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December 9, 2023

Sonoma County Fire
2300 County Center Dr.
Santa Rosa, CA 95403

Attention: Steve Mosiurchak, Fire Marshal

Re: Same Practical Effect
14 CCR 1270.06
Medlock Ames Winery
13414 Chalk Hill Rd.
Healdsburg, CA 95448
UPE21-0042

Dear Steve,

Please find attached an application for a Same Practical Effect Exception to standards pursuant to 14 California Code of Regulations §1270.06 for the Medlock Ames Winery located at 13414 Chalk Hill Road in Healdsburg, CA. Medlock Ames is an existing winery that is pursuing a modification of their existing use permit to increase production and add visitor serving activities, including tasting by appointment. The following documents are submitted as part of this application:

- Executed Permit Sonoma Exception – Same Practical Effect 14 CCR 1270.06 Form
- Medlock Ames Winery Use Permit Modification Project Description, updated 11/20/2023
- Medlock Ames Winery Fire Safety, Emergency Action & Evacuation Plan
- Sheet UP1.0 showing the location of all wells and ponds.
- Sheet UP1.2 showing the main access to the winery site on Toby Lane and the alternate exist from the site via Flora Ranch Road.

If you need any additional information or have questions or comments, please call.

Sincerely,



Tamara Martin, REHS

Attachments

APPROVED

By smosiurc at 9:40 am, Feb 01, 2024



APPROVED
By smosiurc at 9:40 am, Feb 01, 2024

Exception – Same Practical Effect 14 CCR §1270.06

California Department of Forestry and Fire Protection Fire Safe Regulations, 14 California Code of Regulations, §1273.00, require developments in the State Responsibility Area to provide for safe access for emergency wildfire equipment and civilian evacuation concurrently. Applicant hereby requests an exception to standards to provide the same practical effect pursuant to 14 California Code of Regulations §1270.06 due to environmental conditions and physical site limitations. A map of the development project area and licensed professional plans documenting the same practical effect alternative is included with this application as Exhibit A.

To have the same practical effect for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR 1273.00 through 1273.09

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Applicant Name: Medlock Ames Vintners, LLC

Applicant Signature:

Owner Name: Medlock Ames Vintners, LLC

Owner Signature:

File No.: UPE21-004.2 APN: 132-120-017 & 018 Date: _____

OFFICE USE ONLY###

Submitted to CALFIRE on: 02/01/2024 Number of Pages/Attachments: 26

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Code Sections Requesting Exception:

<input checked="" type="checkbox"/>	1273.01	Width
<input type="checkbox"/>	1273.02	Road Surface
<input type="checkbox"/>	1273.03	Grades
<input type="checkbox"/>	1273.04	Radius
<input type="checkbox"/>	1273.05	Turnarounds
<input checked="" type="checkbox"/>	1273.06	Turnouts
<input type="checkbox"/>	1273.07	Road and Driveway Structures
<input type="checkbox"/>	1273.08	Dead-End Roads
<input type="checkbox"/>	1273.09	Gate Entrances

Environmental Reasoning:

A Use Permit modification to the existing Medlock Ames Winery located at 13414 Chalk Hill Road has been applied for to increase production from 20,000 cases to 30,000 cases annually and requests vineyard tours and tasting strictly by appointment. Tasting room visitors will be scheduled such that there will be an average of 12 visitors and a maximum of 20 visitors on site at any given time. Additionally, twelve visitor serving activities (approximately one per month) of up to 50 persons has been requested. The main access road to the winery is via Toby Lane, which is 1.15 miles and consists of a 12' wide paved roadway for 0.99 miles and an 18' wide paved driveway for 0.16 miles. The driveway entrance to the winery site is less than 1 mile from the start of Toby Lane. Over the course of the entire 1.15 miles (Toby Lane and winery driveway), there are five 4' wide turnouts, one 6' wide turnout, and one 12' wide paved turnout.

The exception would be based on a demonstration of the adequacy of measures to fully mitigate the potential impact of fire on life safety of visitors to the facility and effectiveness of responding fire service personnel.

There are multiple exits available from the winery site. An alternate evacuation route via Flora Ranch Road has been established as available to employees and guests should the main access via Toby Lane be unavailable. The alternate Flora Ranch Road evacuation route is 2.37 miles and consists of a 10' wide chip seal driveway for 0.70 miles and a 14' wide gravel driveway for 1.67 miles. Over the course of the 2.37 mile alternate evacuation route, there are nine 4' wide turnouts, one 50' x 100' gravel turnout/staging area, and one 50' x 50' gravel turnout/staging area.

Same Practical Effect:

Mitigations to achieve "same practical effect" are directed at limiting the use of the road by visitors and hospitality employees in high fire hazard conditions and during active fires. Specifically, the hazard posed to occupants egressing on narrow roads during wildland fire conditions is mitigated by significantly reducing the likelihood that visitors will be on the roads during these conditions.

In the event of a red flag warning, visitor serving activities, including tasting appointments, will be relocated to the alternate Medlock Ames Tasting Room site located on Hwy 128 in Geyserville, CA or cancelled and rescheduled if necessary. Additionally, multiple exits off of the property exist, including a secondary evacuation exit via Flora Ranch Road as described above is available if Toby Lane is impacted. Fire safety and emergency action plans are provided to employees and qualified staff is present to

administer them.

Furthermore, there are four wells and six on site ponds. All of the ponds would be available for fire suppression, if needed, however pond Ponds P2 (13 acre feet) and P3 (9.61 acre feet) are solely available for fire suppression as neither pond are utilized for any other use. Both ponds P2 and P3 are naturally filled with rainwater. Pond P3 is specifically designated for fire suppression, and therefore is topped with well water as needed to maintain a full pond at all times. Pond P2 is merely a landscape feature, and may have water added as needed in the event of severe evaporation. As a result, there exists 22.61 acre feet of water located adjacent to the winery site that are available solely for fire suppression. See sheet UP1 with the location of all wells and ponds noted.

Irrigation Ponds & Reservoirs		
Map ID	Capacity (acre-feet)	Primary Use
P1	9.94	landscape & agricultural irrigation
P2	13	not used - landscaping feature only
P3	9.61	fire suppression only
P4	26	shared with neighbor
P5	5	frost protection
P6	45	shared with neighbor; recreational use only

**MEDLOCK AMES WINERY
USE PERMIT MODIFICATION
PROJECT DESCRIPTION**

The existing Medlock Ames Winery is located at 13414 Chalk Hill Road in Healdsburg, CA. The current Use Permit (UPE01-0182) allows for a maximum annual wine production of 20,000 cases with no public tasting or retail sales on Assessor's Parcel Number (APN) 132-120-017. This Use Permit Modification requests an increase to 30,000 cases of wine annually, the addition of tasting and vineyard tours by appointment only, retail sales, and 12 agricultural events annually. This Use Permit Modification is also requesting the inclusion of the adjacent parcel APN 132-120-018, under same ownership, to conduct vineyard tours. The winery parcel (APN 132-120-017) currently has 20.7 acres of vines and the adjacent parcel (APN 132-120-018) currently has 33.3 acres of vines, for a total of 54 acres of vineyard.

1. Wine will continue to be produced within the existing 20,000 SF, three level winery building (including basement and mezzanine levels).
 - a. 1600 SF of the existing 3200 SF mezzanine within the winery is proposed to be converted to production and administration offices.
2. The existing 1350 SF barn is proposed to be converted as follows:
 - a. 750 SF tasting room
 - b. 242 SF commercial kitchen and pantry
 - c. 156 SF office space
 - d. Remainder: restrooms, tax paid, mechanical, and storage.
3. Tasting, vineyard tours, and retail sales strictly by appointment only. Tasting proposed to occur within the existing winery, remodeled existing barn, and the landscaped outdoor courtyard adjacent to the barn.
4. 12 agricultural visitor serving activities per year with 50 persons maximum. Activities will not be held during a red flag warning.

<u>Activity</u>	<u>Quantity</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>
Wine Maker Luncheons & Dinners	4	January - December	50
Ag Promotional Events	6	January - December	50
Weddings	2	January - December	50

Notes:

- a) *In the event of a red flag warning, visitor serving activities will be relocated to the alternate Medlock Ames Tasting Room site located on Hwy 128 in Geyserville, CA or cancelled and rescheduled if necessary.*
- b) *Agricultural Promotional Events will include Pick-up Weekend, Harvest Celebration, or other marketing visitor serving activities to support and build the Wine Club Member list.*
- c) *All noise, including any amplified or acoustic music, will meet the Sonoma County Noise Ordinance levels (Table NE-2, as measured from the property line).*
 - i. *Amplified music is only proposed on event days and only within the building.*
 - ii. *Acoustic music is proposed during operating hours Monday through Sunday and may be accompanied by lightly amplified vocals*

d) Participation in Industry Wide Events is not planned nor requested.

5. Infrastructure includes new delineated parking area, expansion of existing sanitary wastewater leach field system, storm water management improvements, fire protection water storage, utilities and associated grading and site improvements.
6. 10 full-time employees during non-harvest with 5 additional part-time employees during the harvest season and bottling.
7. Tasting room visitors will be strictly by appointment and are anticipated to be on the order of 24 for an average day and 60 for a peak day. Visitors are proposed to be scheduled for appointments spread out throughout the day. On an average day, two visitor appointments of 12 persons each will occur at two different times of the day. This will result in an average of 12 visitors on site at a given time. On a peak day, three appointments of 20 persons will occur. This would result in a maximum of 20 visitors on site at a given time. In the event of a red flag warning, visitor serving activities, including tasting appointments, will be relocated to the alternate Medlock Ames Tasting Room site located on Hwy 128 in Geyserville, CA or cancelled and rescheduled if necessary.
8. Vineyard tours may be offered to tasting room appointment visitors. Most of the vineyard tours will be walking tours, however, on occasion, tours may be conducted via electric vehicle with 6-8 persons per vehicle.). In the event of a red flag warning, visitor serving activities, including vineyard tours, will be cancelled and rescheduled if necessary.
9. Operating hours shall be 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
 - a. Tasting Room Appointments: 11 AM to 5 PM Monday through Sunday
 - b. Ag Promotional Activities: 11 AM to 9:30 PM Monday through Sunday

MEDLOCK AMES WINERY
FIRE SAFETY, EMERGENCY ACTION &
EVACUATION PLAN
13414 Chalk Hill Road
Healdsburg, California

Overview:

The purpose of this document is to identify conditions under which an evacuation would be necessary, designate a clear chain of command, and determine appropriate evacuation procedures. The following plan applies to a number of emergencies, both man-made and natural, which would require the facility to be evacuated, such as fires, explosions, earthquakes, toxic materials releases and any other hazardous situation.

While natural disasters such as earthquakes or fire cannot necessarily be prevented, there are measures that can be taken to reduce the risks and to be prepared.

This Emergency Action Plan, "the Plan" is developed under the requirements set forth in California Fire Code 2019 Chapter 4, Emergency Planning and Preparedness. It provides planning and procedures to Medlock Ames Winery Employees and Occupants for emergencies, evacuation, safety plans, drills, employee training, event permitting, and hazard communication. Sections are organized for use in binders to be made available for use by employees as follows:

- Emergency phone numbers and contact information (Section 1)
- Alarm activation and announcements (Section 2)
- Occupant emergency egress and escape routes (Section 3)
- Emergency vehicle ingress and egress (Section 4)
- Evacuation procedures (Section 7)
- Employee actions and training (Section 6)
- Assembly points and areas of temporary refuge (Section 7)
- Emergency supplies (Section 8)
- Visitation permit requirements and occupancy limits (Section 9)
- Defensible space requirements (Section 10)
- Map
 - Overall Site Plan (Sheet UP1.0)
 - Facility Site Plan (Sheet UP1.1)
 - Evacuation Routes (Sheet UP1.2)

1. Emergency Phone Numbers and Emergency Personnel Contact Information

FOR ALL EMERGENCIES:	911
FIRE DEPARTMENT:	Geyserville Fire District Station 2 6571 California 128 Healdsburg, CA 95448 707-857-3535
SHERIFF:	Sonoma County Sheriff's Main Office 2796 Ventura Ave. Santa Rosa, CA 95403 707-565-2121
AMBULANCE:	Bell's Ambulance Service 434 Powell Ave. Healdsburg, CA 95448 707-433-1114
CAL FIRE:	CAL Fire Healdsburg Station 17475 Fredson Rd. Geyserville, CA 95441 707-576-2285

1.1. Emergency Personnel Names and Phone Numbers

DESIGNATED RESPONSIBLE OFFICIAL (Highest Ranking Manager at site)

Name: _____ Phone: (_____)

EMERGENCY COORDINATOR

Name: _____ Phone: (_____)

AREA/FLOOR MONITORS (If applicable):

Area/Floor: _____ Name: _____ Phone: (_____)

Area/Floor: _____ Name: _____ Phone: (_____)

ASSISTANTS TO PHYSICALLY CHALLENGED (If applicable)

Name: _____ Phone: (_____)

Name: _____ Phone: (_____)

FIRE SAFETY COORDINATOR(S):

Name: _____ Phone: (_____)

Name: _____ Phone: (_____)

2. Alarm Activation and Announcements

Types of emergencies to be reported by site personnel are:

- MEDICAL
- FIRE*
- SEVERE WEATHER
- BOMB THREAT
- CHEMICAL SPILL / TOXIC MATERIALS RELEASE
- EXTENDED POWER LOSS
- OTHER (specify)_____

*Per CFC Sections 401.3.1-401.3.3,

- Fire events. In the event an unwanted fire occurs on a property, the owner or occupant shall immediately report such condition to the fire department.
- Alarm activations. Upon activation of a fire alarm signal, employees or staff shall immediately notify the fire department.
- Delayed notification. A person shall not, by verbal or written directive, require any delay in the reporting of a fire to the fire department.

2.1. MEDICAL EMERGENCY

- Call medical emergency phone number (911):
 - Paramedics
 - Ambulance
 - Fire Department
- Provide the following information:
 - Nature of medical emergency,
 - Location of the emergency (address, building, room number), and
 - Your name and phone number from which you are calling.
- Do not move victim unless absolutely necessary.
- Call the following personnel trained in CPR and First Aid to provide the required assistance prior to the arrival of the professional medical help:

Name: _____ Phone: _____

Name: _____ Phone: _____

- If personnel trained in First Aid are not available, as a minimum, attempt to provide the following assistance:
 - Stop the bleeding with firm pressure on the wounds (note: avoid contact with blood or other bodily fluids).
 - Clear the air passages using the Heimlich Maneuver in case of choking.
- In case of rendering assistance to personnel exposed to hazardous materials, consult the Material Safety Data Sheet (MSDS) and wear the appropriate personal protective equipment. Attempt first aid ONLY if trained and qualified.

2.2. FIRE EMERGENCY

When fire is discovered:

- Activate the nearest fire alarm (if installed)
- Notify the local Fire Department by calling 911
- If the fire alarm is not available, notify the site personnel about the fire emergency by the following means (check applicable):
 - Voice Communication
 - Phone Messaging

Fight the fire ONLY if:

- The Fire Department has been notified.
- The fire is small and is not spreading to other areas.
- Escaping the area is possible by backing up to the nearest exit.
- The fire extinguisher is in working condition and personnel are trained to use it.

Upon being notified about the fire emergency, occupants must:

- Leave the building using the designated escape routes.
- Assemble in the designated area (open space in front of the winery building):
- Remain outside until the competent authority (Designated Official or designee) announces that it is safe to reenter.

Designated Official, Emergency Coordinator or supervisors must (underline one):

- Disconnect utilities and equipment unless doing so jeopardizes safety.
- Coordinate an orderly evacuation of personnel.
- Perform an accurate head count of personnel reported to the designated area.
- Determine a rescue method to locate missing personnel.
- Provide the Fire Department personnel with the necessary information about the facility.
- Perform assessment and coordinate weather forecast office emergency closing procedures

Area/Floor Monitors must:

- Ensure that all employees have evacuated the area/floor.
- Report any problems to the Emergency Coordinator at the assembly area.

Assistants to Physically Challenged should:

- Assist all physically challenged employees in emergency evacuation.

2.3. EXTENDED POWER LOSS

In the event of extended power loss to a facility certain precautionary measures should be taken depending on the geographical location and environment of the facility:

- Unnecessary electrical equipment and appliances should be turned off if power restoration would surge causing damage to electronics and effecting sensitive equipment.
- Facilities with freezing temperatures should turn off and drain the following lines in the event of a long term power loss.
 - Fire sprinkler system
 - Standpipes
 - Potable water lines
 - Toilets

Upon Restoration of heat and power:

- Electronic equipment should be brought up to ambient temperatures before energizing to prevent condensate from forming on circuitry.
- Fire and potable water piping should be checked for leaks from freeze damage after the heat has been restored to the facility and water turned back on.

2.4. CHEMICAL SPILL

The following are the locations of:

Spill Containment and Security Equipment: _____

Personal Protective Equipment (PPE):

MSDS:

When a Large Chemical Spill has occurred:

- Immediately notify the designated official and Emergency Coordinator.
- Contain the spill with available equipment (e.g., pads, booms, absorbent powder, etc.).
- Secure the area and alert other site personnel.
- Do not attempt to clean the spill unless trained to do so.
- Attend to injured personnel and call the medical emergency number, if required.
- Call a local spill cleanup company or the Fire Department (if arrangement has been made) to perform a large chemical (e.g., mercury) spill cleanup.

Name of Spill Cleanup Company: **FARR Construction Co.**

Phone Number: **707-484-9987**

- Evacuate building as necessary

When a Small Chemical Spill has occurred:

- Notify the Emergency Coordinator and/or supervisor (select one).
- If toxic fumes are present, secure the area (with caution tapes or cones) to prevent other personnel from entering.
- Deal with the spill in accordance with the instructions described in the MSDS.
- Small spills must be handled in a safe manner, while wearing the proper PPE.
- Review the general spill cleanup procedures.

2.5. SEVERE WEATHER AND NATURAL DISASTERS

2.5.1. Wildland Fire

- Follow evacuation plan procedures.

2.5.2. Earthquake:

- Stay calm and await instructions from the Emergency Coordinator or the designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by the Emergency Coordinator and/or the designated official.

2.5.3. Flood:

If indoors:

- Be ready to evacuate as directed by the Emergency Coordinator and/or the designated official.
- Follow the recommended primary or secondary evacuation routes.

If outdoors:

- Climb to high ground and stay there.
- Avoid walking or driving through flood water.
- If car stalls, abandon it immediately and climb to a higher ground.

3. Occupant Emergency Egress and Escape Routes

- Evacuation route maps have been posted in each work area. The following information is marked on evacuation maps:
 1. Emergency exits
 2. Primary and secondary evacuation routes
 3. Locations of fire extinguishers
 4. Fire alarm pull stations' location
 5. Assembly points

- Site personnel should know at least two evacuation routes.

Directions to nearest hospital.

- Providence Medical Group Urgent Care
6580 Hembree Lane
Windsor, CA
(15 minutes, 8.0 miles)
 - Turn left onto Chalk Hill Road
 - Turn right onto Pleasant Ave
 - Turn right onto Old Redwood Hwy
 - Turn left onto Hembree Ln
 - 6580 Hembree Ln

4. Emergency Vehicle Ingress and Egress

The primary exit and main evacuation route is via Toby Lane to Chalk Hill Road. A secondary evacuation route from the site is via Flora Ranch Rd to Chalk Hill Road. This alternate exit connects the site to Chalk Hill Road 500 feet to the south of Toby Lane. Both of these exits offer two directions for access and egress, one north on Chalk Hill Road to CA Hwy 128 and one to the south on Chalk Hill Road to Faught Road in Windsor. Refer to Sheet UP1.2 Evacuation Routes.

5. Evacuation

Exit routes from the building shall be:

- Clearly marked and well lit
- Wide enough to accommodate the number of evacuating personnel
- Unobstructed and clear of debris or furniture at all times, and
- Unlikely to expose evacuating personnel or visitors to additional hazards

Exit routes from the site:

- If evacuation from the site is required, two exits from the site exist. The Primary Evacuation Route for the Medlock Ames Winery (See Sheet UP1.2 Evacuation Map attached):
 - Primary route to Hwy 128: take Toby Lane to Chalk Hill Rd., turn right (north) onto Chalk Hill Road, proceed to CA HWY 128. (7 minutes, 3.8 miles)
 - Secondary route to Faught Lane, Windsor: take Flora Ranch Rd. to Chalk Hill Rd., turn left (south) onto Chalk Hill Road, proceed to Faught Lane. (15 minutes, 7.9 miles)
- The driveway from the winery to the public road shall have the exit route clearly marked
- The driveway from the winery shall remain clear of debris or obstacles at all times.

Employer shall implement the following:

- Keep fire exits unlocked during business hours
- Test regularly all back-up and safety systems, such as fire extinguishers, emergency lighting and communication systems, and repair as needed
- Post evacuation plan in key locations, and review it periodically to ensure its effectiveness
 - Provide a laminated, easy to read, 1-page document with bullet points on when and how to evacuate or shelter in place
- Post emergency contact numbers in key locations
- Conduct emergency evacuation drills periodically
- Establish designated meeting locations outside the buildings for employees to gather following an evacuation and establish a protocol for taking a head count after the evacuation
- Identify personnel with special needs or disabilities who may need help evacuating and assign one or more people, including back-up personnel, to help them
- Post emergency numbers, including 911, near telephones
- Designate the emergency commander and alternate emergency commanders, both of whom shall be required to:
 - sign up for NIXLE alerts for the Chalk Hill Road Area, and
 - familiarize themselves with a Red Flag event and a
 - Sign up for PG&E alerts of a Public Safety Power Shutoff (PSPS)
 - follow the National Weather Service and Cal Fire on social media for advance warning of a PSPS

Methods to Account for Medlock Ames Winery Employees and Guests

Employees are to be instructed to meet at a designated location so they can be accounted for during an emergency. If it is determined that any persons are missing, the responding emergency agency will be notified. The agency also will be informed about the last approximate whereabouts of missing employees. The meeting location will be chosen based on the type of emergency involved. The project manager will

account for wind direction and potential hazards in determining the meeting place. The meeting location for this project will be: **Open Space in front of the Winery Building.**

6. Employee Actions and Training

Employees shall:

- Be familiar with the work site's emergency evacuation plan
- Know the pathway to at least two alternative exits from the workplace
- Recognize the sound/signaling method of fire/evacuation alarms
- Know who to contact in an emergency and how to contact them
- Know the layout of the workspace so they can escape in the dark if necessary
- Know where the fire/evacuation alarms are located and know how to use them
- Report damaged or malfunction safety systems and back-up systems
- Know the procedures for assisting visitors on site:
 - Check offices, bathrooms and other spaces before being the last person to exit an area
 - Guide visitors out of the building through the emergency exits and to the nearest designated meeting location
 - If evacuation from the site is required, assist employees and visitors with the evacuation of the site

6.1. Securing Property and Equipment

If evacuation of the premises is necessary, some items may need to be secured to prevent further danger to the facility and personnel on hand (such as securing confidential or irreplaceable records or shutting down equipment to prevent release of hazardous materials). Only the following people may remain in the building for the prescribed amount of time to secure the property and equipment to which they have been assigned.

Name	Property or Equipment to Secure	Location of Property or Equipment	Estimated Time to Complete Security Process

All people remaining behind to shut down critical systems or utilities must be capable of recognizing when to abandon the operation or task. Once the property or equipment has been secured, or the situation becomes too dangerous to remain, those who remained behind must exit the building by the nearest escape route as soon as possible and meet the remainder of the employees at the (Designated Assembly Area)

6.2. TRAINING

The following personnel have been trained to ensure a safe and orderly emergency evacuation of other employees (this shall be updated as required if staff changes occur):

Facility:

Name	Title	Responsibility	Date

7. Assembly Points and Areas of Temporary Refuge

7.1. Accounting for Employees/Visitors After Evacuation

Once an evacuation has occurred, the (Responsible Person(s)) will account for each employee or visitor assigned to them at the (Designated Assembly Area). Each employee is responsible for reporting to the appropriate (Responsible Person(s)) so an accurate head count can be made. All employee counts will then be reported to the Emergency Action Plan Manager as soon as possible.

7.2. Sheltering in Place

If environmental conditions do not allow for immediate evacuation, authorities and/or (Responsible Person(s)) might determine that is safer to remain indoors or in a temporary area of refuge rather than evacuate. The Emergency Action Plan Manager will announce shelter-in-place status by public address system or other means of immediate notification available at worksite.

Conditions under which an evacuation would be necessary may differ from the conditions under which it may be better to shelter in place. A clear chain of command and designation of the person on site authorized to order an evacuation of the building, evacuation of the building and the site, or shelter in place shutdown shall be in place. It is critical that all employees know who this emergency commander is and understand that this person has the authority to make decisions during emergencies. The emergency commander should be responsible for assessing the situation to determine whether the emergency that exists requires activation of the emergency procedures, overseeing emergency procedures, notifying and coordinating with outside emergency services, and directing shutdown of utilities if necessary. An alternate emergency commander shall also be designated in the event of absence or incapacity of the primary emergency commander. When emergency officials, such as the local fire department respond to the emergency, they will assume responsibility for the building occupants and have the authority to make decisions regarding evacuation and whatever actions are necessary to protect life and property.

(Responsible Person(s)) will immediately close the business. If customers, clients, or visitors are in the buildings or on site, they will be advised to stay in the building or move to temporary areas of refuge for their safety.

Unless there is an imminent threat, employees, customers, clients, and visitors will call their emergency contacts to let them know where they are and that they are safe.

(Responsible Person(s)) will turn on call-forwarding or alternative telephone answering systems or services. The recording for voice mail or automated attendant will be changed to indicate that the business is closed, and that staff and visitors will be remaining in the building until authorities advise that it is safe to leave.

(Responsible Person(s)) will quickly lock exterior doors and close windows, air vents, and fireplace dampers. (Responsible Person(s)) familiar with the building's mechanical systems will turn off, seal, or disable all fans, heating and air conditioning systems, and clothes dryers, especially systems that automatically exchange inside air with outside air. If there is a danger of explosion, (Responsible Person(s)) must close window shades, blinds, or curtains.

(Responsible Person(s)) will gather essential disaster supplies (for example, nonperishable food, bottled water, battery-powered radios, first-aid supplies, flashlights, batteries, duct tape, plastic sheeting, and plastic garbage bags), which are stored at (Designated Location), and will take them to the (Shelter-in-Place Location(s)) within the building. [Select interior room(s) above the ground floor, with the fewest windows or vents. The room(s) should have adequate space for everyone to be able to sit. Avoid overcrowding by selecting several rooms if necessary. Large storage closets,

Medlock Ames Winery
Emergency Action Plan

utility rooms, pantries, and copy and conference rooms without exterior windows work well. Avoid selecting rooms with mechanical equipment, such as ventilation blowers or pipes, which may be impossible to seal from outdoors. It is ideal to have a hard-wired telephone in the room(s) you select. Cellular telephone equipment may be overwhelmed or damaged during an emergency. Call emergency contacts and have the telephone available if you need to report a life-threatening condition.]

All employees, customers, and visitors will move immediately to the (Shelter-in-Place Location(s)) within the building. (Responsible Person(s)) will seal all windows, doors, and vents with plastic sheeting and duct tape.

(Responsible Person) will write down the names of everyone in the room and will call the (Designated Emergency Contact outside the building) to report who is in the room, and their affiliations with (Company Name) (employee, visitor, client, customer).

(Responsible Person(s)) will monitor telephone, radio, television and Internet reports for further instructions from authorities to determine when it is safe to leave the building.

8. Emergency Supplies

Store an emergency survival kit in the designated onsite emergency control center location. The emergency survival kit shall include, at a minimum, the following items:

- First Aid Kit
- One gallon per day of drinking water per person, per day, for 3 days
- Freeze dried and canned food (check expiration dates annually and replace as needed)
- Flashlights with extra batteries, candles and box of wooden matches
- Battery operated radio with extra batteries
- N95 mask should be available for every employee, with extras available for visitors
- Non-electric telephone with cord for land line communication during a power outage and a satellite phone in the event of a large-scale event that results in downed communication lines.
- Plastic sheeting, plastic garbage bags, and duct tape for shelter in place situations.
- Emergency blankets or fire shelter blankets shall be provided for every employee, with extras available for visitors

9. Visitation Permits and Occupancy Limits

Tasting room visitors will be strictly by appointment and are anticipated to be on the order of 30 for an average day and 60 for a peak day. Visitors proposed to be scheduled for appointments spread out throughout the day. Visitor appointments are projected to have a maximum of 20 persons per appointment (resulting in 20 visitors on site at a time).

In the event of a red flag warning, tasting room appointments will be cancelled and rescheduled.

Operating hours shall be 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.

- a. Tasting Room and Vineyard Tour Appointments: 11 AM to 5 PM Monday through Sunday except for during Red Flag Events.
- b. Ag Promotional Activities: 11 AM to 9:30 PM Monday through Sunday except for during Red Flag Events.
- c. Tasting, tours, and retail sales strictly by appointment only.

There will be a maximum of 12 agricultural visitor serving activities per year with 50 persons maximum. Activities are proposed only during a non-red flag warning period.

1.

<u>Activity</u>	<u>Quantity</u>	<u>Date & Time</u> <u>Period</u>	<u>Attendees</u> <u>(maximum)</u>
Wine Maker Luncheons & Dinners	4	January - December	50
Ag Promotional Events	6	January - December	50
Weddings	2	January - December	50

Notes:

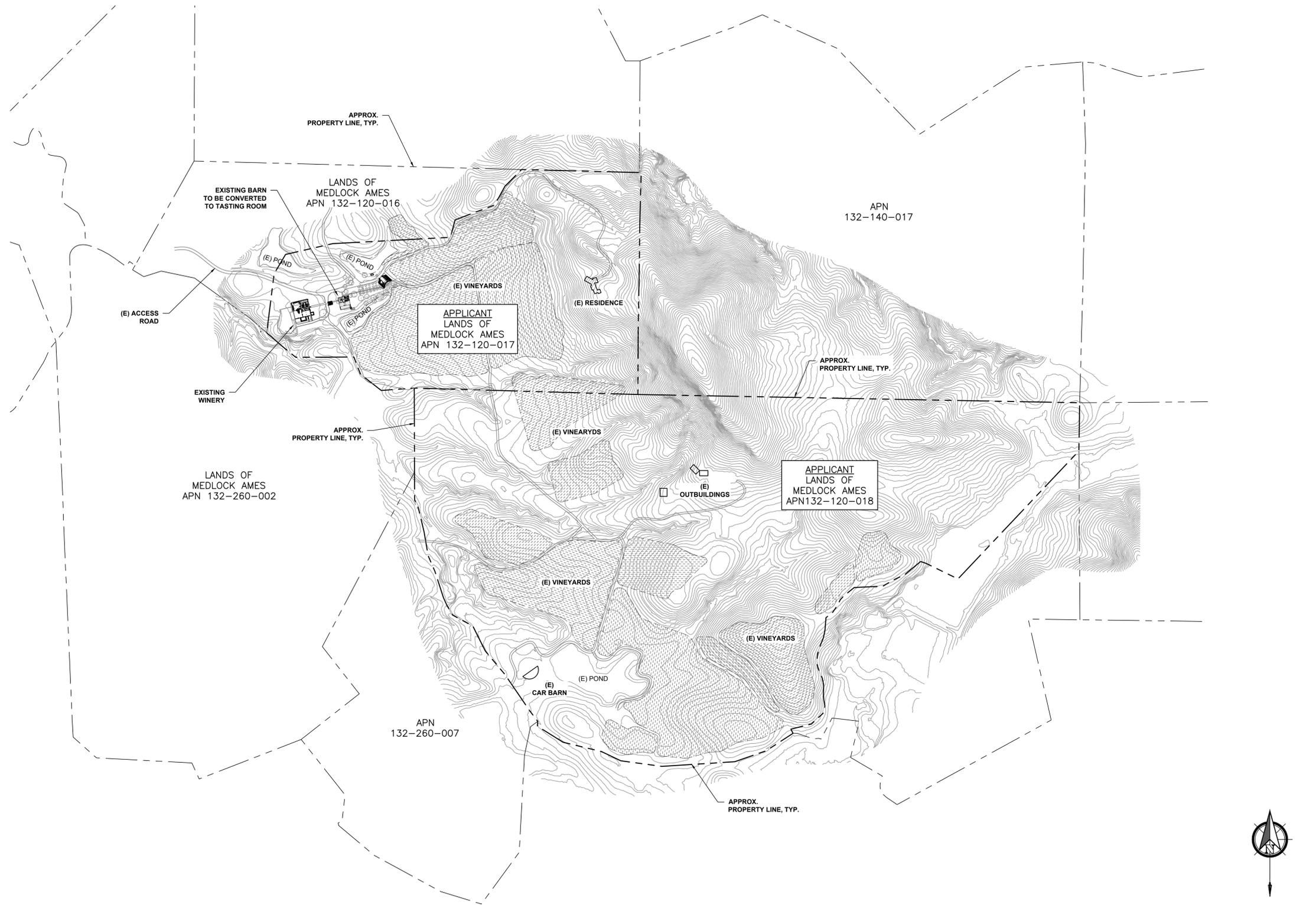
- a) *In the event of a red flag warning, visitor serving activities will be cancelled and rescheduled.*
- b) *Agricultural Promotional Events will include Pick-up Weekend, Harvest Celebration, or other marketing visitor serving activities to support and build the Wine Club Member list.*
- c) *All noise, including any amplified or acoustic music, will meet the Sonoma County Noise Ordinance levels (Table NE-2, as measured from the property line).*
 - i. *Amplified music is only proposed on event days and only within the building.*
 - ii. *Acoustic music is proposed during operating hours Monday through Sunday and may be accompanied by lightly amplified vocals*
- d) *Participation in Industry Wide Events is not planned nor requested.*

10. Defensible Space Requirements

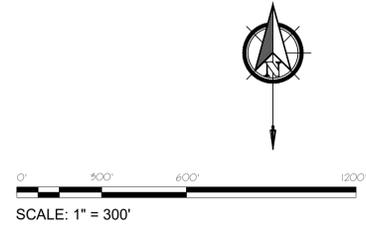
The area around all buildings shall include defensible space. Flammable vegetation shall be removed around all structures and tree branches shall be trimmed such that they are located at least six feet from the ground and ten feet from any chimney (if applicable). Remove all dead vegetation a minimum of 100 feet from buildings. Flammable vegetation shall be removed at least 10 feet from roadways to allow safe exit during an evacuation. Tree branches shall not be overhanging roofs. Trim trees regularly to keep branches 10 feet away from other trees. Create a separation between trees, scrubs and items that could catch fire, such as patio furniture etc. Weeds and dead grasses shall be cut four inches or shorter. Woodpiles shall be stacked a minimum of 30 feet from any structure, and should be surrounded by bare dirt, (around and under), and or gravel. LPG tanks should also be located on bare dirt or gravel and be located a minimum of 30 feet from the following: any structure, dry or dead material, or anything flammable. Vent openings shall be covered with 1/8" to 1/4" metal mesh to protect from flying embers, and dead leaves shall be cleaned out of gutters regularly. Fire safe landscaping shall be installed and maintained.

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1 OVERALL SITE PLAN
 Scale: 1" = 300'



SMA

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NOT FOR
 CONSTRUCTION

USE PERMIT
 OVERALL SITE

MEDLOCK AMES
 13414 CHALK HILL RD
 HEALDSBURG, CA 95448
 APN 132-120-017 & 018

REVISIONS		
Δ	DATE	DESCRIPTION

JOB NO. SMA2020-006
 DATE MAY 20, 2021
 DRAWN JT CHKD TM
 FILE NO. 2006-MA-UP

SHEET
UP1.0

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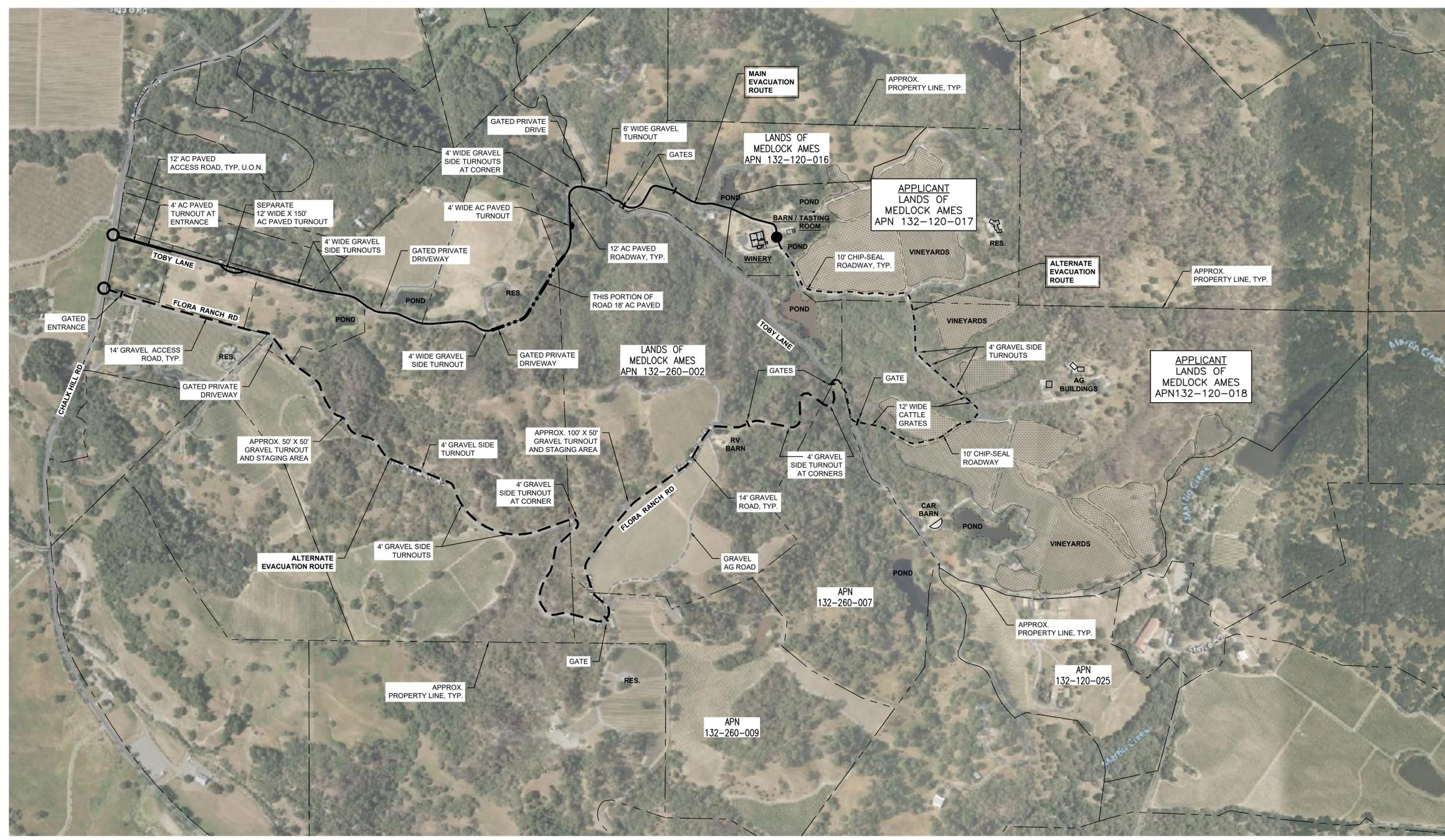
EVACUATION ROUTES

MEDLOCK AMES
 13414 CHALK HILL RD
 HEALDSBURG, CA 95448
 APN 132-120-017 & 018

REVISIONS		
DATE	DESCRIPTION	

JOB NO. SMA2020-006
 DATE JUNE 7, 2021
 DRAWN JT CHKD TM
 FILE NO. 2006-MA-UP12-EVA
 SHEET

UP1.2



1 OVERALL SITE PLAN
 Scale: 1" = 400'

MAIN EVACUATION ROUTE

WIDTH	DISTANCE	% OF TOTAL
12' WIDE	0.99 MILES	86.3%
18' WIDE	0.16 MILES	13.7%
1.15 MILES TOTAL		

ALTERNATE EVACUATION ROUTE

WIDTH	DISTANCE	% OF TOTAL
10' WIDE	0.70 MILES	29.5%
14' WIDE	1.67 MILES	70.5%
2.37 MILES TOTAL		

LEGEND

- 12' AC PAVED ROAD
- 18' AC PAVED ROAD
- 10' CHIP SEAL ROAD
- 14' AG BASE / GRAVEL ROAD
- MISC. PAVED ROADS
- MISC. AG BASE / GRAVEL ROADS
- PARCEL BOUNDARIES

