helpful information. The conditions refer to the 2005 California Energy Efficiency Building Standards. In application, would the current adopted Standards be used by the lighting engineer and Permit Sonoma?

Kind regards,
Colleen Ferguson

> On Jan 11, 2022, at 10:20 AM, Georgia McDaniel <Georgia.McDaniel@sonoma-county.org> wrote:
>
> Hello Colleen,
>
> Thank you for your inquiry. I am the Project Planner for the Kenwood Ranch Winery. The entire project was previously known as Sonoma Country Inn.
>
> Attached is the Board of Supervisors Resolution for the project including the Winery plus the Inn/Spa/Restaurant. See pages 8 staring with Section 2.4 (f) through page 12 that relate to lighting. On page 11, in the last paragraph,

there is a reference to the Ferguson Observatory.
>
> See pages 9-10 of Exhibit B that address light pollution.
>
> See Condition of Approval 98 on page 29 of Exhibit F that addresses light pollution. The Winery project must comply with the dark sky protection condition of approval. The applicant is responsible for submitting the exterior lighting plans to the Permit Sonoma for review and approval by the Design Review Committee.
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> Kind regards,
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> Sent: Monday, January 10, 2022 1:03 PM
> To: Planner <planner@sonoma-county.org>
> Subject: Kenwood Ranch
>
> EXTERNAL
>
> PRMD Planner,
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> Where can I find information about the Kenwood Ranch project? I'm a volunteer at the Robert Ferguson Observatory in Sugarloaf Ridge State. The observatory's current concern with the project is light pollution and ensuring dark sky protection in lighting elements of the project. Tennis Wick referred me to Cecily Condon. Who is covering the project until Cecily returns from parental leave in March? Thanks for your help.
>
> Colleen Ferguson
> Valley of the Moon Observatory Association Board Member Robert
> Ferguson Observatory Docent
> (707) 293-4223
>
>
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> <PLP01-0006 Final Approval - Resolution.pdf><PLP01-0006 Final Approval
> - Exhibit F.pdf><PLP01-0006 Final Approval - Exhibit B.pdf>

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From: Georgia McDaniel
To: "C Ferguson"
Subject: RE: Kenwood Ranch
Date: Wednesday, January 12, 2022 2:04:21 PM

Hello Colleen,

The entire project (Inn/Spa/Restaurant, Winery and Residential Lots) is already approved and vested. I sent you the Final Resolution and Conditions of Approval. The Winery portion of the project will be gong before the Design Review Committee as required by a Condition of Approval. I will put your name on the Interested Parties list so you will receive notices related to the Winery. Members will be able to attend the Design Review Committee meeting.

Your comments and questions are now part of the public record.

Kind regards,
Georgia

Georgia McDaniel, MCP, RLA
Planner III

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-----Original Message-----
From: C Ferguson <nebulous@sonic.net>
Sent: Wednesday, January 12, 2022 8:21 AM
To: Georgia McDaniel <Georgia.McDaniel@sonoma-county.org>
Subject: Re: Kenwood Ranch

EXTERNAL

Good morning Georgia,

It's interesting to hear that Permit Sonoma is reviewing the project. I had heard that the project was currently under construction. Would you please help me understand the review process and timeline for the project? And opportunities for the observatory to provide formal input as part of the process? Is there an online location where up-to-date information is available?

I think you understand the importance to the observatory of minimizing light pollution at this project site. I'm sharing the information you provide to the observatory Board and Executive Director and very much appreciate your responsiveness.

Sincerely,
Colleen Ferguson

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From:	Roger Peters
To:	Georgia McDaniel
Cc:	Susan Gorin; Tennis Wick; g_carr@sbcglobal.net; Caitlin Cornwall; info@votma.com
Subject:	DRH21-0010: Kenwood Ranch: Winery Project
Date:	Thursday, January 13, 2022 5:19:49 PM
Attachments:	DRH21-0010_KR Winery 1_13_22 Referral Commentsf (1).pdf

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Ms. McDaniel,

Attached are comments of the Valley of the Moon Alliance on the referenced application. Please include the comments as part of the public record.

Regards,

Roger Peters

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Valley of the Moon
Alliance

January 13, 2022

Permit Sonoma
Georgia McDaniel

Re: DRH21-0010: Kenwood Ranch Winery Project (Winery)

The Valley of the Moon Alliance (VOTMA)
Permit Sonoma's (PS)
Referral Letter (RL)
Interested Agencies (IA)
Kenwood Ranch LLC (the Applicant)

Dear Ms. McDaniel,

The Valley of the Moon Alliance (VOTMA) is responding to Permit Sonoma's Dec. 29, 2021, communication requesting comment from interested agencies to the referenced application.

The Winery project has been essentially dormant since 2004. The two-weeks allowed to analyze and respond to this extensive filing following the holiday season and in the middle of an expanding pandemic is insufficient for proper analysis and response. For that reason, we reserve the right to submit further comments as additional information becomes available.

1. Time for comments should be extended:

VOTMA requests that agencies and private parties be given additional time to respond.

It is inappropriate to assume the absence of a response by January 13 is conclusive of anything. Current agency and private staff are unlikely to be at all familiar with such a stale project and would need a minimum of several more weeks to review the exhaustive documentation available, past and present, to provide a measured response.

A cursory review of the application finds insufficient information about the scope and extent of 2020 Glass Fire impacts on the overall Kenwood Ranch project site, including the adjacent

Inn/Spa/Restaurant (Resort) site. Fire-related impacts are relevant to drainage, erosion potential, and other physical criteria crucial to project design and building.

2. Applicant should be required to provide additional information regarding the Glass fire impacts on the project site before Design Review comments are required.

Applicant has failed to provide sufficient detail on the scope and extent of the impact of the September 2020 Glass Fire on both active project sites. The Resort site was significantly burned and largely deforested, yet the comparative references in the application provides sparse information about the actual impact on the ground. Applicant only generally describes the fire impacts on the Winery site. Fire impact information for both sites is relevant to all agencies and private parties to enable meaningful commentary.

Impacts on visual screening, lighting off-site impacts, storm water control and erosion, and treatment of affected "Preserve" areas, the creek areas, groundwater recharge, and soil impacts, among others, are potentially affected areas of concern.

3. The submitted Winery site design reflects significant alteration from the proposal as modified, with buildings moved, reoriented and combined, and parking relocated and reconfigured. Those alterations require sufficient assessment time to determine significant impacts.

As was the case when the Applicant's predecessor applied for Design Review of the associated Resort site, the site design submitted in the application is significantly different than the design proposed and referenced by incorporation in Conditions of Approval (COA) #85. Applicant's submission documents accompanying the documents references the alteration in the site design as follows; "Note: The winery site plan changed during public hearing and no updated site plan showing the changes was submitted to the County." (Attch. 5 Project Description-Winery Design Review 2021", pg. 21.)

VOTMA asserts that a review of the PLP01-0006 administrative record is needed to assess the extent to which the proposed site plan redesign either comports to the hearing discussion, or is consistent with the evergreen forest screening/buffering design principles that underly the Applicant's entire 2004 project. (See, e.g., Resolution 04-1037 at section 3.5(c), pg. 20.)

Applicant's site plan alters the visual screening and affects the impact of associated light sources (e.g., lighting for evening events, vehicle lights at night) required to be "fully screened from off-site view." (COA #98).

No visualization work to address the redesign impacts has been provided.

A clearer presentation of the overall forest tree health and projected updated tree removal plans, screening plans, and impact assessments associated with this new site design needs to be publicly available. To put that information in a broader relational context, the same information needs to be provided as to the Glass Fire impacts on the Resort site.

4. Applicant's SWLID Report and associated drainage management plan must specifically incorporate the effects on the Winery site of the Glass Fire on soils, erosion, run-off related to reduced tree/vegetation cover as well as the expectation of ongoing drought under the new circumstances.

During the 17-year period the Winery project was dormant, the sites for the Resort and the Winery projects have been stressed by multi-year drought and two significant wild fires. Applicant's primary geotechnical study to support construction of the Resort was submitted in September 2020 even as the Glass Fire was roaring through that project site. Document 6 of the Applicant's submission in DRH21-0010 is an "Initial SWLIDS Report-02 Kenwood Ranch Winery." (SWLID Report). It is not clear when the data used in the report was gathered. The Custom Soil Report (pg. 57) is dated Aug. 19, 2020, a month before the Glass Fire.

There is no substantiation that the runoff curves, storm water calculations, composite porosity calculations and other data used in the SWLID Report reflect the reality that that the Winery project site burned in the Glass fire, and that a significant portion of the evergreen forest uphill of the Winery site (and directly around the Resort site) burned severely in 2020, and left a great many dead or dying trees in its wake. The effects need to be reflected in the application information.

5. Evacuation traffic congestion on Highway 12 in Sonoma Valley during the Glass Fire constitutes new information that highlights the significant adverse traffic impacts associated with the aggregate Kenwood Ranch project (deemed to have been mitigated to less than significant levels) that still exist if both projects need to be evacuated during a rapid moving wildfire.

Although the Board of Supervisors determined in 2004 that the significant traffic impacts associated with the operating the Resort and the Winery could be mitigated to less than significant levels, it is not clear that attention was devoted to evacuation planning in the face of a rapidly expanding wildfire in the project area. The evacuation experiences during the Glass Fire and other North Bay fires over the last few years have created a new factual reality on evacuation risk that requires close attention. Both the employees and visitors at the Winery and those at the Resort will be competing for access to Highway 12 to escape in the event of a rapidly moving wildfire. The design review effort for the Winery should include an assessment of how the competing operational presence of the Winery and Resort projects would impede the potential for an efficient and safe evacuation of Kenwood Ranch (as well as affect others attempting to evacuate the area via Highway 12) where an aggressive wildfire is on or approaching the combined sites. The Glass Fire and certainly the Tubbs and Paradise fires establish that the potential for adverse impacts in such a situation will be substantially more severe than previously understood. Permit Sonoma should not overlook this real safety risk.

6. A Vehicle Miles Traveled (VMT) analysis should be prepared for the Winery project

Applicant asserts that no VMT analysis is required for the Winery project because VMT information does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. VMT information was not known or analyzed at the turn of the century when the traffic work for this project occurred. In conjunction with today's rapidly growing knowledge and concern about the adverse environmental (GHG) impacts associated with climate change and the role automobile use plays in contributing to those adverse impacts, today the State disregards congestion analysis approaches, and instead requires analysis of vehicle mile impacts of proposed projects. This Winery project, which would generate significant VMT, has been sitting dormant for 17 years and should be held to account for VMT associated with its development and operation.

7. Closing.

VOTMA appreciates this opportunity to provide initial comments on the Winery Design Review application. To the extent that additional issues of concern or areas where conditions should be evaluated and implemented emerge, VOTMA reserves the right to supplement these comments.

VOTMA requests that these comments be added to the public comments in this proceeding and that they also be added to files governing the Applicant's pending requests for issuance of numerous building permits for the construction of the Resort portion of the Kenwood Ranch projects.

Finally, VOTMA requests that DRH21-0010 proceed to public hearing prior to any final action by the Design Review Committee.

Roger Peters

Roger Peters
VOTMA Board Member

From: Ewing Philbin
To: Georgia McDaniel
Subject: Amended Comments
Date: Thursday, January 13, 2022 2:55:23 PM

EXTERNAL

Georgia, here are my amended comments. Thanks.

> Thanks for getting back to me so quickly, Georgia. Appreciate that. We neighbor this property to the southeast. We are concerned about increased noise and vehicle pollution, the loss of oak woodlands, degradation of wildlife habitat, and the continued erosion of the rural character of the Sonoma Valley. Highway 12 traffic congestion has increased exponentially since we moved to Kenwood from Santa Rosa 26 years ago.
>
> Thanks for listening.
>
> Ewing

Ewing Philbin
Kenwood, CA

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Vegetation Management Plan
Campagna Resort
(Sonoma Country Inn)

KENWOOD, SONOMA COUNTY
CALIFORNIA

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wra
ENVIRONMENTAL CONSULTANTS

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APPENDIX A – Campagna Resort Preserve Boundary Maps, Sheets 1 – 7 and Legal Descriptions

1.0 INTRODUCTION

The Vegetation Management Plan (Plan) provides guidelines for the protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitats within the Campagna Resort previously known as Sonoma Country Inn ("Project") project site in Kenwood, Sonoma County, California. The Plan has been prepared in accordance with requirements in the Project EIR and the County Conditions of Approval (COA). The Project includes a 50-room resort, spa, restaurant, winery, and 11 residential lots on the 186-acre site.

The Plan provides guidelines for establishment, management and monitoring of four biotic preserves including the Narrow-Anthered California Brodiaea Preserve, Oak Tree Preserves, Riparian Preserve, and Grassland Preserve (Appendix A, Sheets 1 and 2). The Plan also includes vegetation management for woodland, forest and other portions of the Project site outside of the preserves including fire hazard management, noxious weed control, tree protection, and erosion control.

The Plan addresses avoidance and protection measures for sensitive resources during design and construction phases as well as mitigation for direct impacts to trees and sensitive species, and long-term management for their permanent protection.

This Plan was prepared in consultation with the California Department of Fish and Game (CDFG) and conforms to all the necessary requirements of the Department of Emergency Services (DES) and the County Permit & Resource Management Department (PRMD). This Plan will be fully implemented prior to occupancy of any building within the Project Area. Monitoring and long-term maintenance will be performed as required by this Plan through a contractual agreement with a qualified professional, subject to review and approval by PRMD staff.

2.0 PRESERVES

2.1 Brodiaea and Seasonal Wetland Preserve

The Brodiaea and Seasonal Wetland Preserves are located adjacent to project elements including roads, residential lots and the Resort buildings that may affect the wetlands and brodiaea habitat. This section of the vegetation management plan presents measures to protect these sensitive resources from potential direct and indirect effects that may include invasive non-native species and native trees and shrubs, vehicle and pedestrian impacts, and alteration of hydrology by stormwater or irrigation runoff. The Brodiaea and Seasonal Wetland Preserve was created to protect the narrow-anthered California brodiaea (*Brodiaea californica* var. *leptandra*) and seasonal wetlands within the Project Area (Appendix A, Sheet 5).

Two areas of shallow bedrock on the northwestern end of the plateau support unique seasonal wetland habitat, with runoff continuing downslope into ephemeral drainages and entering the main channel of Graywood Creek. Although only 150 feet apart, the seasonal wetlands on the plateau are associated with drainages from separate watersheds. Both watersheds occupy approximately 50 acres. A low divide separates the wetlands, which forms the boundary between Drainage 1b to the north and Drainage 1a to the south. As a result, there is no hydrologic connection between the two seasonal wetlands. The wetlands occur on the rim of the plateau where soils are thin over shallow bedrock. Water from the two drainages spreads out over the shallow bedrock resulting in prolonged saturation of the thin soils.

The two seasonal wetland areas combined occupy 0.41 acres. The wetland is dominated by onion (*Allium amplectens*) and includes California oat grass (*Danthonia californica*), pennyroyal (*Mentha pulegium*), and toad rush (*Juncus bufonius*). These wetland features contribute to the complexity of the grasslands on the plateau, as well as the surrounding woodland and forest, and provide an important source of surface water for aquatic and terrestrial species during the winter and spring. The perimeter of the wetlands supports a population of the special status plant species, narrow-anthered California brodiaea.

The narrow-anthered California brodiaea is a bulbiferous perennial known from Napa, Lake, and Sonoma counties that blooms from May to July. It typically inhabits openings within broad-leafed upland forests, lower cismontane forests, and chaparral, on gravelly clay soils or serpentine, from 110-915 m (NGVD) elevation. It is included on List 1B (plants considered rare, threatened, or endangered in California and elsewhere) of the CNPS *Inventory of Rare and Endangered Plants of California* (2001).

The main population of narrow-anthered California brodiaea within the Project Area is comprised of approximately 300 individuals in the southern seasonally wet meadow and on shallow rocky soils of adjacent uplands. An estimated 30 additional individuals occur in scattered locations above the top of bank of the east fork of Graywood Creek, a rocky ephemeral drainage that flows into the southern wetland. Approximately 10 additional individuals occur adjacent to the northern seasonal wetland. The narrow-anthered brodiaea within the Project Area occurs in upland locations on the wetland perimeter and is considered associated with, but not dependent upon, wetland conditions. The brodiaea occurs in the vicinity of the wetlands where shallow bedrock and saturated soils limit encroachment of competing shrub and tree overstory. At other locations, this species occurs in exclusively upland locations including blue oak woodlands and ridge tops with serpentine soils in manzanita (*Arctostaphylos* sp.) dominated chaparral.

Associated species at upland sites are non-native annual grasses including silver European hairgrass (*Aira caryophyllea*), hedgehog dogtail (*Cynosurus echinatus*), scattered manzanita shrubs, non-native invasive yellow star thistle (*Centaurea solstitialis*), and native annual and perennial species, including clarkia (*Clarkia purpurea*) and California fuchsia (*Epliobium canum*). Associated species at dry microsites within the seasonal wetland include onion (*Allium amplectens*) and yellow star thistle.

2.1.2 Final Preserve Boundaries

The boundary of the Brodiaea and Seasonal Wetland Preserve was established during field consultation with CDFG. It has been expanded to encompass all brodiaea plants known to occur within the Project Area, as recommended by the project EIR (2004). The Preserve will encompass the main brodiaea population of approximately 300 plants in and around the jurisdictional wetland north of lots 3 and 4, as well as the approximately 30 brodiaea plants located along the ephemeral drainage to the east and the approximately 10 brodiaea plants on the south side of the seasonal wetland in Lot 5. The Preserve includes the entire area of the two jurisdictional wetlands and an intervening area of oak woodland between the two wetlands. The Preserve boundary will be offset 30 feet from the jurisdictional drainage channel adjacent to the Resort and Spa buildings and 30 feet from the jurisdictional wetlands. A setback at the northwest portion of the Preserve was established by CDFG and is located 30-feet from the ephemeral stream channel encompassing an area of man-made wetlands.

2.1.3 Construction Phase Management

The CC&Rs for the subdivision establish a Biotic Preserve encompassing the brodiaea population to provide for the permanent protection of the narrow-anthered California brodiaea population within the Project Area. Compatible and incompatible uses within Preserve Areas include the following:

- Seed and individual brodiaea plants will be salvaged within the limits of grading at the appropriate time of year for re-seeding/installation in suitable habitat to be permanently preserved.
- Any graded slopes in the Brodiaea and Seasonal Wetland Preserve will be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass *(Nassella pulchra)*, to limit the introduction of invasive grasses and promote the establishment of native species.
- Highly invasive annuals typically used for erosion control will not be used (COA, A-84.2e).
- Equipment operation and other disturbance are prohibited within 30 feet from the centerline of the stream and within the seasonal wetland.

In addition, the proposed project was designed to avoid and minimize impacts to brodiaea plants and seasonal wetland habitat to the maximum extent practicable. The following sections describe avoidance and minimization measures.

2.1.3.1 Relocation of driveway to lots 3 and 4

The alignment of the common driveway to residential lots 3 and 4 was adjusted to follow the existing dirt road where it passes through the existing brodiaea preserve population (COA, A-78c) in order to minimize impacts to the northern wet meadow and the main brodiaea population. A mitigation and monitoring plan will be implemented to compensate for impacts to individual brodiaea plants (See Section 2.1.6). Efforts will be undertaken to minimize the width of the A-79e driveway and any disturbance required to install a culvert crossing over the ephemeral drainage associated with the brodiaea population. The installation of any utility lines, roadways, or other improvements through the Preserve will be strictly prohibited with the exception of improvements associated with the common driveway (COA, A-79d). Utilities to residential lot 3 and 4 will be installed either under the common driveway or around the Preserve (COA, A-79e).

2.1.3.2 Storm Water Management and Irrigation

The wetlands and brodiaea within the Preserve may be affected by changes in the flow rate duration and water quality of runoff from adjacent development. The narrow-anthered brodiaea is a non-wetland dependent species that occurs in annual grassland in relatively dry, rocky microsites within seasonal wetlands and along an ephemeral drainage within the Project Area. The seasonal wetlands and ephemeral drainages occur where shallow bedrock brings subsurface lateral flow to the surface. As a result, this habitat may be sensitive to landscape irrigation and increased nutrient input from upslope areas that can alter the height or composition of associated vegetation within the seasonal wetlands. Increased dry season soil moisture resulting from landscape irrigation may have significant effects on the long-term persistence of the brodiaea.

The Storm Water Pollution Prevention Plan (SWPPP) and Landscape Plan will be designed to prevent 1) summer irrigation input to both wetland and brodiaea habitat, 2) changes in peak storm water flow volumes, and 3) degradation of water quality, including increased nitrate inputs, within the Preserve. Dripline irrigation will be used to minimize irrigation runoff and control summer irrigation input to the Preserve from adjacent landscaped areas. Using drought tolerant species and container planting will also minimize the need for irrigation within landscaped areas.

Implementation of a SWPPP and Landscape Plan will ensure that irrigation of adjacent landscaping does not affect dry season soil moisture of the brodiaea preserve. Adequately monitored limitations on the type of irrigation and landscape species will reduce potential impacts of dry season irrigation.

To mitigate the potential impacts of peak flow and increased runoff volumes to the Preserve, a drainage plan that minimizes changes in peak flow or runoff volume will be prepared. The design calculations will demonstrate that the post-development ten-year runoff will not exceed pre-development runoff levels. The drainage plan will include Best Management Practices (BMPs) to minimize impacts to the brodiaea populations. Examples of such BMPs include the following:

- Restricting improvements to areas outside any wetlands and preserves unless otherwise allowed herein;
- Constructing storm water detention facilities to capture and regulate runoff from developed areas. The detention ponds may be planted with native aquatic plants to enhance sediment and nutrient removal. The runoff may be routed to the detention ponds through vegetated swales to aid in the removal of pollutants;
- Maintenance of the detention facilities will include regular inspection for sediment buildup, clogging of inlets and outlets, and possible erosion problems; and
- Using permeable pavements, cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff. The use of these infiltrative devices shall mimic as closely as possible the existing infiltrative and runoff characteristics of the drainages that influence the wetlands and sensitive plant colonies (COA, A-32.a-d).

2.1.3.3 Exclusionary Construction Fencing

Exclusionary construction fencing will be installed as needed around portions of the perimeter of the Brodiaea and Seasonal Wetland Preserve to protect these resources and prevent access by equipment, vehicles, and workers during project construction. Exclusionary fencing will be installed under the supervision of a qualified botanist to ensure the avoidance of wetlands and brodiaea habitat. Exclusionary fencing will extend along both sides of the construction zone for the common driveway to residential lots 3 and 4, and will encompass the length of the ephemeral drainage and surrounding grassland where brodiaea individuals were mapped by WRA in 2001. The exclusionary fencing will remain in place until construction has been completed and any needed permanent barrier system and protective signage have been installed.

2.1.4 Long-term Management

The CC&Rs for the subdivision establish a Biotic Preserve encompassing the brodiaea population to provide for the permanent protection of the narrow-anthered California brodiaea population within the Project Area. Compatible and incompatible uses within Preserve Areas include the following:

- All agricultural activities will be prohibited within the Brodiaea and Seasonal Wetland Preserve, including vineyard planting, dumping of trash or vineyard pruning, and storage of equipment.
- Mowing and livestock will be prohibited to prevent trampling and removal of groundcover vegetation, except when necessary to control invasive species and maintain native vegetation.
- Tree planting will be prohibited.

2.1.4.1 Landscaping

Landscaping is prohibited in the Brodiaea and Seasonal Wetland Preserve. Non-native ornamental species used in landscaping plans will be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots. Non-native invasive species included in the California Invasive Plant Council (Cal IPC) List A and List B with the potential to spread into adjacent undeveloped areas will be prohibited in landscape plans.

Maintenance of landscaping and common areas will prevent or control the invasion of undesirable species. These species include: blue gum eucalyptus, acacia, pampas grass, broom, gorse, bamboo, giant reed, English ivy, German ivy, Himalayan blackberry, cotoneaster, fennel, yellow star thistle, purple star thistle, and periwinkle.

2.1.4.2 Preserve Access

Vehicle access into the Preserve will be prevented by a barrier system of boulders and installed where the Preserve borders roadways. Permanent signage should identify the perimeter of the Preserve near potential access points. Typical signage may read:

Sensitive Natural Area
No Off Trail Travel
Please Do Not Pick Wildflowers

Between signs, large rocks and low rock walls will identify the Preserve boundary without creating a physical barrier to wildlife. CDFG supports controlled pedestrian access using designated trails and benches within the Preserve. Any trails will avoid wetlands and individual brodiaea plants and will be constructed with a raised bed or border that discourages off-trail pedestrian traffic, while allowing public access and enjoyment of the Preserve. Appropriate drainage rock and/or stepping-stones will be incorporated into any trail design at locations where the trail crosses drainages. Any trails will be maintained to avoid environmental degradation such as erosion. Improvements will blend with the natural setting.

2.1.4.3 Invasive Plant Control

Invasive plant species included in the Cal IPC List A or List B that could threaten the integrity of natural plant populations and sensitive communities will be removed. Invasive plants will be

controlled indirectly through prohibiting use in landscaping and directly through maintenance activities. Invasive plant control will focus primarily on broom and yellow star thistle, but will address other species as necessary. Effective management will require the control of the current population and suppression of seed production combined with the establishment of desirable native vegetation. Weeds will be disposed of at a landfill, with no vehicle equipment operation within the Preserve. Guidelines and techniques for control of other listed invasive species can be found in the *Weed Worker's Handbook* published by the Watershed Project and the California Invasive Plant Council (www.cal-ipc.org).

Yellow Star Thistle

Yellow star thistle is an annual that blooms from May through October. Seed output can be as high as 30,000 seeds per square meter, with about 95 percent of the seed being viable soon after dispersal. Most seeds germinate within a year of dispersal, but some can remain viable in the soil for more than three years. Seeds germinate from fall through spring. After germinating, the plant initially allocates most resources to root development. This allows yellow star thistle to out compete other species during the drier summer months when moisture availability is limited near the soil surface. Effective management requires control of the current population and suppression of seed production, combined with establishment of competitive, desirable vegetation.

Hand removal may be used to control small infestations. Pull or dig individual plants by hand in May through June when plants are bolting, or as soon as possible afterwards. Cutting lateral roots and loosening the soil around the base of the plant makes it easier to pull. Survey weeded areas and pull re-emerging plants again in August or September.

Mowing can be used to manage larger infestations of yellow star thistle, provided it is well timed and repeated as needed. Mowing too early can encourage greater seed production so the timing of removal is crucial. If there are no buds, it is too early. If most of the flowers have bloomed and they are losing their bright yellow color, it is too late. Plants should be mowed with a brushcutter or other cutting tool after the plants have bolted and a small fraction of the buds have started to bloom (when two percent of flowers show a yellow color). Plants should be mowed close enough to the ground to get the lowest buds; the goal should be to leave one to two inches above ground. Monitor for re-sprouts four to six weeks later; mowing may need to be repeated a second and third time at four to six week intervals.

Mowing is most effective when soil moisture is low and no irrigation or rainfall follows mowing. This results in less re-growth of the star thistle than if it is mowed earlier. However, if soil moisture is still adequate, yellow star thistle will re-sprout.

Clippings from mowing can be left on-site as long as they do not contain seeds. The clippings can protect the soil from reinfestation by other invasive species and can also discourage yellow star thistle seedlings by providing additional shade. Thus, plants with only buds and young, pale yellow flowers can be left on the ground. Once flowers turn a darker yellow however, pulled plants should be bagged since they may produce viable seed.

Cultivation effectively controls seedlings of yellow star thistle. The most effective time to begin cultivation is during the fall rains when yellow star thistle first begins to germinate. Repeated cultivations are generally needed to control each new flush of seedlings.

A removal program should last at least three years and probably longer, though at lower intensity. Weeded and adjacent areas should be monitored for new infestations. Control practices can reduce yellow star thistle populations, but in the absence of competition, star thistle will often re-establish. Effective management requires that desirable plant species be encouraged or planted and managed to prevent yellow star thistle germination or growth. To encourage the growth of desirable native vegetation, mowing or hand removal would ideally occur after native species have set seed but before yellow star thistle is in full flower. Seeding or planting with native species after control efforts will also help to prevent the re-establishment of yellow star thistle.

Broom Species

Three broom species (French broom, Scotch broom and Spanish broom) are invasive shrubs that grow in grasslands, scrub, and woodland habitat. They are perennials that can reproduce from seed or from cuttings. Yellow flowers generally open in late spring to early summer (March to June), and a second flowering may occur in the fall. During the end of the summer, in August and September, brown seedpods burst open and seeds are shot out into the soil. Broom can produce 2,000 to 3,500 seedpods per bush, with each seedpod containing several seeds. Further, broom seeds persist and can stay viable for up to five years and potentially for decades. Broom seeds often germinate with early winter rains, establishing a flush of new seedlings from December to July. Broom has many characteristics of a species adapted to disturbance: it grows rapidly; flowers at a young age (as young as two years old); has a long life span (up to seven years); a long lasting seed bank; and individuals can re-sprout from the base. As a result, repeated treatments conducted over many years are required to effectively reduce or eradicate this invasive weed.

Hand removal may be used to destroy young broom plants and seedlings and small infestations. However, removal of larger mature plants will require the use of a specialized tool called a weed wrench, which acts as a lever to pull the entire plant out, including roots, so that re-sprouting does not occur.

Cutting should be employed where broom individuals are too large to pull. Cutting minimizes soil disturbance and requires tools such as brush cutters, power saws, axes, machetes, hand pruners, loppers, and clippers. Stems should be cut as close to the ground as possible to reduce its ability to re-sprout. Cut broom at or below ground level in late July or September, after broom has set seed and when soil moisture is at its lowest. This will increase the mortality of adult plants and decrease re-sprouting because nutrient reserves are at their lowest. The warm, cleared soil will stimulate seedling germination and repeated cutting will gradually deplete the seed bank.

Re-sprouting stumps should be cut again the following year, either in late spring or the dry season. Repeat this treatment annually until the plant's energy sources are depleted. Seedlings should be mowed the following summer using a brush-cutter. At this stage, seedlings are still vulnerable and can be killed by cutting the stems at or below the root crown. Treatments should be repeated until the seed bank is depleted. Wherever mature plants have been removed, emerging seedlings will also have to be removed for at least the next five to eight years and probably longer.

Broom should be cleared from the site or stacked in piles to increase light penetration to the soil. This will flush out the seedlings, deplete the seed bank, and allow easier access for follow-up treatments. Pulled plants that have not gone to seed can be piled on-site to decompose.

Plants that have gone to seed should be piled on tarps or bagged to reduce the number of seeds falling to the ground and germinating. Tarps should be visited annually and eventually removed when materials have decomposed.

2.1.4.4 Brodiaea Mitigation and Monitoring Plan

Impacts to brodiaea plants due to construction of the project will be mitigated by replacement planting at a minimum 1:1 ratio. Brodiaea plants will be salvaged within the limits of grading and transplanted into suitable habitat within the Preserve. Individual brodiaea plants to be impacted by the common driveway to Lots 3 and 4 will be tagged in the spring when plants are flowering and conspicuous. Tagged plants will be dug up in the fall when they are dormant and split into separate bulbs before transplanting. Transplanting should result in at least a 3:1 transplant to impact ratio. This ratio will allow for mortality while still achieving the goal of replacing impacted individuals. Transplants will be staked for later identification during monitoring.

A five-year annual monitoring program will be conducted to determine whether mitigation has achieved performance criteria, and whether additional planting or maintenance is necessary. Monitoring will track the survival of transplants and allow maintenance and contingency actions to be made to reach mitigation goals within the five-year monitoring period. Monitoring will consist of an annual census of transplanted plants. Data collected will include plant survival and/or vigor. Performance criteria is as follows:

- At Year Five, transplant survival will result in a minimum 1:1 mitigation ratio.

An annual report will be prepared discussing monitoring methodology, results, and recommended maintenance. The report will assess progress in meeting the success criteria, and identify any problems with water quality and changes in peak storm water flow, plant protection, and/or other general causes of poor plant survival. If necessary, recommendations to improve success in achieving performance criteria will be made, including additional planting. Monitoring will be conducted and reports will be prepared by a qualified biologist with experience in mitigation monitoring.

Monitoring will be conducted for five years or until performance criteria are met. Monitoring will take place in the spring when plants are flowering and more conspicuous, typically from May to July. Annual reports will be prepared and submitted to CDFG by October 31 of each monitoring year.

If performance criteria are not met, the applicant will prepare an analysis of the cause(s) of failure and, if determined necessary by CDFG, propose remedial action for approval. Potential contingency measures may include additional planting to achieve performance criteria. It is recommended that seed be collected from the brodiaea population within the Preserve for seeding in suitable habitat within the Preserve and for propagation in a nursery. In this way, replacement plantings will be available if necessary.

2.1.4.5 Long-term Monitoring and Maintenance

The purpose of long-term monitoring and maintenance is to ensure that biological resources within the Preserve are not compromised by human disturbance, pest species invasions, or erosion. Maintenance and monitoring will take place according to the following schedule:

Table 2.1. Brodiaea and Seasonal Wetland Preserve initial five year monitoring schedule.

Objective	Task	Frequency	Period
See Section 2.1.3.2	Inspect irrigation lines in landscaped areas to ensure there is no irrigation runoff	Annually for five years	late spring/early summer
	Inspect detention facilities for sediment buildup, clogging of inlets and outlets, and erosion problems	As needed	As needed
See Section 2.1.4.2	Inspect rock wall barriers, signage and trails to assess need for maintenance and repair	Annually for five years	July - October
See Section 2.1.4.3	Survey vegetation for early and late season invasive plants. Make recommendations for maintenance.	Annually for five years	April - June
	Prepare monitoring report	Annually for five years	December
See Section 2.1.4.4	Conduct inventory of transplanted brodiaea plants	Annually for five years	May – July
	Prepare monitoring report of mitigation planting	Annually for five years	December

Table 2.2. Brodiaea and Seasonal Wetland Preserve long term maintenance schedule.

Objective	Task	Frequency	Period
See Section 2.1.3.2	Maintain and repair irrigation lines in landscaped areas to ensure there is no irrigation runoff	As needed	As needed
	Maintain and repair detention facilities for sediment buildup, clogging of inlets and outlets, and erosion problems	As needed	As needed
See Section 2.1.4.2	Repair fencing, signage and trails	As needed	As needed
See Section 2.1.4.3	Mowing/hand removal of yellow star thistle	Twice a year	May and August
	Repeat mowing of yellow star thistle plants if necessary	As needed	4-6 week intervals after mowing
	Disc yellow star thistle seedlings	Annually or as needed	January-February
	Mowing/hand removal of broom	Annually or as needed	July – September
	Cut re-sprouting broom	Annually or as needed	May – June

2.2 Oak Tree Preserves

Valley oak (*Quercus lobata*) occurs as two distinct stands over approximately 2.5 acres on the valley floor within the Project Area and as scattered trees in the lower elevations of the mixed

oak woodlands and the riparian areas (Appendix A, Sheet 3). Tree density in the savanna is low and consists of widely spaced trees with an understory of non-native grassland. Little regeneration of valley oak has been observed within the Project Area. Valley oak contributes to the diversity of habitat along riparian areas, and the acorns they produce are an important food source for a variety of species such as woodpeckers, jays, and mammals. The stands of valley oak within the Project Area may provide important perching and resting sites for numerous bird species, although no nests have been observed.

The mapped stands of valley oak on the site are considered a sensitive natural community by the CDFG. The protection of valley oak is also of concern to Sonoma County, which is reflected in several policies in the *Sonoma County General Plan*. The Oak Tree Preserves will be established to promote the preservation and regeneration of this tree species within the Project Area.

2.2.1 Final Expanded Boundaries

The Oak Tree Preserves have been expanded to include the creation of additional valley oak habitat along the boundary of the Project Area to the northeast, and extending to the riparian corridor of Graywood Creek. The final boundaries of the expanded Oak Tree Preserves were determined in the field in consultation with the CDFG (Appendix A, Sheet 3).

2.2.2 Construction Phase Management

The CC&Rs for the subdivision establish a Biotic Preserve to provide for the permanent protection of valley oak habitat within the Project Area. Compatible and incompatible uses within Preserve Areas include the following:

- Graded slopes within the Preserve will be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass, to limit the introduction of invasive grasses and promote the establishment of native species.
- Highly invasive annuals typically used for erosion control will not be used (COA, A-84.2e).
- Construction fencing will be installed around the drip line of oak trees prior to issuance of grading, building or septic permits (COA, B-64c, C-64.3).
- Exclusionary fencing will be used to prevent unauthorized vehicle activity during construction.

2.2.3 Long-term Management

The CC&Rs for the subdivision establish a Biotic Preserve to provide for the permanent protection of valley oak habitat within the Project Area. Compatible and incompatible uses within Preserve Areas include the following:

- All agricultural activities will be prohibited within the Oak Tree Preserves, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment.
- Livestock will be prohibited to prevent trampling and removal of groundcover vegetation, except when necessary to control invasive species or meet native vegetation management objectives.

2.2.3.1 Landscaping

Landscaping is prohibited in the Oak Tree Preserves. Non-native ornamental species used in landscaping plans will be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots. Non-native invasive species included in the Cal IPC List A and List B with the potential to spread into adjacent undeveloped areas will be prohibited in landscape plans. Maintenance of the Preserve and adjacent common areas will prevent or control the invasion of undesirable species. These species include: blue gum eucalyptus, acacia, pampas grass, broom, gorse, bamboo, giant reed, English ivy, German ivy, Himalayan blackberry, cotoneaster, fennel, yellow star thistle, purple star thistle, and periwinkle (COA, A-84.2d).

2.2.3.2 Preserve Access

Vehicles and motorcycles are prohibited within the Oak Tree Preserve. Boulders, wood posts, and fencing that do not restrict wildlife movement will be used to prohibit vehicle access to the Preserve if necessary.

2.2.3.3 Invasive Plant Control

Invasive plant species included in the Cal IPC List A or List B that could threaten the integrity of natural plant populations and sensitive communities will be removed. Invasive plants will be controlled indirectly through prohibiting use in landscaping and directly through maintenance activities. Invasive plant control will focus primarily on broom and yellow star thistle, but will address other species as necessary. Effective management will require the control of the current population and suppression of seed production combined with the establishment of desirable native vegetation. Weeds will be disposed of at a landfill, with no vehicle equipment operation within the Preserve. Guidelines and techniques for control of other listed invasive species can be found in the *Weed Worker's Handbook* published by the Watershed Project and the California Invasive Plant Council (www.cal-ipc.org).

Yellow Star Thistle

Yellow star thistle is an annual that blooms from May through October. Seed output can be as high as 30,000 seeds per square meter, with about 95 percent of the seed being viable soon after dispersal. Most seeds germinate within a year of dispersal, but some can remain viable in the soil for more than three years. Seeds germinate from fall through spring. After germinating, the plant initially allocates most resources to root development. This allows yellow star thistle to out compete other species during the drier summer months when moisture availability is limited near the soil surface. Effective management requires control of the current population and suppression of seed production, combined with establishment of competitive, desirable vegetation.

Hand removal may be used to control small infestations. Pull or dig individual plants by hand in May through June when plants are bolting, or as soon as possible afterwards. Cutting lateral roots and loosening the soil around the base of the plant makes it easier to pull. Survey weeded areas and pull re-emerging plants again in August or September.

Mowing can be used to manage larger infestations of yellow star thistle, provided it is well timed and repeated as needed. Mowing too early can encourage greater seed production so the timing of removal is crucial. If there are no buds, it is too early. If most of the flowers have

bloomed and they are losing their bright yellow color, it is too late. Plants should be mowed with a brushcutter or other cutting tool after the plants have bolted and a small fraction of the buds have started to bloom (when two percent of flowers show a yellow color). Plants should be mowed close enough to the ground to get the lowest buds; the goal should be to leave one to two inches above ground. Monitor for re-sprouts four to six weeks later; mowing may need to be repeated a second and third time at four to six week intervals.

Mowing is most effective when soil moisture is low and no irrigation or rainfall follows mowing. This results in less re-growth of the star thistle than if it is mowed earlier. However, if soil moisture is still adequate, yellow star thistle will re-sprout.

Clippings from mowing can be left on-site as long as they do not contain seeds. The clippings can protect the soil from reinfestation by other invasive species and can also discourage yellow star thistle seedlings by providing additional shade. Thus, plants with only buds and young, pale yellow flowers can be left on the ground. Once flowers turn a darker yellow however, pulled plants should be bagged since they may produce viable seed.

Cultivation effectively controls seedlings of yellow star thistle. The most effective time to begin cultivation is during the fall rains when yellow star thistle first begins to germinate. Repeated cultivations are generally needed to control each new flush of seedlings.

A removal program should last at least three years and probably longer, though at lower intensity. Weeded and adjacent areas should be monitored for new infestations. Control practices can reduce yellow star thistle populations, but in the absence of competition, star thistle will often re-establish. Effective management requires that desirable plant species be encouraged or planted and managed to prevent yellow star thistle germination or growth. To encourage the growth of desirable native vegetation, mowing or hand removal would ideally occur after native species have set seed but before yellow star thistle is in full flower. Seeding or planting with native species after control efforts will also help to prevent the re-establishment of yellow star thistle.

Broom Species

Three broom species (French broom, Scotch broom and Spanish broom) are invasive shrubs that grow in grasslands, scrub, and woodland habitat. They are perennials that can reproduce from seed or from cuttings. Yellow flowers generally open in late spring to early summer (March to June), and a second flowering may occur in the fall. During the end of the summer, in August and September, brown seedpods burst open and seeds are shot out into the soil. Broom can produce 2,000 to 3,500 seedpods per bush, with each seedpod containing several seeds. Further, broom seeds persist and can stay viable for up to five years and potentially for decades. Broom seeds often germinate with early winter rains, establishing a flush of new seedlings from December to July. Broom has many characteristics of a species adapted to disturbance: it grows rapidly; flowers at a young age (as young as two years old); has a long life span (up to seven years); a long lasting seed bank; and individuals can re-sprout from the base. As a result, repeated treatments conducted over many years are required to effectively reduce or eradicate this invasive weed.

Hand removal may be used to destroy young broom plants and seedlings and small infestations. However, removal of larger mature plants will require the use of a specialized tool called a weed wrench, which acts as a lever to pull the entire plant out, including roots, so that re-sprouting does not occur.

Cutting should be employed where broom individuals are too large to pull. Cutting minimizes soil disturbance and requires tools such as brush cutters, power saws, axes, machetes, hand pruners, loppers, and clippers. Stems should be cut as close to the ground as possible to reduce its ability to re-sprout. Cut broom at or below ground level in late July or September, after broom has set seed and when soil moisture is at its lowest. This will increase the mortality of adult plants and decrease re-sprouting because nutrient reserves are at their lowest. The warm, cleared soil will stimulate seedling germination and repeated cutting will gradually deplete the seed bank.

Re-sprouting stumps should be cut again the following year, either in late spring or the dry season. Repeat this treatment annually until the plant's energy sources are depleted. Seedlings should be mowed the following summer using a brush-cutter. At this stage, seedlings are still vulnerable and can be killed by cutting the stems at or below the root crown. Treatments should be repeated until the seed bank is depleted. Wherever mature plants have been removed, emerging seedlings will also have to be removed for at least the next five to eight years and probably longer.

Broom should be cleared from the site or stacked in piles to increase light penetration to the soil. This will flush out the seedlings, deplete the seed bank, and allow easier access for follow-up treatments. Pulled plants that have not gone to seed can be piled on-site to decompose. Plants that have gone to seed should be piled on tarps or bagged to reduce the number of seeds falling to the ground and germinating. Tarps should be visited annually and eventually removed when materials have decomposed.

2.2.3.4 Tree Protection

Tree replacement planting will occur in the Oak Tree Preserves as part of the tree replacement program to address the loss of trees within the Project Area. Mitigation tree planting within the Oak Preserve will be scattered to create woodland habitat. Tree replacement monitoring will be conducted according to the guidelines included in the Tree Replacement Plan (Section 3.4).

All improvements, such as the mound wastewater system, will be prohibited inside the boundaries of the Oak Tree Preserves. The Project Review Health Specialist will ensure that all wastewater facilities are either located outside the Oak Tree Preserves or that an arborist's report has been prepared concluding that the installation of the facility will not harm the trees (COA, A-53, A-82d, B-36, C-30, C-91.a4). If underground pipelines are constructed in the Oak Tree Preserves, excavation will not occur within the dripline of mature valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the trees (COA, A-53, A-82d, B-36, C-30, C-91.a4).

2.2.3.5 Long-term Monitoring and Maintenance

The purpose of long-term monitoring and maintenance is to ensure that biological resources within the Preserve are not compromised by human disturbance, pest species invasions, or erosion. Maintenance and monitoring will take place according to the following schedule:

Table 2.3. Oak Tree Preserve monitoring schedule (five year).

Objective	Task	Frequency	Period
See Sections 2.2.3.4 and 3.4	Monitor survival of replacement tree plantings	Annually for five years	August–September
	Inspect tree replacement areas for weeds	Annually for five years	See Section 3.4
	Inspect tree replacement plantings for pests and diseases	Annually for five years	See Section 3.4
	Inspect irrigation for tree replacement plantings	Annually for five years	See Section 3.4
	Prepare monitoring report	Annually for five years	December
See Sections 2.2.3.4 and 3.4	Weed tree replacement areas	Annually for five years	See Section 3.4
	Conduct pest and disease control for tree replacement plantings	As needed for five years	See Section 3.4
	Maintain and repair tree replacement irrigation	As needed for five years	See Section 3.4

Table 2.4. Oak Tree Preserve long-term maintenance schedule.

Objective	Task	Frequency	Period
See Section 2.2.3.3	Mowing/hand removal of yellow star thistle	Twice a year	May and August
	Repeat mowing for re-sprouting yellow star thistle plants	As needed	4-6 week intervals after mowing
	Disc yellow star thistle seedlings	Annually	January-February
	Mowing/hand removal of broom	Annually	July – September
	Cut re-sprouting broom	Annually	May – June

2.3 Riparian Preserve

Riparian woodland occurs along the main channel of Graywood Creek, forming a relatively narrow band of trees and shrubs across the valley floor and transitioning with the surrounding forest in the mid-elevations within the Project Area. Tree and shrub species are characteristic of the forest and woodland, but also include more mesic species such as California buckeye (*Aesculus californica*), Pacific big leaf maple (*Acer macrophyllum*), Oregon ash (*Fraxinus latifolia*), arroyo willow (*Salix lasiolepis*), blackberry (*Rubus* ssp.), and blue elderberry (*Sambucus mexicana*).

The Graywood Creek corridor provides important habitat for wildlife and a source of seasonal surface water. The lower segment of the creek tends to dry out in early spring, precluding use by fish and many amphibians. Surface water remains for a longer period in the seasonal wetland complex at the northwest end of the plateau, which drains into the main channel and along the upper segments of the creek where a few small pools remain into the early summer.

Vegetation along the upper segment of Graywood Creek is generally indistinguishable from the surrounding forest and woodland cover. Several tributaries form a network of ephemeral drainages in the mid to upper elevations of the Project Area, but these are generally devoid of wetland or riparian vegetation. The dense vegetation along the lower segment of the creek provides protective cover for wildlife in the grasslands, while the network of drainages most likely serve as movement corridors for some wildlife species. Although the riparian woodland within the Project Area does not fit the descriptions of sensitive natural communities, it should be considered a sensitive resource because of its importance to wildlife and the presence of valley and black oaks, which are plant associations of particular concern to the CDFG.

2.3.1 Preserve Boundary

A Riparian Preserve will be established over the Graywood Creek corridor, extending 50 feet from the top-of-bank along the length of the main channel (Appendix A, Sheets 3 and 4). The boundaries of the Riparian Preserve will be formalized during processing of the 1600 Streambed Alteration application and final determination of the access road alignment, which in some places may be within 50 feet of the top of bank.

2.3.2 Construction Phase Management

The CC&Rs for the subdivision establish a Biotic Preserve encompassing riparian habitat to provide for its permanent protection within the Project Area. Compatible and incompatible uses within the Preserve include the following:

- Any graded slopes will be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass, to increase the diversity of native grassland cover.
- Highly invasive annuals typically used for erosion control will not be used (COA, A-84.2e).

A bridge or arched culvert will be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and maintain a natural bed under the structure. The width of the crossing will be kept to a minimum acceptable from a traffic standpoint. Construction improvements will be implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction will be performed during the low flow period in the creek (from July through October) and construction debris will be kept outside of the creek channel through use of silt fencing.

2.3.3 Long-term Management

The CC&Rs for the subdivision establish a Biotic Preserve encompassing riparian habitat to provide for its permanent protection within the Project Area. Compatible and incompatible uses within the Preserve include the following:

- All agricultural activities will be prohibited within the Riparian Preserve, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment.
- Livestock will be prohibited to prevent trampling and removal of groundcover vegetation, except when necessary to control invasive species.
- All structures other than Road A and associated utility and drainage improvements, a new creek crossing, and a hiking trail, will be restricted. A pedestrian bridge may also be included.

2.3.3.1 Landscaping

Landscaping is prohibited in the Riparian Preserve. Non-native ornamental species used in landscaping plans will be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots. Non-native invasive species included in the CalIPC List A and List B with the potential to spread into adjacent undeveloped areas will be prohibited in landscape plans. Maintenance of common areas will prevent or control the invasion of undesirable species. These species include: blue gum eucalyptus, acacia, pampas grass, broom, gorse, bamboo, giant reed, English ivy, German ivy, Himalayan blackberry, cotoneaster, fennel, yellow star thistle, purple star thistle, and periwinkle (COA, A-84.2d).

2.3.3.2 Preserve Access

Pedestrian access along designated pathways is compatible with Preserve objectives. Trails will be maintained to avoid environmental degradation such as erosion. Improvements will be designed to be as natural as possible, minimizing the use of any asphalt pavement within the riparian corridor and grading that is required to accommodate the proposed right-of-way improvements (COA, A-82.1c, B-83.1c, C-91.a3).

2.3.3.3 Tree Protection

Roadway and associated utility and drainage improvements will occur no closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank. Retaining walls and other feasible methods will be used to minimize tree removal along Road A through the Graywood Creek corridor (COA, A-82b, B-83.1b, C-91.a2).

Restoration of natural habitat will occur along Graywood Creek including at the existing crossing location of the main channel and road segments where they approach the creek crossing, and the existing off-site road segment that would no longer be used when Road A is constructed, where it veers eastward away from the creek channel. Replacement trees will be planted in the Riparian Preserve along Graywood Creek as part of the tree replacement program to address the loss of trees (Section 5.4). The program will include provisions for ensuring that replacement trees are established, such as watering during the dry season for a minimum of three years after planting. Replacement tree monitoring will be conducted according to the guidelines included in the Tree Replacement Plan.

2.3.3.4 Long-term Monitoring and Maintenance

The purpose of long-term monitoring and maintenance is to ensure that biological resources within the Preserve are not compromised by human disturbance, pest species invasions, or erosion. Maintenance and monitoring will take place according to the following schedule:

Table 2.5. Riparian Preserve five year monitoring schedule.

Objective	Task	Frequency	Period
See Sections 2.3.3.3 and 3.4	Monitor survival of replacement tree plantings	Annually for five years	August–September
	Inspect tree replacement areas for weeds	Annually for five years	See Section 3.4
	Inspect tree replacement plantings for pests and diseases	Annually for five years	See Section 3.4
	Inspect irrigation for tree replacement plantings	Annually for five years	See Section 3.4
	Prepare monitoring report	Annually for five years	December
See Sections 2.3.3.3 and 3.4	Weed tree replacement areas	Annually for five years	See Section 3.4
	Maintain and repair tree replacement irrigation	As needed for five years	See Section 3.4

2.4 Grassland Preserve

The Grassland Preserve was established to provide for the permanent protection of native grassland habitat within the Project Area. Historic grazing has replaced many of the native grasses and herbaceous plants, but a number of natives remain including purple needlegrass, California fescue (*Festuca californica*), blue dicks (*Dichelostemma capitatum ssp. capitatum*), California poppy (*Eschscholzia californica*), and lupines (*Lupinus* spp.). Native grasses are confined to an area in the center of the mapped Preserve that is approximately 20-25 percent of the total area. Purple needlegrass is the dominant native grass in this area with approximately ten percent cover. Non-native annual grasses dominate remaining areas. Non-native species include bromes (*Bromus* spp.), Italian ryegrass (*Lolium multiflorum*), hedgehog dogtail, wild oats (*Avena* spp.), filaree (*Erodium* spp.), bur clover (*Medicago polymorpha*), and yellow star thistle. Because of the predominance of non-native plant species and the fact that native grasses generally comprise less than ten percent of total cover, the grasslands on the site are not considered to be a sensitive natural community by the CDFG.

2.4.1 Final Preserve Boundaries

The Grassland Preserve boundary includes the area within the drip line of riparian vegetation and manzanita shrubs, as indicated in the EIR (2004) (Appendix A, Sheet 4). Consultation with CDFG in the field determined that preservation of the entire grassland within the drip line is warranted because it is remnant grassland that is suitable habitat for native grassland species. In addition, retaining open space along the valley floor provides a wildlife movement corridor benefit.

2.4.2 Long-term Management

The CC&Rs for the subdivision establish a Biotic Preserve encompassing grassland habitat to provide for its permanent protection within the Project Area. Compatible and incompatible uses within the Preserve include the following:

- All agricultural activities will be prohibited within the Grassland Preserve, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment.
- Livestock will be prohibited on the Preserve areas to prevent trampling and removal of groundcover vegetation except when necessary to control invasive species.

A sewer pipeline will be installed along the fence line that borders a neighboring vineyard, where prior disturbance has created invasive non-native species dominated vegetation. The area currently supports yellow star thistle and weed removal would need to follow trenching and pipeline installation to prevent further spread. Invasive plant control measures are discussed in Section 2.5.2.2.

2.4.2.1 Landscaping

Landscaping will be prohibited in the Grassland Preserve. Non-native ornamental species used in landscape plans shall be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots. Non-native invasive species included in the Cal IPC List A and List B with the potential to spread into adjacent undeveloped areas will be prohibited in landscape plans. Future maintenance of common areas will prevent or control the invasion of undesirable species on the site. These species include: blue gum eucalyptus, acacia, pampas grass, broom, gorse, bamboo, giant reed, English ivy, German ivy, Himalayan blackberry, cotoneaster, fennel, yellow star thistle, purple star thistle, and periwinkle (A-84.2d).

2.4.2.2 Invasive Plant Control

Invasive plant species included in the Cal IPC List A or List B that could threaten the integrity of natural plant populations and sensitive communities will be removed. Invasive plants will be controlled indirectly through prohibiting use in landscaping and directly through maintenance activities. Invasive plant control will focus primarily on broom and yellow star thistle, but will address other species as necessary. Effective management will require the control of the current population and suppression of seed production combined with the establishment of desirable native vegetation. Weeds will be disposed of at a landfill, with no vehicle equipment operation within the Preserve. Guidelines and techniques for control of other listed invasive species can be found in the *Weed Worker's Handbook* published by the Watershed Project and the California Invasive Plant Council (www.cal-ipc.org).

Yellow Star Thistle

Yellow star thistle is an annual that blooms from May through October. Seed output can be as high as 30,000 seeds per square meter, with about 95 percent of the seed being viable soon after dispersal. Most seeds germinate within a year of dispersal, but some can remain viable in the soil for more than three years. Seeds germinate from fall through spring. After germinating, the plant initially allocates most resources to root development. This allows yellow star thistle to out compete other species during the drier summer months when moisture availability is limited near the soil surface. Effective management requires control of the current population and suppression of seed production, combined with establishment of competitive, desirable vegetation.

Hand removal may be used to control small infestations. Pull or dig individual plants by hand in May through June when plants are bolting, or as soon as possible afterwards. Cutting lateral

roots and loosening the soil around the base of the plant makes it easier to pull. Survey weeded areas and pull re-emerging plants again in August or September.
Mowing can be used to manage larger infestations of yellow star thistle, provided it is well timed and repeated as needed. Mowing too early can encourage greater seed production so the timing of removal is crucial. If there are no buds, it is too early. If most of the flowers have bloomed and they are losing their bright yellow color, it is too late. Mowing too late will allow plants to disperse viable seed. Plants should be mowed with a brushcutter or other cutting tool after the plants have bolted and a small fraction of the buds have started to bloom (when two percent of flowers show a yellow color). Plants should be mowed close enough to the ground to get the lowest buds; the goal should be to leave one to two inches above ground. Monitor for re-sprouts four to six weeks later; mowing may need to be repeated a second and third time at four to six week intervals.

Mowing is most effective when soil moisture is low and no irrigation or rainfall follows mowing. This results in less re-growth of the star thistle than if it is mowed earlier. However, if soil moisture is still adequate, yellow star thistle will re-sprout.

Clippings from mowing can be left on-site as long as they do not contain seeds. The clippings can protect the soil from reinfestation by other invasive species and can also discourage yellow star thistle seedlings by providing additional shade. Thus, plants with only buds and young, pale yellow flowers can be left on the ground. Once flowers turn a darker yellow however, pulled plants should be bagged since they may produce viable seed.

Cultivation effectively controls yellow star thistle when plants are in the seedling stage before deep roots have developed. The most effective time to begin cultivation is during the fall rains when yellow star thistle first begins to germinate. Repeated cultivations are generally needed to control each new flush of seedlings.

A removal program in infested areas should last at least three years and probably longer, though at lower intensity. Weeded and adjacent areas should be monitored for new infestations. Control practices can reduce yellow star thistle populations, but in the absence of competition, star thistle will often re-establish. Effective management requires that desirable plant species be encouraged or planted and managed to prevent yellow star thistle germination or growth. To encourage the growth of desirable native vegetation, mowing or hand removal would ideally occur after native species have set seed but before yellow star thistle is in full flower. Seeding or planting with native species after control efforts will also help to prevent the re-establishment of yellow star thistle.

Broom Species

Three broom species (French broom, Scotch broom and Spanish broom) are invasive shrubs that grow in grasslands, scrub, and woodland habitat. They are perennials that can reproduce from seed or from cuttings. Yellow flowers generally open in late spring to early summer (March to June), and a second flowering may occur in the fall. During the end of the summer, in August and September, brown seedpods burst open and seeds are shot out into the soil. Broom can produce 2,000 to 3,500 seedpods per bush, with each seedpod containing several seeds. Further, broom seeds persist and can stay viable for up to five years and potentially for decades. Broom seeds often germinate with early winter rains, establishing a flush of new seedlings from December to July. Broom has many characteristics of a species adapted to disturbance: it grows rapidly; flowers at a young age (as young as two years old); has a long life span (up to seven years); a long lasting seed bank; and individuals can re-sprout from the base.

As a result, repeated treatments conducted over many years are required to effectively reduce or eradicate this invasive weed.

Hand removal may be used to destroy young broom plants and seedlings and small infestations. However, removal of larger mature plants will require the use of a specialized tool called a weed wrench, which acts as a lever to pull the entire plant out, including roots, so that re-sprouting does not occur.

Cutting should be employed where broom individuals are too large to pull. Cutting minimizes soil disturbance and requires tools such as brush cutters, power saws, axes, machetes, hand pruners, loppers, and clippers. Stems should be cut as close to the ground as possible to reduce its ability to re-sprout. Cut broom at or below ground level in late July or September, after broom has set seed and when soil moisture is at its lowest. This will increase the mortality of adult plants and decrease re-sprouting because nutrient reserves are at their lowest. The warm, cleared soil will stimulate seedling germination and repeated cutting will gradually deplete the seed bank.

Re-sprouting stumps should be cut again the following year, either in late spring or the dry season. Repeat this treatment annually until the plant's energy sources are depleted. Seedlings should be mowed the following summer using a brush-cutter. At this stage, seedlings are still vulnerable and can be killed by cutting the stems at or below the root crown. Treatments should be repeated until the seed bank is depleted. Wherever mature plants have been removed, emerging seedlings will also have to be removed for at least the next five to eight years and probably longer.

Broom should be cleared from the site or stacked in piles to increase light penetration to the soil. This will flush out the seedlings, deplete the seed bank, and allow easier access for follow-up treatments. Pulled plants that have not gone to seed can be piled on-site to decompose. Plants that have gone to seed should be piled on tarps or bagged to reduce the number of seeds falling to the ground and germinating. Tarps should be visited annually and eventually removed when materials have decomposed.

2.4.2.3 Preserve Access

Public access with limited amenities, including four to five picnic tables and/or benches is a compatible use within the Preserve. To avoid impacting the sensitive native grasses in the center of the Preserve, this use should be confined to the southwestern corner of the Preserve that does not currently support native grasses. Trails will be maintained to avoid and/or minimize environmental degradation such as erosion. Improvements will blend with the natural setting.

Vehicles and motorcycles are prohibited in the Preserve. Vehicle barriers will be installed at the existing road crossing of Graywood Creek and on the trail bridge.

2.4.2.4 Long-term Monitoring and Maintenance

The purpose of long-term monitoring and maintenance is to ensure that biological resources within the Preserve are not compromised by human disturbance, pest species invasions, or erosion. Maintenance and monitoring will take place according to the following schedule:

Table 2.6. Grassland Preserve five year monitoring schedule.

Objective	Task	Frequency	Period
See Section 2.4.2.2	Survey vegetation for early and late season invasive plants. Make recommendations for maintenance.	Annually for five years	April - June
	Prepare annual monitoring Report	Annually for five years	December
See Section 2.4.2.3	Inspect Preserve fencing, signage and trails to assess need for maintenance or repairs	Annually for five years	

Table 2.7. Grassland Preserve maintenance schedule.

Objective	Task	Frequency	Period
See Section 2.4.2.2	Maintain and repair Preserve fencing, signage and trails	As needed	
See Section 2.4.2.2	Mowing/hand removal of yellow star thistle	Twice a year	May and August
	Repeat mowing for re-sprouting yellow star thistle plants if necessary	As needed	4-6 week intervals after mowing
	Cultivation of yellow star thistle seedlings	Annually	January-February
	Mowing/hand removal of broom	Annually	July – September
	Cut re-sprouting broom	Annually	May – June

3.0 WOODLAND/FOREST MANAGEMENT PLAN

3.1 Habitat Characteristics

The mixed evergreen forest and oak woodlands occupy an estimated 105.4 acres across the mid-elevations of the Project Area. The cover of woodland and forest transitions with chaparral and grassland and is dominated by Douglas fir, coast live oak, blue oak (*Q. douglasii*), black oak (*Q. kelloggii*), white oak (*Q. garryana*), California bay, and madrone. Common understory species include poison oak, coffeeberry (*Rhamnus californica*), manzanita, and toyon. A highly invasive weedy species, French broom (*Genista monspessulana*), is spreading through the understory and fringe of the forest and woodland, primarily on the lower and mid-elevations of the Project Area. Much of the understory vegetation in the vicinity of proposed structures was removed in 2001 and 2002 to reduce fire hazard and improve accessibility across the Project Area. Estimated tree density in forested and wooded portions of the Project Area is

approximately 100 trees per acre, with the exception of the building envelopes, which have an estimated tree density of 23 trees per building envelope.

3.2 General Woodland/Forest Management

Implementation of the Project will result in extensive tree removal. In addition, additional tree removal will be necessary to achieve canopy separation required as part of fire hazard management. In order to minimize the loss of woodland and forest habitat within the Project Area, the following measures have been developed:

- A survey must be conducted of all trees to be preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a more accurate process to distinguish trees to be preserved and removed as final plans are developed;
- Tree removal will be required to meet minimum canopy separation for trees; Tree removal for fire protection will be completed as required and approved by the Sonoma County Department of Emergency Services (Fire Services).
- Proposed parking, roadway, building and leachfield improvements for the winery and resort/spa/restaurant will be adjusted to avoid additional tree resources, based on a survey of tree trunk locations called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) (EIR 2004) and in the Conditions of Approval (A-84.1e, B-85.1a);
- Existing trees in the area between the resort/spa/restaurant and State Route 12 will be preserved to the maximum extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road (COA, B-87c, C-95b).
- Restrictions will be included in the CC & Rs for the subdivision or established over residential lots to preclude unauthorized tree removal and vegetation clearance outside the building envelope areas

3.3 Fire Management Plan

This section constitutes the written narrative component of the Vegetation Management Plan (VMP) as required by the Sonoma County Department of Emergency services (Fire Services). The VMP provides for establishing and maintaining 'defensible space vegetation management' around future residences, commercial structures, water tanks (constructed of flammable materials), and roadway or driveway edges. This document is based upon information provided by Mr. Pete Martin, Sonoma County Fire Services.

Additional documents required as part of the VMP include:

1.) Graphic Plan- Site plans showing approximate locations of residential and commercial structures and defensible space zones. Areas where ornamental landscaping is proposed within common areas of the subdivision shall be shown on the plan.

2.) Completion of a recorded covenant for performance by future residents for required the annual vegetation management, or (in lieu) a Vegetation Management and Defensible Space Agreement to Perform Annual Maintenance.

3.) Defensible space requirements shall be established for each lot at time of the individual lot permit application. An on-site hazard assessment inspection, issuance of site-

specific requirements, and submission of an individual vegetation management plan will be required for each separate lot.

The goals of the VMP as described by Sonoma County Fire Services are:

- To reduce the rapid transmission of heat and flame from a wildland fire to the structure(s) thorough selective thinning of native vegetation, .
- Creation of required Defensible Space through separation, reduction, and disruption of the horizontal and vertical continuity of fire fuels.
- That replacement landscaping, if any, is of low volume, well separated, fire resistant, and ideally well-irrigated plants.
- Retention of mature oaks and other native tree species throughout the project site.
- That annual maintenance of common areas, if any, is guaranteed by a covenant binding the owners of the common areas to provide it.

3.3.1 Residential Defensible Space Vegetation Management

Table 3.1 Residential Building Lots Descriptions and Fire Management Zone Requirements:

Building Envelope	Vegetation and Slope Descriptions	Fire Management Zone Requirement
1	Topography is generally flat to slightly sloped with high density of small diameter multiple trunk trees and understory shrub species. Area has been partially cleared for high voltage line clearance	50'
2	Topography is moderately sloped with moderate density of small bays and firs.	100'
3	Topography is moderately to steeply sloped. Tree removals have been flagged. Primarily bays and firs under 12" diameter have been selected for removal within fire management zone.	100'
4	Topography is moderately to steeply sloped. Tree removals have been flagged. Primarily bays and firs under 12" diameter have been selected for removal within fire management zone.	100'
5	Topography is generally flat to slightly sloped with high density of small bays, firs and understory shrub species. A limited number of large firs may require removal due to fire damage.	50'
6	Topography is generally flat. Tree density is very high with small diameter bays, firs, and madrone.	50'

Building Envelope	Vegetation and Slope Descriptions	Fire Management Zone Requirement
7	Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	50'
8	Topography is moderately sloped. Tree density is low with minimal fire removals required. Small diameter oaks and madrone affected.	100'
9	Topography is slightly sloped. Tree density is low with minimal fire removals required. Small diameter firs and madrone affected.	50'
10	Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	100'
11	Topography is moderately sloped at edge of chaparral vegetation zone. Tree density is moderate with small diameter oaks, firs, and manzanita.	100'

3.3.2 Minimum Defensible Space Requirements

Initial Fuel Modification:

Minimal initial fuel modification is required in the building envelopes. Woody shrub species within 50 feet of structure locations should be removed. Isolated shrubs (such as manzanita specimens) may be retained on a limited basis providing the location and use complies with the following Minimum Defensible Space Requirements.

Defensible Space Zone I:

This zone consists of areas within 10 feet of building structures. Generally, tall shrubs and trees are not allowed in this zone. The goal is to avoid plant material capable of transmitting fire to wall and roof eves upon ignition. Landscape options include the use of hardscape (patios, walkways), rock gardens, and low growing, well-irrigated groundcovers with low foliage volume.

Defensible Space Zone II:

This zone extends from the edge of Zone I to a 50-foot distance from building structures. Existing oaks should be preserved with trees pruned to remove dead wood and thin dense structures. Matures trees should have all ladder fuel (shrubs, brush) removed from within 10 feet of the tree dripline and lower limbs pruned to provide a 10 foot clearance over the surrounding uphill grade.

Young, or semi-mature trees less than 40 feet in height should have the lower limbs removed to a height equal to 25% of the total tree height above the uphill grade (example: 20-foot tree requires a 5 foot uphill grade clearance). All ladder fuels are to be removed from within 10 feet the tree dripline.

Smaller diameter firs, bays, and madrone (<12 inch trunk diameter at 4.5 feet above grade) should be primarily selected for removal with the larger trunk diameter firs and oaks of all sizes having the highest priority for preservation.

Landscape guidelines include the following elements:

1.) Use well-irrigated, fire resistant plant species. Landscape shrubs and groundcovers should generally be low growing with low foliage density. All pyrophytic plant[1] species should be removed from this zone.

2.) Landscape plantings should be grouped in island-type configurations with a maximum 18 feet diameter. Shrub and groundcover island plantings should be separated by a distance no less than two times the height of the overall shrub height (use mature or maintained height). The maximum amount of woody shrubs or groundcovers should not exceed 30 percent of the total area within Zone II.

3.) New tree plantings should use fire-resistance species. Fire resistant trees include species that are deciduous, have large fleshy leaves, and open limb structures. Tree plantings to avoid include conifers (i.e. pines, cedars, cypress, junipers) and evergreen trees with foliage containing oils, or wax components (i.e. eucalyptus, bay laurels). Native oak species are naturally fire resistant and a desirable tree species.

4.) Trees, or tree groups of limited size, should be separated by distances of at least 15 to 20 feet on moderate slopes and by 10 feet on flat areas. Shrub and groundcover plantings are generally not recommended for use below tree driplines and especially below native oak species. The use of two to four inch deep bark mulch is the preferred landscape treatment below native tree crown driplines. If a groundcover is to be used below an ornamental tree, then the height should be limited to a maximum 18-inch height and the plants should receive regular irrigation.

5.) Irrigated lawns are a desirable fire-resistant element.

6.) Non-irrigated grass areas require annual mowing to maintain a maximum three-inch height.

Defensible Space Zone III:

This zone extends from 50 to 100 feet from building structures. The same guidelines as described above should be applied. It is advised that the overall landscape be less dense with greater separation between planting islands. Tree clearance and pruning requirements are the same. All pyrophytic plant species should be removed from this zone including small diameter firs, bays, and madrone.

[1] Pyrophytic plant- fire prone plant, which ignites quickly and burns intensely

3.3.3 Commercial Building Defensible Space Vegetation Management

Table 3.2. Commercial Building Descriptions and Fire Management Zone Requirements:

Building Envelope	Vegetation and Slope Descriptions	Fire Management Zone Requirement
Resort Structure	No downslope fire management removals required.	50'
Spa Structure	Spa is located in open area with minimal fire management removals required.	50'
Guest Units		
A1	Units A1 and A2 are located on a ridge above steep slopes with 150 foot fire management zones required. Fire management removals are flagged on east slope.	150'
A2	Tree densities are high on east and west slopes with numerous small diameter firs, bays, and madrone.	150'
B1	Fire management requirements are same as A1 and A2.	150'
B2	Fire management requirements are same as A1 and A2.	150'
B3	Fire management requirements are same as A1 and A2.	150'
B4	Located on moderate slopes with limited woodland vegetation around units.	100'
B5	Located on moderate slopes with limited woodland vegetation around units.	100'
C1	Located on moderate slopes with limited woodland vegetation around units.	50
C2	Located on moderate slopes with limited woodland vegetation around units.	50
D1	Located on moderate slopes with limited woodland vegetation around units.	100'
D2	Located on moderate slopes with limited woodland vegetation around units.	50'

Building Envelope	Vegetation and Slope Descriptions	Fire Management Zone Requirement
E1	Located on moderate slopes with limited woodland vegetation around units.	50
E2	Located on moderate slopes with limited woodland vegetation around units.	50'
E3	Located on moderate slopes with limited woodland vegetation around units.	50'
E4	Located on moderate slopes with limited woodland vegetation around units.	50'
F1	Located on moderate slopes with limited woodland vegetation around units.	50'
F2	Located on moderate slopes with limited woodland vegetation around units.	50'
P1	Located on moderate slopes with woodland and shrub vegetation around units.	100'
P2	Located on moderate slopes with woodland and shrub vegetation around units.	100'
P3	Located on moderate slopes with woodland and shrub vegetation around units.	100'
Winery Buildings	The winery buildings are planned to be placed largely outside tree zones in generally flat areas.	50'

Defensible space zones requirements as described for residential units shall apply. Zone III requirements shall extend 150 feet down slope for Guest Units A1, A2, B1, B2, and B3.

3.3.4 Minimum Defensible Space Requirements: Common Areas

Common areas are limited in this project to common roadways and driveways, which will be maintained through a road maintenance agreement. The main roadways will be 18 to 20 feet in width with five-foot shoulders.

Initial Fuel Modification:

All brush and shrub species are to be removed from shoulder areas (five feet from paved surfaces). Individual oak and ornamental trees can be retained adjacent to the road way provided a minimum 14-foot clearance is maintained over the roadway. Annual grasses can be retained in the shoulder areas provided the grasses are mowed annually to a maximum three-inch height.

Annual Maintenance Requirements:

Maintenance of the landscape within the various defensible zones will be a permanent and ongoing requirement of the individual homeowners and roadway maintenance agreement. These requirements shall be incorporated as part of the CCRs for the project.

Following are the maintenance requirements within defensible space zones:

1) Annual grasses: All annual grass areas within the 50-foot defensible zones (Zone II) surrounding structures and the five-foot shoulder distance along roadways shall be mowed to a height of three inches or less. Timing of mowing will generally occur between May 1 and June 1 depending upon moisture content of grasses. It may be necessary to mow the grass areas more than once in any one year to maintain the three-inch maximum height of dried grasses. All invasive shrubs shall be removed from grass areas to reduce fire hazard.
2) Shrub/groundcover plantings: Landscape areas within the 50-foot defensible zones shall be managed so that plant heights and separations are maintained as described in the landscape guidelines. Any new or additional plantings shall also comply with these guidelines. All irrigation systems shall be operational and maintained to provide regular irrigation to plantings. Any dead plants shall be removed immediately. Plants, which become excessively large or woody, shall be removed or pruned in a manner to maintain compliance.
3) Trees: Separation between individual trees and tree clusters shall be maintained as described in the landscape guidelines. Trees shall be pruned as required to remove dead wood and to thin excessively dense branch structures. Any plants constituting a ladder fuel shall be removed from below the tree crown dripline. As trees mature, removal of trees may be required to maintain proper separation of tree crowns.

Crown separation may be reduced by the fire official if site specific conditions warrant less separation.

3.4 Tree Replacement Plan

3.4.1 Tree Container Size and Planting Densities

The mitigation requirements are for 500 seedling native trees to be planted within the Oak Preserve area consisting of 2.3 acres (100,108 sq. ft.) and riparian preserve area consisting of .54 acres (23,522 sq. ft.) Additionally, grade slopes within the project limits will be planted as appropriate. Native tree species will consist of valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), black oak (*Quercus kelloggii*), and Pacific bigleaf maple (*Acer macrophyllum*).

The 500 mitigation trees shall be seedling trees planted from tree D pot containers (2.5" square x 10" depth). The tree plantings should be provided with irrigation as required for establishment, appropriate predator protection (wire screens), and maintained for weed control.

In addition to the 500 mitigation trees, 15 larger specimen valley oaks will be planted in the visually prominent Oak Preserve area. These larger specimens (36" or 48" boxes) would be used in conjunction with seedling trees with the goal of providing a diversity of size and creating a more established appearance within the preserve.

Table 3.3 Planting quantities and distribution:

Preserve Area	Container Size and Species	# of Trees
Oak preserve	boxed specimen trees (Quercus lobata)	15
Oak preserve	seedling trees (2 year old) (Q. lobata)	75
Riparian preserve	seedling trees (*Q. lobata, Q. agrifolia, Q. kelloggii,* and *Acer macrophyllum*))	425
	Total:	515

All trees will be individually inspected for well-developed root and limb structures. Attached is a planting detail showing the recommended planting components for the seedling plantings.

3.4.2 Tree Maintenance Specifications

3.4.2.1 Goals and Objectives

These specifications are the maintenance requirements for the native tree replacement plantings at the Campagna Resort, Kenwood, CA. These specifications are part of the maintenance contract. The landscape maintenance contractor (contractor) and project supervisor are responsible for understanding and implementing these specifications.

3.4.2.2 Work Included

The landscape maintenance contractor is required to provide qualified supervisory personnel, labor, materials including fertilizer, pesticides, and fungicides, and appropriate equipment necessary to maintain the tree plantings to the quality and degree described by these maintenance specifications. The maintenance contract shall be for a minimum three-year period following planting.

3.4.2.3 Supervision and Inspections

The landscape maintenance contractor and his supervisor assigned to the project shall be experienced in all areas of commercial landscape maintenance and shall have a four year degree in horticulture or equivalent experience. The contractor is responsible for keeping the SCI representative informed of all matters regarding this landscape management program and to provide reports as described in the section 4.0.

3.4.2.4 Quarterly Reporting

Once each quarter the maintenance contractor will provide the SCI representative, with a report detailing all maintenance operations for the previous quarter along with billing for that month. These reports shall include irrigation schedules, pesticide or herbicide applications, pruning, and any additional work performed on a time and materials basis.

3.4.2.5 Consultants/Specialists

The owner may hire consultants or specialists, as they deem necessary to recommend changes or improvements in the landscape management program. The contractor will implement recommended changes by the consultant or specialist at the direction of the SCI representative.

If recommended work is beyond the scope of these specifications then contractor shall perform work on a time and materials basis.

3.4.2.6 Irrigation Management

Irrigation management is a critical component of this project. This requires that the landscape manager be trained in water management techniques.

Frequency and duration of irrigation cycles should be reviewed on a regular basis in relation to prevailing seasonal and climatic conditions. The contractor is responsible for adjusting irrigation schedules in response to prevailing weather patterns and is responsible for any damage resulting from improper irrigation management.

Soil moisture shall be checked regularly with a soil probe or similar tool. Records shall be maintained detailing irrigation schedules. The contractor is responsible for any damage from inappropriate irrigation scheduling.

3.4.2.7 Irrigation System - Repair and Maintenance

Damage to the irrigation system caused by contractor's operation will be repaired at contractor's expense. Additional repairs caused by vandalism or otherwise beyond the contractors control will be repaired on a time and material basis.

All irrigation equipment replaced will be of original brand and if not available, will be of equal performance and cost. All replacement equipment shall be approved in advanced by the SCI representative.

Contractor shall check all systems biweekly during months of operation. In February, all systems shall be checked for the following:

a.) Verify system pressure;
b.) Replace missing or damaged nozzles, or emitters;
c.) Check for clogged emitters or nozzles;
d.) Check for and repair any lateral or main line breaks;
e.) Inspect all mechanical components including controllers, backflow preventor, and valves;
f.) Check and clean all filters.
g.) Annually replace controller back-up batteries

3.4.2.8 Replacement of Plant Material

The maintenance contractor is responsible for identifying and replacing plant material, which dies or is severely damaged by pests, disease, or improper care, caused by the negligent actions of maintenance personnel. Replacement plants shall be of comparable size and species or variety. Replacement of plant material for other reasons will be done on a time and materials basis. Any hand irrigation required to establish replacement plants shall be the contractor's responsibility at no additional charge.

3.4.2.9 Disease and Pest Control

Any pest, weed, or disease problems shall be primarily controlled using proper cultural techniques. If control cannot be achieved in this manner, then and only then, may pesticides, fungicides, or herbicides be considered.

The contractor shall first obtain an accurate identification of the insect, weed, or disease by a U.C. Extension advisor, entomologist, turf specialist, or pest control advisor. Based on this

identification a pest control advisor or pest control operator shall specify chemical types, rates, and application methods.

Additionally, alternatives and mitigation measures that would substantially lessen the environmental impact should be considered including procedures used under Integrated Pest Management programs. All pesticides, fungicides, and herbicides shall be applied under the direct supervision of a licensed pest control operator after first obtaining permission from the SCI representative. All necessary paperwork, permits, reports, or government approvals shall be the sole responsibility of the contractor.

Minor infestations of common insect pests should be tolerated and routine spraying is to be avoided. If major infestations do occur, the contractor shall be responsible for identifying the problem and treating it appropriately.

Tree and shrub diseases are more serious in nature and should be controlled immediately upon identification. A regularly scheduled, detailed inspection is required to thoroughly identify and diagnose plant problems and to prevent serious damage. Contractor shall be responsible for damage or effects arising out of any and all pesticide use.

3.4.2.10 Weed Control

It is the responsibility of the contractor to maintain areas within 18 inches of trees relatively weed free. A weed control fabric is used around the base of the new trees. Any weeds occurring in this weed cloth area should be pulled and not chopped. Pre-emergent herbicides are not recommended for use in the tree planting areas.

3.4.2.11 Fertilizer

Fertilizers are not required as part of the maintenance program. In the event that nutrient deficiencies become evident, then soil sampling shall be completed and the recommendations provided by the soil laboratory followed.

3.4.2.12 Pruning

Tree pruning shall be limited to removal of dead branches and correcting severe structural defects.

Pruning shall be performed under the direction of a qualified ISA Certified Arborist. Trees that are improperly pruned and not recoverable shall be replaced with an equal size tree at the contractor's expense.

3.4.2.13 Staking

All existing stakes and ties shall be maintained and replaced with equal material until tree is able to stand free and withstand strong winds. Stakes shall not be placed where abrasion of limbs or the trunk occurs. Tie material shall be a flexible type to allow movement of tree.

Predator protection screens on seedling trees shall be maintained and adjusted as required to permit unrestricted growth of the tree, while protecting the tree from deer or other animal damage.

3.4.2.14 Protection of Existing Valley Oak Seedlings

Any existing valley oak seedlings naturally regenerating within the oak and riparian preserves shall be identified and protected at the start of the tree replacement contract. Protection

measures shall include wire fencing to protect trees from mower or other equipment damage. Weed control shall be implemented as described in specification 10.0.

3.4.3 Maintenance and Monitoring Period

All of the mitigation trees will be irrigated and maintained for a minimum period of three years. The planting will be monitored for a period of five years with an annual report required to document survival and growth rates, as well as to make any recommendations pertaining to maintenance practices or replacement of dead or damaged trees.

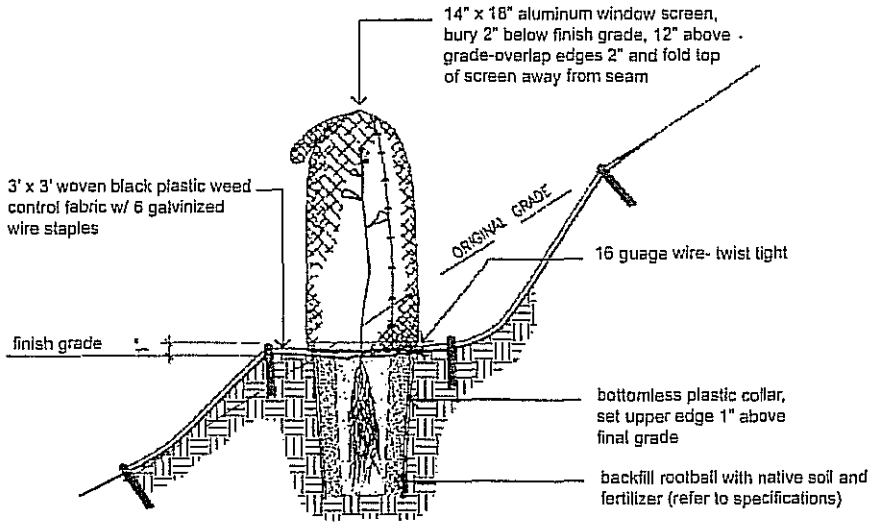
The minimum survival rate at the end of the five-year period shall be 50% of the mitigation trees within the riparian preserve or a total of 213 trees. The minimum survival rate at the end of the five-year period shall be 70% of the mitigation trees within the oak preserve or a total of 38 trees.

Performance criteria for surviving trees shall include the following:

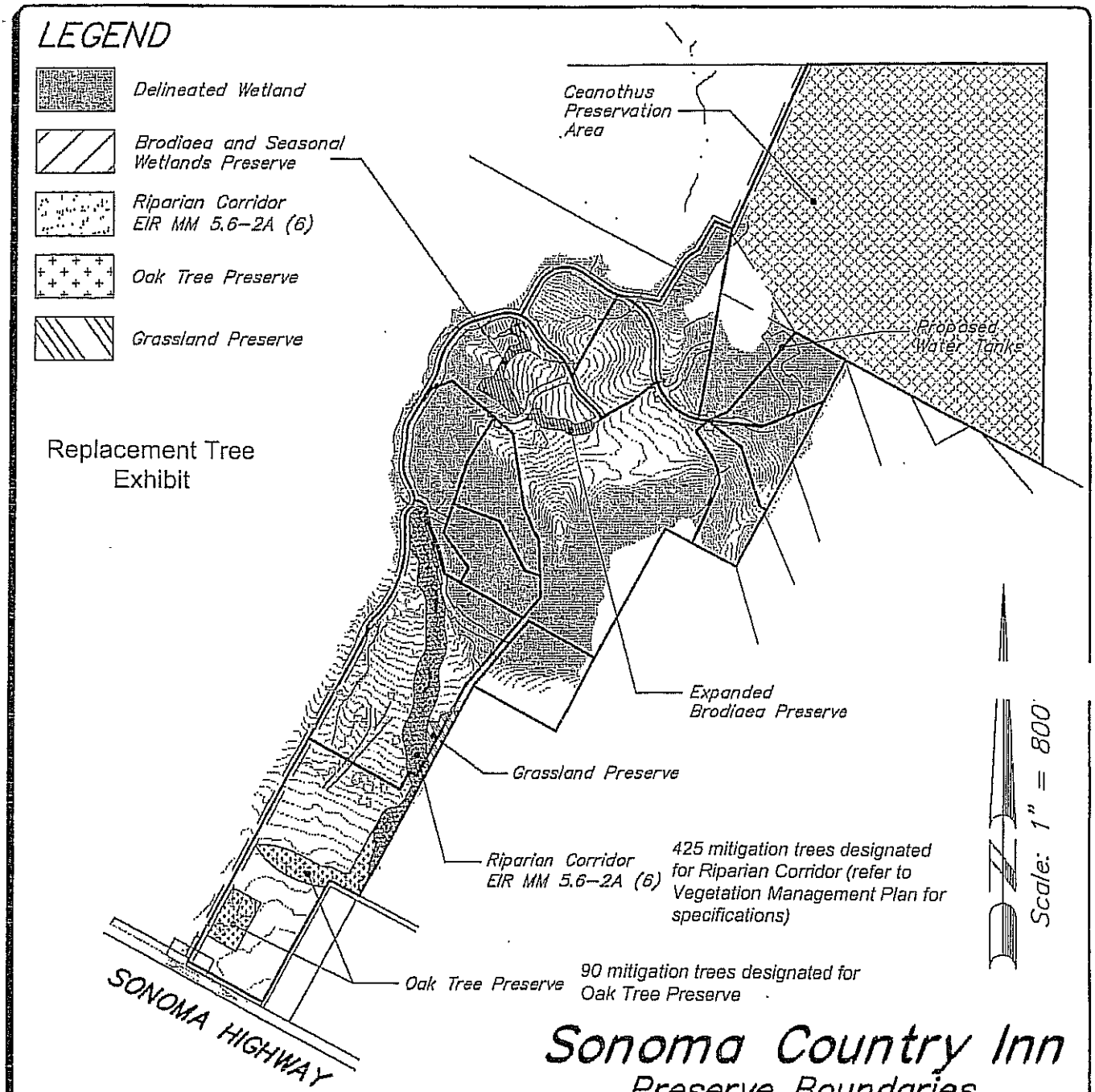
1.) Trees shall exhibit normal vigor and exhibit annual growth rates normal for the tree species.
2.) Trees shall be free of any serious pest or disease issues.
3.) Trees shall have a well-established root system with no indication of circling, kinked, or defective roots.
4.) Trees shall have normal trunk taper and be able to stand with no supplemental staking.

In the event that replacement trees are required, these trees shall be monitored for a period of three years from the time of the replacement planting. All replacement trees shall meet the performance criteria at the end of the three-year period.

Figure 1. Native Tree Seedling Planting Detail



1 oak seedling planting detail- herbivore protection and weed control
not to scale



Sonoma Country Inn

Preserve Boundaries

7935 Sonoma Highway, Kenwood, Ca.
APN 051–020–043, 045

PROFESSIONAL LAND SURVEYOR
PAUL M. BROWN
No. PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA

Paul M. Brown, PLS 5087
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Job No. 00200 APN 051–020–043, 045 January 2007 Sheet 1 of 7

4.0 General Management within the Project Area

The following provisions will be adhered to within the Project Area, including areas outside the designated Preserves.

- Any graded slopes in Preserves, along road cuts, and around parking lots will be reseeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass (*Nassella pulchra*), to increase the diversity of the grassland cover.

- Highly invasive annuals typically used for erosion control will not be used.

- Non-native ornamental species used in landscape plantings will be restricted to the immediate vicinity of development, including building envelopes on residential lots. Non-native invasive species that may spread into adjacent undeveloped areas will be prohibited in landscaping plans.

Non-native invasive species included in the California Invasive Plant Council (Cal IPC) List A and List B will be prohibited in landscape plans. Future maintenance of common areas will prevent or control undesirable species including: blue gum eucalyptus *(Eucalyptus globulus)*, acacia *(Acacia* spp.), pampas grass *(Cortaderia selloana)*, broom *(Cytisus* spp. and *Genista* spp.), gorse *(Ulex europaeus)*, bamboo *(Bambusa* spp.), giant reed *(Arundo donax)*, English ivy *(Hedera helix)*, German ivy *(Senecio mikanioides)*, Himalayan blackberry *(Rubus discolor)*, cotoneaster *(Cotoneaster pannosus)*, fennel *(Foeniculum vulgare)*, yellow star thistle, purple star thistle *(Centaurea calcitrapa)*, and periwinkle *(Vinca* sp.). Invasive plant species included in the Cal IPC List A or List B that could threaten the integrity of natural plant populations and sensitive communities will be removed. Invasive plants will be controlled indirectly through prohibiting use in landscaping and directly through maintenance activities. Invasive plant control will focus primarily on broom and yellow star thistle, but will address other species as necessary. Effective management will require the control of the current population and suppression of seed production combined with the establishment of desirable native vegetation. Weeds will be disposed of at a landfill, with no vehicle equipment operation within the Preserve. Guidelines and techniques for control of other listed invasive species can be found in the *Weed Worker's Handbook* published by the Watershed Project and the California Invasive Plant Council (www.cal-ipc.org).

Yellow Star Thistle

Yellow star thistle is an annual that blooms from May through October. Seed output can be as high as 30,000 seeds per square meter, with about 95 percent of the seed being viable soon after dispersal. Most seeds germinate within a year of dispersal, but some can remain viable in the soil for more than three years. Seeds germinate from fall through spring. After germinating, the plant initially allocates most resources to root development. This allows yellow star thistle to out compete other species during the drier summer months when moisture availability is limited near the soil surface. Effective management requires control of the current population and suppression of seed production, combined with establishment of competitive, desirable vegetation.

Hand removal may be used to control small infestations. Pull or dig individual plants by hand in May through June when plants are bolting, or as soon as possible afterwards. Cutting lateral roots and loosening the soil around the base of the plant makes it easier to pull. Survey weeded areas and pull re-emerging plants again in August or September.

Mowing can be used to manage larger infestations of yellow star thistle, provided it is well timed and repeated as needed. Mowing too early can encourage greater seed production so the timing of removal is crucial. If there are no buds, it is too early. If most of the flowers have bloomed and they are losing their bright yellow color, it is too late. Plants should be mowed with a brushcutter or other cutting tool after the plants have bolted and a small fraction of the buds have started to bloom (when two percent of flowers show a yellow color). Plants should be mowed close enough to the ground to get the lowest buds; the goal should be to leave one to two inches above ground. Monitor for re-sprouts four to six weeks later; mowing may need to be repeated a second and third time at four to six week intervals..

Mowing is most effective when soil moisture is low and no irrigation or rainfall follows mowing. This results in less re-growth of the star thistle than if it is mowed earlier. However, if soil moisture is still adequate, yellow star thistle will re-sprout.

Clippings from mowing can be left on-site as long as they do not contain seeds. The clippings can protect the soil from reinfestation by other invasive species and can also discourage yellow star thistle seedlings by providing additional shade. Thus, plants with only buds and young, pale yellow flowers can be left on the ground. Once flowers turn a darker yellow however, pulled plants should be bagged since they may produce viable seed.

Cultivation effectively controls seedlings of yellow star thistle. The most effective time to begin cultivation is during the fall rains when yellow star thistle first begins to germinate. Repeated cultivations are generally needed to control each new flush of seedlings.

A removal program should last at least three years and probably longer, though at lower intensity. Weeded and adjacent areas should be monitored for new infestations. Control practices can reduce yellow star thistle populations, but in the absence of competition, star thistle will often re-establish. Effective management requires that desirable plant species be encouraged or planted and managed to prevent yellow star thistle germination or growth. To encourage the growth of desirable native vegetation, mowing or hand removal would ideally occur after native species have set seed but before yellow star thistle is in full flower. Seeding or planting with native species after control efforts will also help to prevent the re-establishment of yellow star thistle.

Broom Species

Three broom species (French broom, Scotch broom and Spanish broom) are invasive shrubs that grow in grasslands, scrub, and woodland habitat. They are perennials that can reproduce from seed or from cuttings. Yellow flowers generally open in late spring to early summer (March to June), and a second flowering may occur in the fall. During the end of the summer, in August and September, brown seedpods burst open and seeds are shot out into the soil. Broom can produce 2,000 to 3,500 seedpods per bush, with each seedpod containing several seeds. Further, broom seeds persist and can stay viable for up to five years and potentially for decades. Broom seeds often germinate with early winter rains, establishing a flush of new seedlings from December to July. Broom has many characteristics of a species adapted to disturbance: it grows rapidly; flowers at a young age (as young as two years old); has a long life span (up to seven years); a long lasting seed bank; and individuals can re-sprout from the base. As a result, repeated treatments conducted over many years are required to effectively reduce or eradicate this invasive weed.

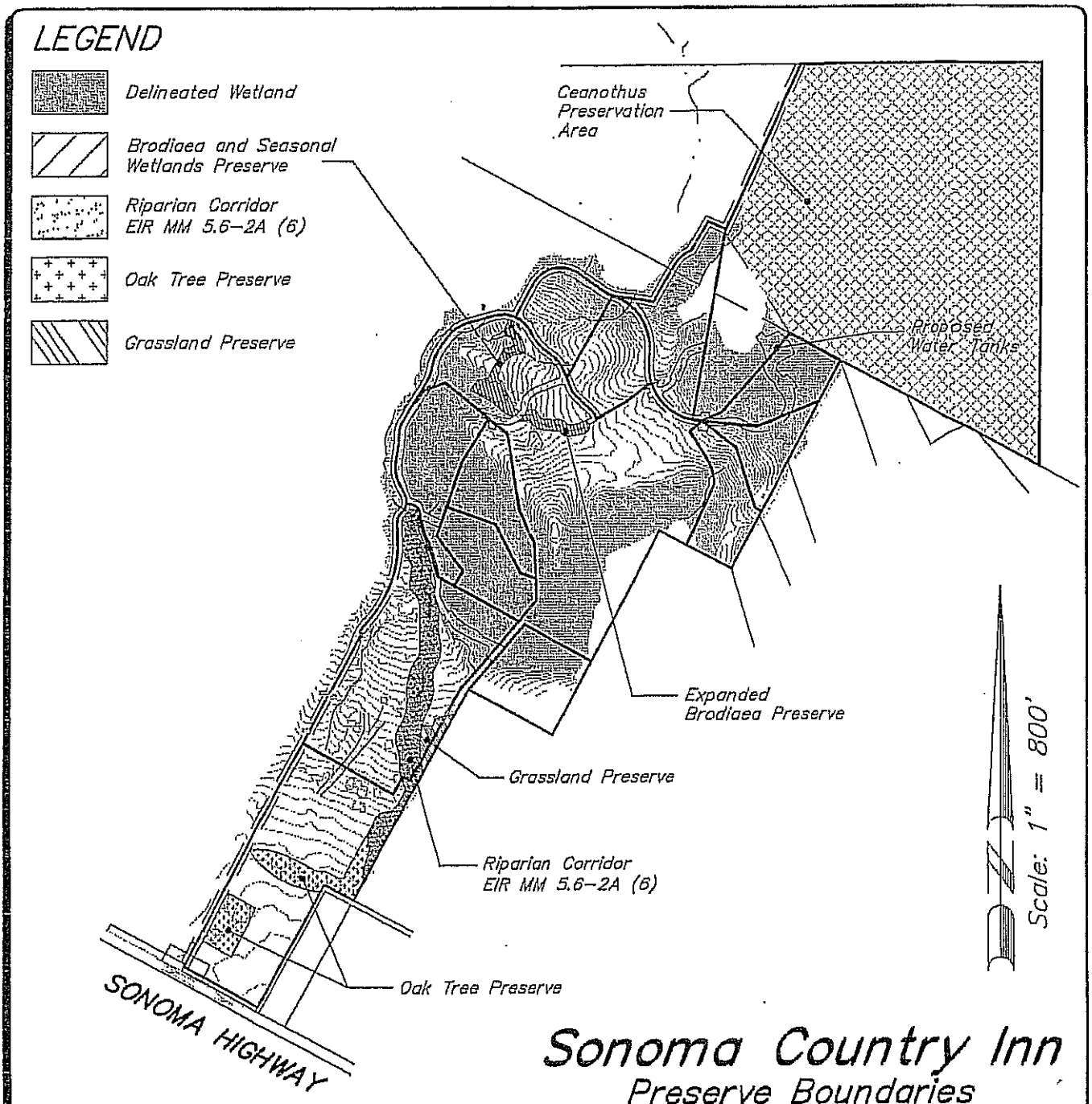
Hand removal may be used to destroy young broom plants and seedlings and small infestations. However, removal of larger mature plants will require the use of a specialized tool called a weed wrench, which acts as a lever to pull the entire plant out, including roots, so that re-sprouting does not occur.

Cutting should be employed where broom individuals are too large to pull. Cutting minimizes soil disturbance and requires tools such as brush cutters, power saws, axes, machetes, hand pruners, loppers, and clippers. Stems should be cut as close to the ground as possible to reduce its ability to re-sprout. Cut broom at or below ground level in late July or September, after broom has set seed and when soil moisture is at its lowest. This will increase the mortality of adult plants and decrease re-sprouting because nutrient reserves are at their lowest. The warm, cleared soil will stimulate seedling germination and repeated cutting will gradually deplete the seed bank.

Re-sprouting stumps should be cut again the following year, either in late spring or the dry season. Repeat this treatment annually until the plant's energy sources are depleted. Seedlings should be mowed the following summer using a brush-cutter. At this stage, seedlings are still vulnerable and can be killed by cutting the stems at or below the root crown. Treatments should be repeated until the seed bank is depleted. Wherever mature plants have been removed, emerging seedlings will also have to be removed for at least the next five to eight years and probably longer.

Broom should be cleared from the site or stacked in piles to increase light penetration to the soil. This will flush out the seedlings, deplete the seed bank, and allow easier access for follow-up treatments. Pulled plants that have not gone to seed can be piled on-site to decompose. Plants that have gone to seed should be piled on tarps or bagged to reduce the number of seeds falling to the ground and germinating. Tarps should be visited annually and eventually removed when materials have decomposed.

APPENDIX A – Campagna Resort Preserve Boundary Maps, Sheets 1 – 7 and Legal Descriptions



Sonoma Country Inn

Preserve Boundaries

7935 Sonoma Highway, Kenwood, Ca.
APN 051–020–043, 045

PROFESSIONAL LAND SURVEYOR
PAUL M. BROWN
No. PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA

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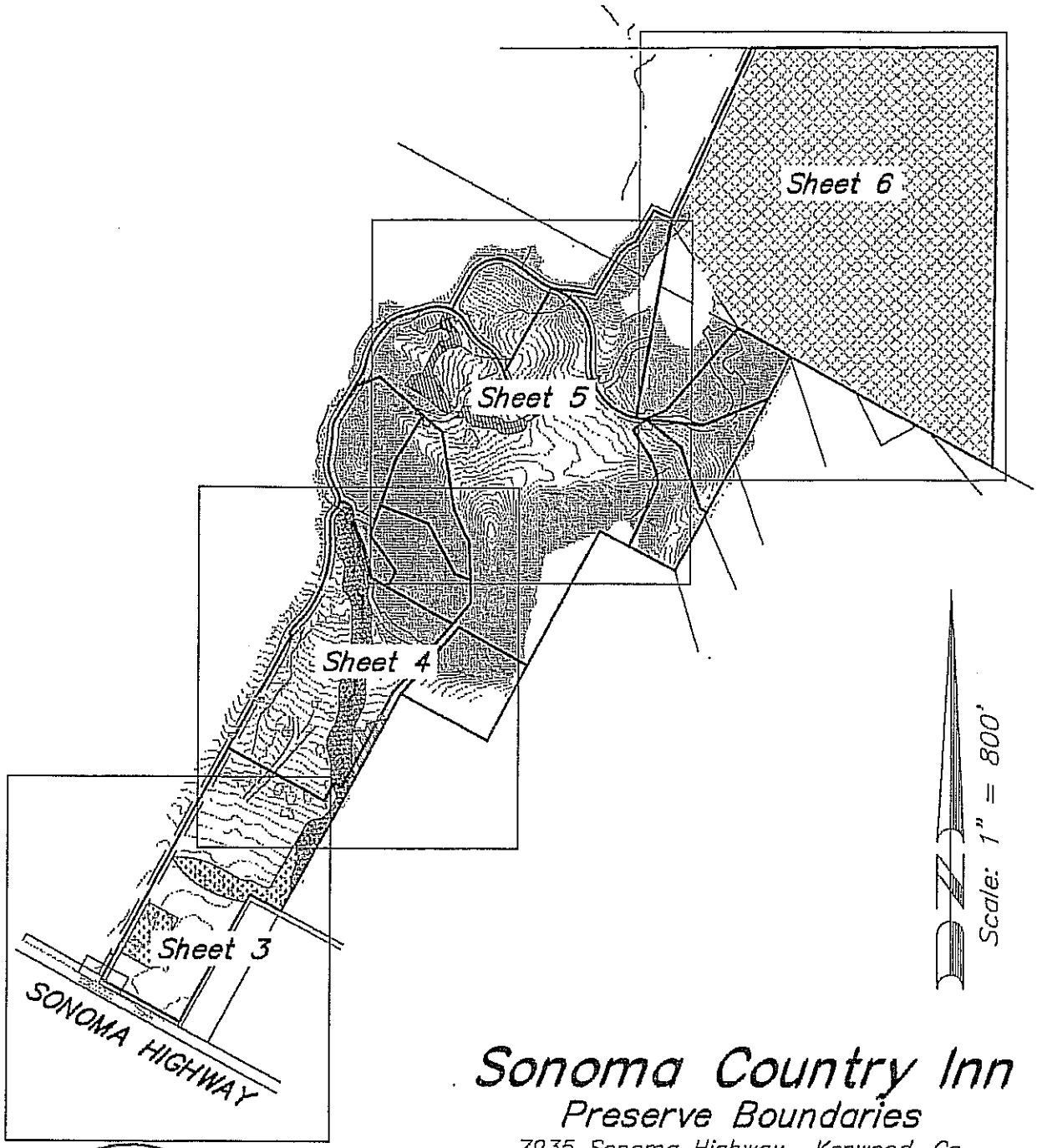
Santa Rosa, CA 95401
707 526 2664
Fax: 707 526 2665

Job No. 00200 APN 051–020–043, 045 January 2007 Sheet 1 of 7



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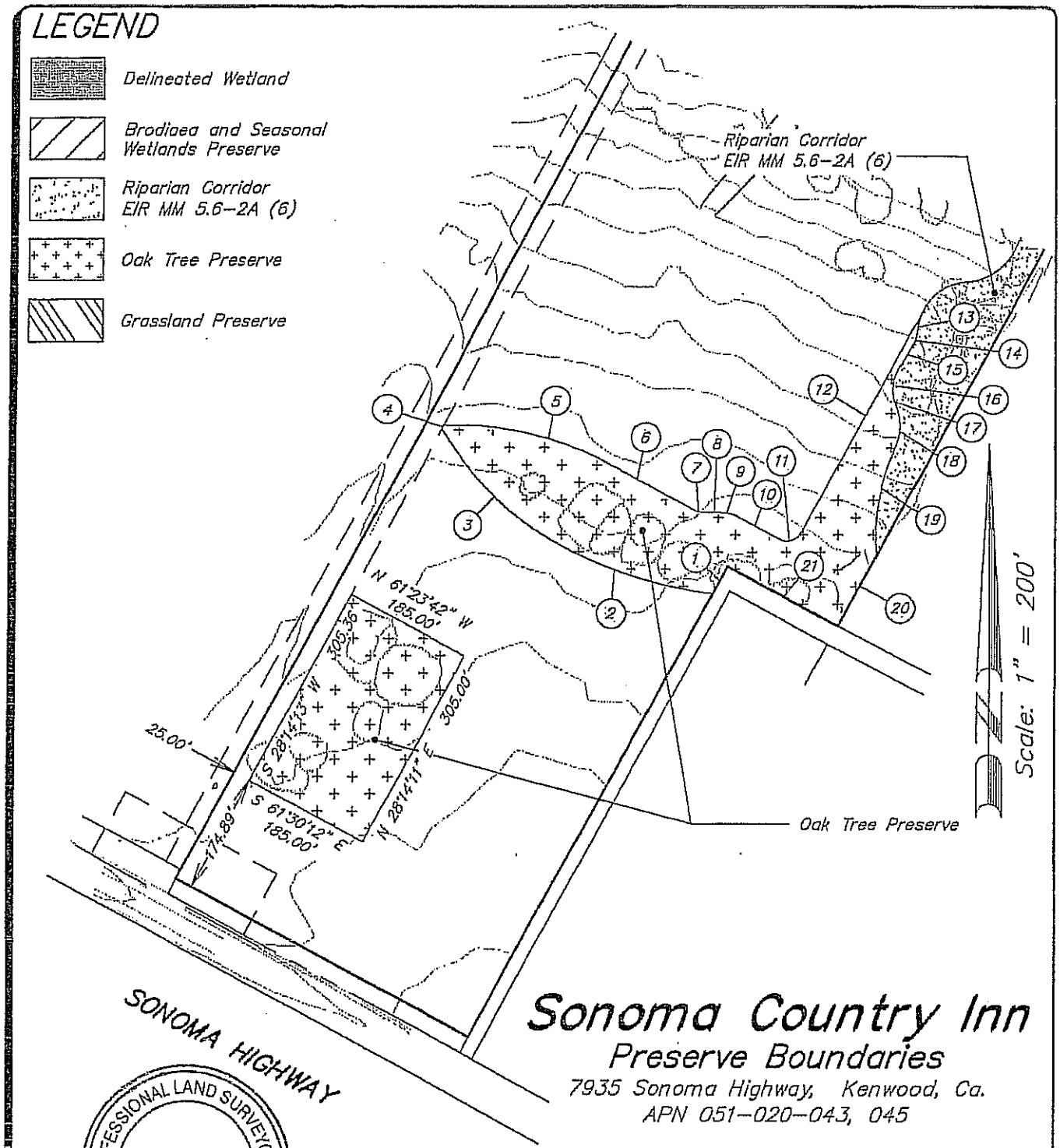

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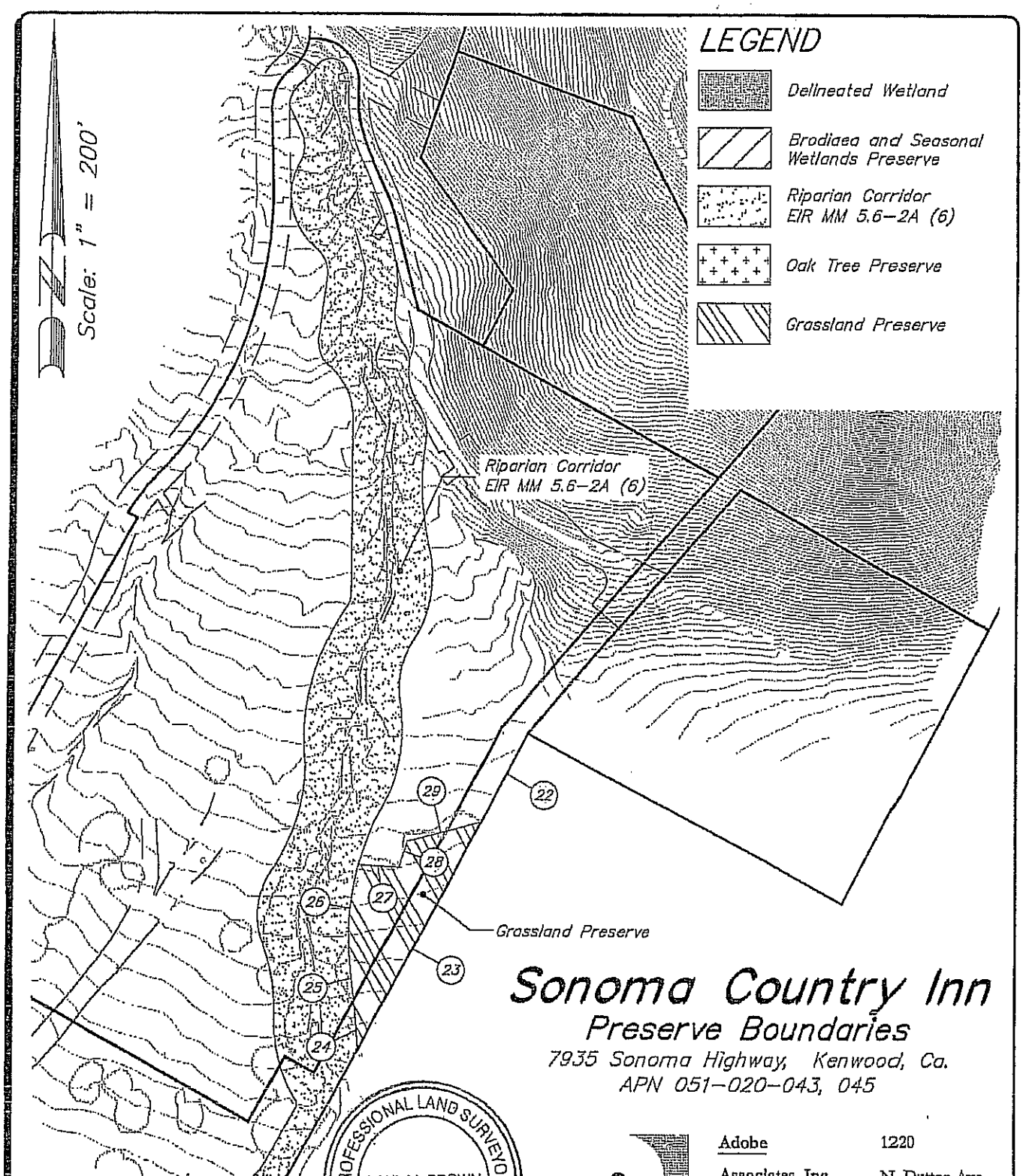

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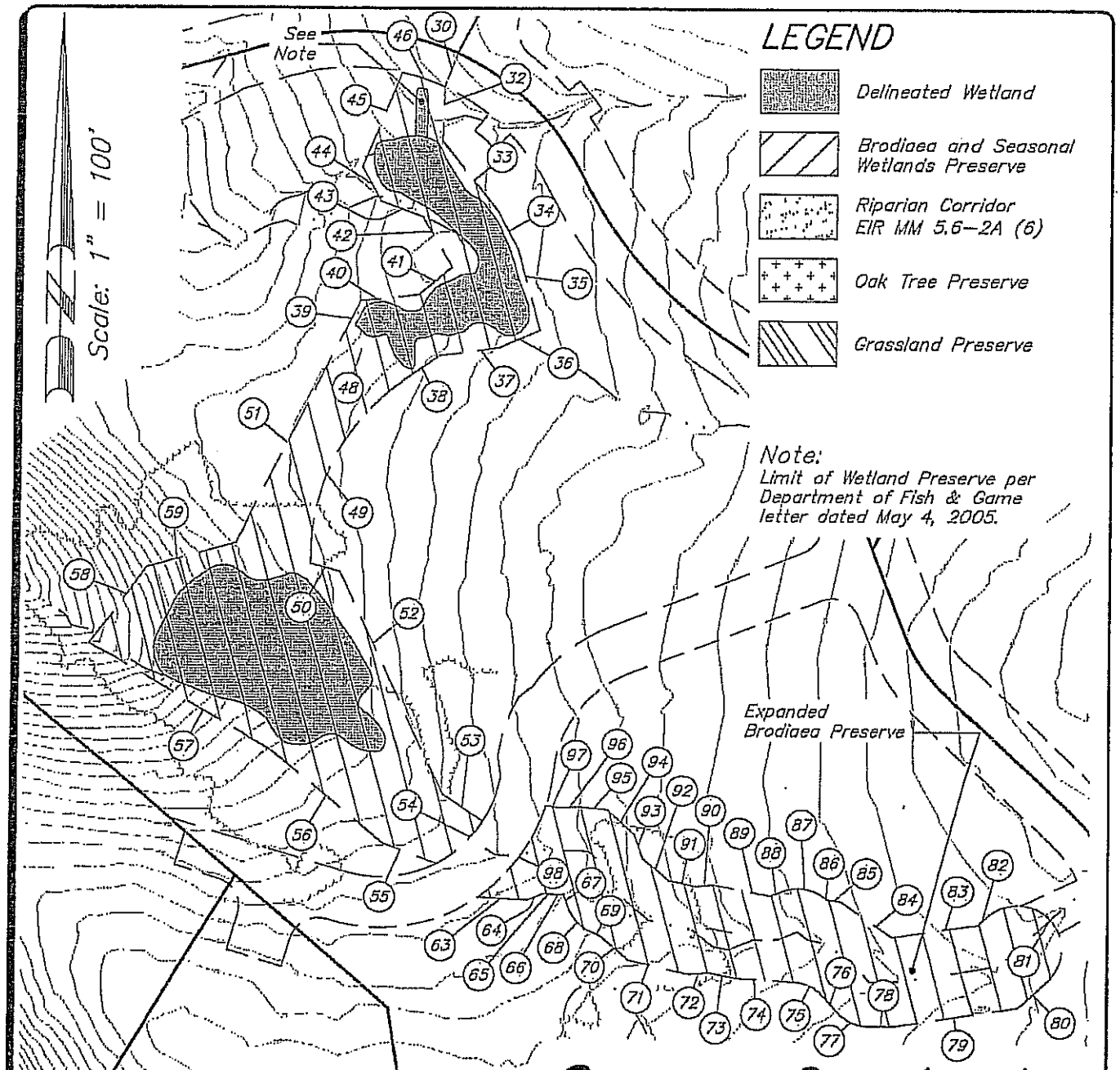

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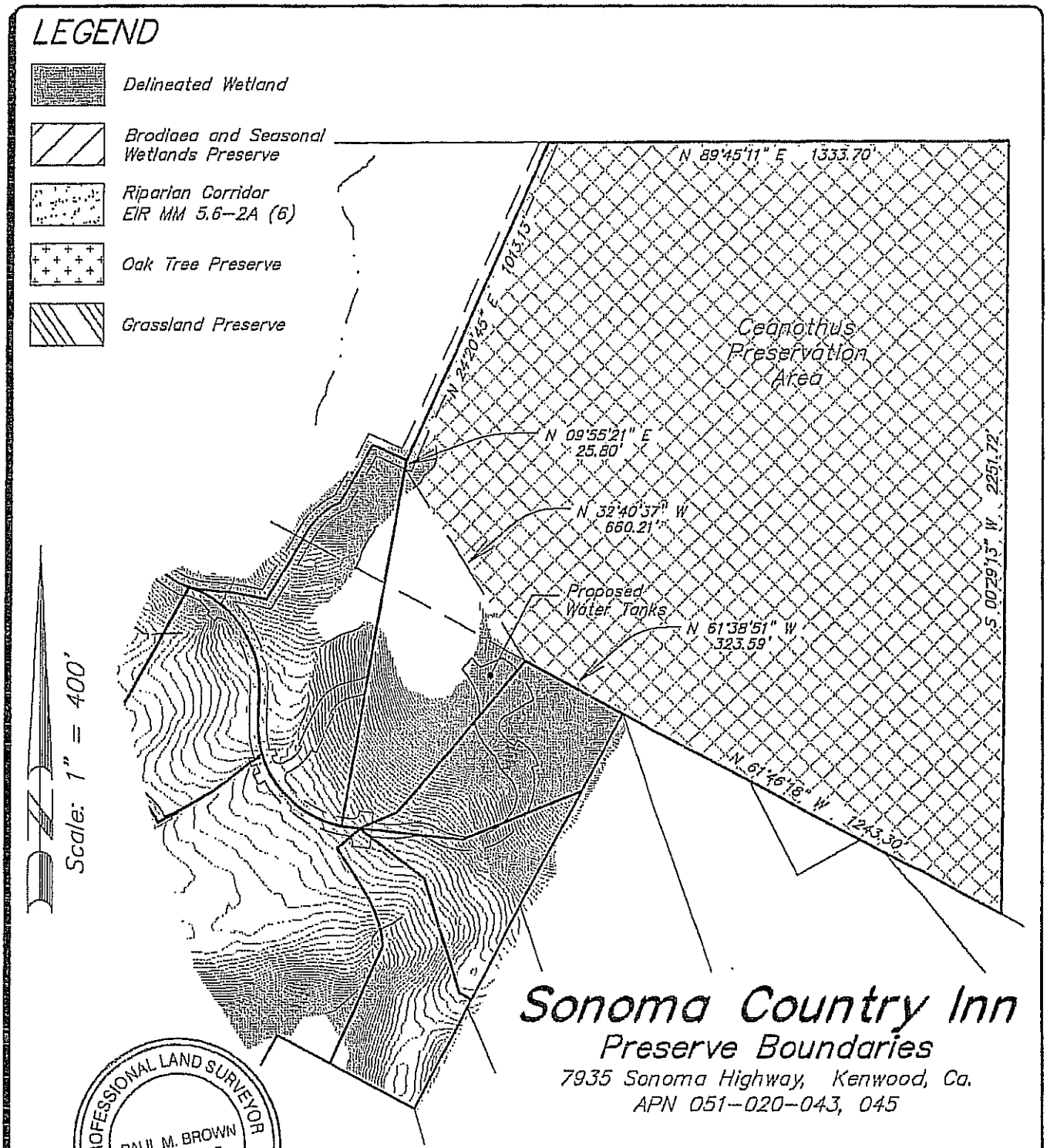
Job No. 00200 APN 051-020-043, 045 January 2007 Sheet 5 of 7



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Job No. 00200 APN 051-020-043, 045 January 2007 Sheet 6 of 7

1	S 28°32'42" W	45.00'	
2	R=614.76'	D=20°05'13"	L=215.53'
3	R=460.55'	D=32°14'00"	L=259.09'
4	N 28°24'49" E	5.99'	
5	R=460.55'	D=32°15'40"	L=259.32'
6	S 61°34'45" E	123.66'	
7	R=50.00'	D=29°06'43"	L=25.41'
8	N 89°18'31" E	19.10'	
9	R=50.00'	D=28°39'22"	L=25.01'
10	S 62°02'06" E	69.07'	
11	R=25.00'	D=89°31'24"	L=39.06'
12	N 28°26'29" E	353.76'	
13	R=75.00'	D=16°36'31"	L=21.74'
14	R=55.00'	D=28°21'58"	L=27.23'
15	S 31°56'43" W	33.72'	
16	R=55.00'	D=50°18'05"	L=48.29'
17	S 18°21'22" E	16.69'	
18	R=70.34'	D=40°21'23"	L=49.54'
19	R=299.22'	D=31°10'43"	L=162.83'
20	S 28°26'29" W	115.50'	
21	N 62°02'06" W	182.25'	
22	S 28°26'29" W	151.90'	
23	S 28°26'29" W	385.03'	
24	R=995.29'	D=2°55'18"	L=50.75'
25	R=6507.93'	D=0°37'13"	L=70.45'
26	R=400.00'	D=22°11'14"	L=154.90'
27	S 86°46'49" E	60.18'	
28	N 18°13'25" E	41.14'	
29	N 75°24'59" E	114.34'	
30	S 20°57'15" W	25.04	
31	Not Used		
32	S 01°40'00" W	37.89'	
33	S 39°12'00" E	64.08'	
34	S 27°54'00" E	28.41'	
35	S 15°14'00" E	57.44'	
36	S 66°15'25" E	30.18'	
37	S 82°26'00" W	42.52'	
38	S 55°27'00" W	29.58'	
39	N 26°52'20" E	27.33'	
40	N 84°00'00" E	39.86'	
41	N 50°00'00" E	30.00'	
42	N 30°29'00" W	40.00'	
43	N 70°00'00" W	30.91'	
44	N 29°02'40" W	26.87'	
45	N 22°01'45" E	71.30'	
46	R=150.00'	D=4°29'07"	L=11.74'
47	Not Used		
48	N 54°49'45" W	52.00'	
49	R=145.00'	D=58°08'10"	L=147.13'
50	N 75°00'00" W	20.67'	
51	N 26°52'20" E	186.80'	
52	S 25°00'00" E	169.78'	
53	S 57°02'00" E	33.69'	
54	R=85.00'	D=29°43'47"	L=44.10'
55	N 69°47'00" W	40.00'	
56	N 50°00'00" W	100.00'	
57	N 60°00'00" W	146.67'	
58	N 36°00'00" E	65.06'	
59	N 75°00'00" W	65.00'	
60	Not Used		
61	N 46°54'40" E	61.30'	
62	N 75°37'39" E	65.52'	
63	S 86°59'51" E	33.96'	
64	N 67°32'42" E	12.42'	
65	S 82°22'33" E	6.15'	
66	N 88°44'38" E	7.33'	
67	S 19°12'51" E	8.94'	
68	R=30.00'	D=49°34'27"	L=25.96'
69	S 68°47'18" E	5.83'	
70	S 50°14'09" E	25.80'	
71	S 77°28'22" E	42.28'	
72	N 85°11'07" E	13.38'	
73	S 79°12'00" E	19.78'	
74	S 87°05'39" E	39.65'	
75	R=30.00'	D=44°48'56"	L=23.47'
76	S 42°16'45" E	13.63'	
77	R=30.00'	D=47°34'43"	L=24.91'
78	S 89°51'26" E	17.29'	
79	N 81°04'20" E	83.73'	
80	N 47°37'53" E	26.42'	
81	R=30.00'	D=180°00'01"	L=94.25'
82	S 47°37'53" W	8.98'	
83	S 81°11'47" W	57.61'	
84	N 55°04'46" W	42.43'	
85	N 79°39'15" W	10.44'	
86	N 50°48'22" W	1.05'	
87	R=30.00'	D=61°11'13"	L=32.04'
88	S 68°00'24" W	8.62'	
89	N 79°12'00" W	40.00'	
90	S 85°11'07" W	12.54'	
91	N 77°30'23" W	18.45'	
92	N 50°14'09" W	23.76'	
93	N 19°12'51" W	17.10'	
94	N 48°45'11" W	25.71'	
95	N 84°37'14" W	18.58'	
96	S 88°44'38" W	15.21'	
97	N 82°22'33" W	8.56'	
98	R=120.00'	D=38°11'16"	L=79.98'

PROFESSIONAL LAND SURVEYOR
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Sonoma Country Inn
Preserve Boundaries

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BRODIAEA & WETLAND PRESERVE

PARCEL ONE

Beginning at a point that bears S 20°57'15" W, 25.04 feet from an angle point on the northwesterly line of the lands of ST Investors, LLLP, an Arizona limited liability limited partnership and Campagna Land, L.P., a California limited partnership as said lands are described by deed recorded April 24, 2005, under Document Number 2005-071947, Sonoma County Records, said angle point being the intersection of the courses "along a curve to the right having a radius of 175.00 feet, along said curve 119.63 feet, through a central angle of 39°10'05", and N 28°44'27" E, 202.11 feet; thence, from said point of beginning S 01°40'00" W, 37.89 feet; thence S 39°12'00" E, 64.07 feet; thence S 27°54'00" E, 28.41 feet; thence S 15°14'00" E, 57.44 feet; thence S 66°15'25" W, 30.18 feet; thence S 82°26'00" W, 42.52 feet; thence S 55°27'00" W, 29.58; thence along the arc of a curve to the left, tangent to then last preceding course, with a radius of 145.00 feet, through a central angle of 58°08'10", an arc length of 147.13 feet; thence S 75°00'00" E, 21.19 feet; thence S 25°00'00" E, 169.47 feet; thence S 57°02'00" E, 34.44 feet; thence along the arc of a curve to the right, from a tangent that bears S 32°57'59" W, with a radius of 85.00 feet, through a central angle of 29°43'47", an arc length of 44.10 feet, to a point designated "A"; thence N 69°47'00" W, 40.00 feet; thence N 50°00'00" W, 100.32 feet; thence N 60°00'00" W, 146.35 feet; thence N 36°00'00" E, 65.00 feet; thence N 75°00'00" E, 65.00 feet; thence N 26°52'20" E, 186.80 feet; thence N 84°00'00" E, 39.86 feet; thence N 50°00'00" E, 30.00 feet; thence N 30°29'00" W, 40.00 feet; thence N 70°00'00" W, 30.91 feet; thence N 29°02'40" W, 26.87 feet; thence N 22°01'45" E, 71.30 feet; thence along the arc of a curve to the right, from a tangent that bears S 77°30'52" E, with a radius of 150.00 feet, through a central angle of 11°54'23", an arc length of 31.17 feet, to the point of beginning.
Affecting an area of 1.06 acres, more or less.

Affects APN 051-020-056 & 057

PARCEL TWO

Beginning at a point that bears S 51°49'26" E, 37.36 feet from the point "A" referenced in Parcel One above; thence from said point of beginning, along the arc of a curve to the left, from a tangent that bears N 55°16'18" E, with a radius of 120.00 feet, through a central angle of 37°37'33", an arc length of 78.80 feet; thence S 82°22'33" E, 8.56 feet; thence N 88°44'38" E, 15.21 feet; thence S 84°37'14" E, 18.58 feet; thence S 48°45'11" E, 25.71 feet; thence S 19°12'51" E, 18.45 feet; thence S 67°10'56" E, 2.38 feet; thence S 50°14'09" E, 20.32 feet; thence S 77°30'23" E, 18.45 feet; thence N 85°11'07" E, 12.54 feet; thence S 79°12'00" E, 40.00 feet; thence N 68°00'24" E, 8.62 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 30.00

feet, through a central angle of 61°11'13", an arc length of 32.04 feet; thence S 50°48'22" E, 1.05 feet; thence S 79°39'15" E, 10.44 feet; thence S 55°04'46" E, 42.43 feet; thence N 81°11'47" E, 57.61 feet; thence N 47°37'53" E, 8.98 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 30.00 feet, through a central angle of 180°00'00", an arc length of 94.25 feet; thence S 47°37'53" W, 26.42 feet; thence S 81°04'20" W, 83.73 feet; thence N 89°51'26" W, 17.29 feet; thence the arc of a curve to the right, from a tangent that bears N 89°51'27" W, with a radius of 30.00 feet, through a central angle of 47°34'41", an arc length of 24.91 feet; thence N 42°16'45" W, 12.96 feet; thence N 55 °04'46" W, 14.72 feet; thence N 79°39'15" W, 10.76 feet; thence N 87 °05'39" W, 38.13 feet; thence N 79°12'00" W, 42.28 feet; thence N 50°14'09" W, 25.80 feet; thence N 68°47'18" W, 5.83 feet; thence along the arc of a curve to the right, from a tangent that bears N 42°16'43" W, with a radius of 30.00 feet, through a central angle of 49°434'27", an arc length of 25.96 feet; thence N 19°12'51" W, 8.94 feet; thence S 88°44'38" W, 7.33 feet; thence S 82°22'33" W, 6.15 feet; thence S 67°32'42" W, 12.42 feet; thence N 86°59'51" W, 31.73 feet; thence N 57°45'30" W, 1.48 feet, to the point of beginning.
Affecting 0.56 acres, more or less.

Affects APN 051-020-056

The basis of bearings of this description is N 28°14'16" E, being the bearing of the monumented southerly course of the northwesterly line described in that Lot Line Adjustment deed recorded May 24, 2005 under Document Number 2005-071495, Sonoma County Records, filed pursuant to PLP01-0006.

Prepared by: [redacted]
Paul M. Brown, PLS 5087
My license expires 06/30/09

PROFESSIONAL LAND SURVEYOR
PAUL M. BROWN
No. PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA

GRASSLAND PRESERVE

Beginning at a point on the southeasterly line of the lands of ST Investors, LLLP, an Arizona limited liability limited partnership and Campagna Land, L.P., a California limited partnership as said lands are described by deed recorded April 24, 2005, under Document Number 2005-071945, Sonoma County Records, from which point a 60 inch diameter Fir tree, marking an angle point in said southeasterly line, bears N 28°26'29" E, 151.90 feet, and a ¾ inch untagged iron pipe, marking an angle point in said southeasterly line, bears S 28°26'29" W, 1187.25 feet; thence from said point of beginning and along said southeasterly line, S 28°26'29" W, 385.04 feet; thence leaving said southeasterly line, along the arc of a curve to the left, from a tangent that bears N 03°00'43" W, with a radius of 995.29 feet, through a central angle of 2°55'18", an arc length of 50.75 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 6507.93 feet, through a central angle of 0°37'13", an arc length of feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 400.00 feet, through a central angle of 22°11'14", an arc length of 154.90 feet; thence S 86°46'49" E, 60.18 feet; thence N 18°13'25" E, 41.14 feet; thence N 75°24'59" E, 114.34 feet, to the point of beginning.
Affecting an area of 0.62 acres, more or less.

Affecting APN 051-020-055 & 056

The basis of bearings of this description is N 28°14'16" E, being the bearing of the monumented southerly course of the northwesterly line described in that Lot Line Adjustment deed recorded May 24, 2005 under Document Number 2005-071495, Sonoma County Records, filed pursuant to PLP01-0006.

Prepared by [redacted]
Paul M. Brown, PLS 5087
My license expires 06/30/09

PROFESSIONAL LAND SURVEYOR
PAUL M BROWN
No. PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA

OAK WOODLAND PRESERVE

PARCEL ONE

Beginning at a point that bears N 28°14'16" E, 200.13 feet and S 61°45'447" E, 25.00 feet from a ¾ inch untagged iron pipe marking a point that bears S 28°14'16" W, 0.13 feet from the most easterly corner of the lands of ST Investors, LLLP, an Arizona limited liability limited partnership and Campagna Land, L.P., a California limited partnership as said lands are described by deed recorded April 24, 2005, under Document Number 2005-071945, Sonoma County Records; thence from said point of beginning N 28°14'16" E, 305.00 feet; thence S 61°45'44" E, 185.00 feet; thence S 28°14'16" W, 305.00 feet; thence N 61°45'44" W, 185.00 feet, to the point of beginning.
Affecting an area of 1.30 acres, more or less.

Affects a portion of APN 051-020-056

PARCEL TWO

Beginning at an untagged iron pipe marking and angle point in the southeasterly line of the lands of ST Investors, LLLP, an Arizona limited liability limited partnership and Campagna Land, L.P., a California limited partnership as said lands are described by deed recorded April 24, 2005, under Document Number 2005-071945, Sonoma County Records, between the courses N 62°00'36" W, 182.23 feet and S 28°33'03" W, 800.31 feet; thence from said point of beginning and along said southeasterly line, S 28°32'42" W, 45.00 feet; thence leaving said southeasterly line, along the arc of a curve to the right, from a tangent that bears N 83°09'24" W, with a radius of 614.76 feet, through a central angle of 20°05'13", an arc length of 215.53 feet; thence along the arc of a curve to the right, tangent with last preceding course, with a radius of 460.55 feet, through a central angle of 32°14'00", an arc length of 259.09 feet; thence N 28°14'16" E, 5.98 feet; thence along the arc of a curve to the right, from a tangent that bears N 87°28'48" E, with a radius of 460.55 feet, through a central angle of 32°15'50", an arc length of 259.34 feet; thence S 61°34'45" E, 123.66 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 50.00 feet, through a central angle of 29°06'43", an arc length of 25.41 feet; thence N 89°18'31" E, 19.10 feet; thence along the arc of a curve to right, tangent with the last preceding course, with a radius of 50.00 feet, through a central angle of 28°39'22", an arc length of 25.01 feet; thence S 62°02'06" E, 69.07 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 25.00, through a central angle of 89°31'24", an arc length of 39.06 feet; thence N 28°26'29" E, 353.76 feet; thence along the arc of a curve to the right, from a tangent that bears S 20°11'16" W, with a radius of 75.00 feet, through a central angle of 16°36'31", an arc length of 21.74 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 55.00 feet, through an central angle of 28°21'58", an arc length of 27.23 feet; thence S 31°56'43" W, 33.72 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 55.00 feet, through a central angle of 50°18'05", an arc length of 48.29

feet; thence S 18°21'22" E, 16.69 feet; thence along the arc of a curve to the right, from a tangent that bears S 16°47'04" E, with a radius of 70.34 feet, through a central angle of 40°21'23", an arc length of 49.54; thence along the arc of a curve to the left, from a tangent that bears S 25°31'06" W, with a radius of 299.22 feet, through a central angle of 31°10'43", an arc length of 162.83 feet, to a point in the herein above referenced southeasterly; thence along said southeasterly line, S 28°26'29" W, 115.50 feet, to an untagged iron pipe marking an angle point in said southeasterly line; thence N 62°02'06" W, 182.25 feet, to the point of beginning.
Affecting an area of 1.93 acres, more or less.

Affects a portion of APN 051-020-056

The basis of bearings of this description is N 28°14'16" E, being the bearing of the monumented southerly course of the northwesterly line described in that Lot Line Adjustment deed recorded May 24, 2005 under Document Number 2005-071495, Sonoma County Records, filed pursuant to PLP01-0006.

Prepared by: [redacted]
Paul M. Brown, PLS 5087
My license expires 06/30/09

PROFESSIONAL LAND SURVEYOR
PAUL M. BROWN
No. PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA

RIPARIAN CORRIDER

Beginning at a point on the southeasterly line of the lands of ST Investors, LLLP, an Arizona limited liability limited partnership and Campagna Land, L.P., a California limited partnership as said lands are described by deed recorded April 24, 2005, under Document Number 2005-071945, Sonoma County Records, from which point a 60 inch diameter Fir tree, marking an angle point in said southeasterly line, bears N 28°26'29" E, 1223.64 feet, and a ¾ inch untagged iron pipe, marking an angle point in said southeasterly line, bears S 28°26'29" W, 115.36 feet; thence from said point of beginning, along the arc of a curve to the right, from a tangent that bears N 5°39'37" W, with a radius of 299.22 feet, through a central angle of 31°10'43", an arc length of 162.83 feet; thence along the arc of a curve to the left, from a tangent that bears N 23°44'18" E, with a radius of 70.34 feet, through a central angle of 40°21'23", an arc length of 49.54 feet; thence N 18°21'22" W, 16.69 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 55.00 feet, through a central angle of 50°18'05", an arc length of 48.29 feet; thence N 31°56'43" E, 33.72 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 55.00 feet , through a central angle of 28°21'58", an arc length of 27.23 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 75.00 feet, through a central angle of 82°57'48", an arc length of 108.60 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 80.00 feet, through a central angle of 58°07'18", an arc length of 81.15 feet; thence N 28°25'15" E, 92.14 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 10.00 feet, through a central angle of 58°04'01", an arc length of 10.13 feet; thence along the arc of a curve to the right, from a tangent that bears N 29°42'01" W, with a radius of 249.17 feet, through a central angle of 31°38'35", an arc length of 137.61 feet; thence along the arc of a curve to the left, from a tangent that bears N 01°53'19" E, with a radius of 270.00 feet, through a central angle of 21°47'48", an arc length of 102.71 feet; thence along the arc of a curve to the right, from a tangent that bears N 20°48'45" W, with a radius of 121.14 feet, through a central angle of 54°18'28", an arc length of 114.82 feet; thence along the arc of a curve to the left, from a tangent that bears N 32°42'00" E, with a radius of 297.99 feet, through a central angle of 31°48'16", an arc length of 165.41 feet; thence along the arc of a curve to the right, from a tangent that bears N 07°05'22" W, with a radius of 343.36 feet, through a central angle of 42°06'42", an arc length of 252.36 feet; thence along the arc of a curve to the left, from a tangent that bears N 28°56'52" E, with a radius of 43.60 feet, through a central angle of 30°57'11", an arc length of 23.56 feet; thence N 00°00'54" E, 258.50 feet; thence along the arc of a curve to the left, from a tangent that bears N 00°20'04" E, with a radius of 99.46 feet, through a central angle of 49°25'26", an arc length of 85.80 feet; thence along the arc of a curve to the right, from a tangent that bears N 48°56'52" W, with a radius of 50.00 feet, through a central angle of 56°11'52", an arc length of 49.04 feet; thence N 07°15'00" E, 89.90 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 50.00 feet, through a central angle of 52°18'44", an arc length of 45.65 feet; thence along the arc of a curve to the right, from a tangent that bears N 51°15'32" W, with a radius of 104.27 feet, through a central angle of 81°30'55", an arc length of 148.35 feet; thence along the arc of a curve to the left, from a tangent that bears N 24°03'36" E, with a radius of 50.00 feet, through a central angle of 48°01'57", an arc length of 41.92 feet; thence N

23°58'21" W, 43.73 feet; thence along the arc of a curve to the right, from a tangent that bears N 01°49'01" E, with a radius of 50.00 feet, through a central angle of 46°15'24", an arc length of 40.37 feet; thence along the arc of a curve to the left, from a tangent that bears N 50°27'42" E, with a radius of 117.38 feet, through a central angle of 5°36'43", an arc length of 11.50 feet; thence along the arc of a curve to the left, from a tangent that bears N 44°36'32" E, with a radius of 100.00 feet, through a central angle of 11°43'45", an arc length of 20.47 feet; thence along the arc of a curve to the right, from a tangent that bears N 29°04'32" E, with a radius of 25.20 feet, through a central angle of 131°16'42", an arc length of 57.74; thence S 19°38'46" E, 3.80 feet; thence S 72°31'53" W, 15.00 feet; thence S 09°15'20" E, 10.00 feet; thence N 88°57'28" E, 15.00 feet; thence S 01°53'46" W, 5.13 feet; thence along the arc of a curve to the left, from a tangent that bears S 04°50'04" W, with a radius of 215.00 feet, through a central angle of 28°21'32", an arc length of 106.42 feet; thence S 23°31'27" E, 73.76 feet; thence S 20°37'50" E, 18.68 feet; thence S 15°46'34" E, 13.19 feet; thence S 14°28'08" E, 48.08 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 200.00 feet, through a central angle of 23°46'42", an arc length of 83.00 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 75.00 feet, through a central angle of 44°08'12", an arc length of 57.77 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 50.00 feet, through a central angle of 40°36'55", an arc length of 35.44 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 90.00 feet, through a central angle of 34°01'47", an arc length of 53.45 feet; thence S 28°14'30" E, 15.46 feet; thence along the arc of a curve to the right, tangent with the preceding course, with a radius of 75.00 feet, through a central angle of 37°25'08", an arc length of 48.98 feet; thence along the arc of a curve to the left, tangent with the preceding course, with a radius of 400.00 feet, through a central angle of 22°57'52", an arc length of 160.32 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 180.00 feet, through a central angle of 46°10'48", an arc length of 145.08 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 130.00 feet, through a central angle of 41°54'52", an arc length of 95.10 feet; thence along the arc of a curve to the right, tangent with the last preceding course, with a radius of 250.00 feet, through a central angle of 37°56'49", an arc length of 165.57 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 400.00 feet, through a central angle of 35°08'45", an arc length of 245.36 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 6507.93 feet, through a central angle of 0°37'13", an arc length of 70.45 feet; thence along the arc of a curve to the left, tangent with the last preceding course, with a radius of 995.29 feet, through a central angle of 2°55'18", an arc length of 50.75 feet, to a point in the herein above referenced southeasterly line; thence along said southeasterly line, S 28°26'29" W, 686.71 feet, to the point of beginning.

Affecting an area of 4.89 acres, more or less.

Affects APN 051-020-056, 057 & 058

The basis of bearings of this description is N 28°14'16" E, being the bearing of the monumented southerly course of the northwesterly line described in that Lot Line Adjustment deed recorded

May 24, 2005 under Document Number 2005-071495, Sonoma County Records, filed pursuant to PLP01-0006.

Prepared by: [redacted]
Paul M. Brown, PLS 5087
My license expires 06/30/09

PROFESSIONAL LAND SURVEYOR
PAUL M. BROWN
No PLS 5087
EXPIRES 6-30-09
STATE OF CALIFORNIA