

County of Sonoma Permit & Resource Management Department

Sonoma County Planning Commission

STAFF REPORT

FILE: DRH21-0010

DATE: September 7, 2023

TIME: At or after 1:05 P.M.

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: Appeal of Design Review approval for Kenwood Ranch Winery (Phase II

Proposed Winery with vested rights) submitted by appellant Valley of the Moon Alliance. The proposed design is based on the conceptual design as described in the 2004 EIR for Sonoma Country Inn, 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 Planning Commission deny the appeal filed by Valley of the Moon Alliance, uphold the Design Review Committee's May 31, 2023, approval of the Addendum No. 2 to the 2004 Final Environmental Impact Report, the Phase II Proposed Winery design, colors and materials as presented, and the landscaping and landscape lighting plans, and approve the addendum and current request for design review.



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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.

On May 31, 2023, the Design Review Committee (DRC) held a public meeting and found the Phase II Winery design proposal in substantial compliance with the Board of Supervisor's Final Conditions of Approval (PLP01-0006) and approved the project design plans as proposed, including the site plan, architecture, parking and access, landscaping, color and materials, and lighting.

On June 12, 2023, VOTMA filed an appeal of Design Review Committee's May 31, 2023 approval of the project. The appeal raises concerns with a new fire evacuation plan and evacuation road, changes to the surrounding area, and cumulative impacts. Staff recommends that the Planning Commission deny the appeal and uphold the Design Review Committee's May 31, 2023 approval. The Planning Commission's current review does not include elements of the vested approved project other than the proposed design modifications. Rather, the Planning Commission's current role is to decide whether to approve the Addendum No. 2 to the EIR, and to decide whether the design and layout changes adequately satisfy the design review development standards, and in addition, whether they carry out direction in the Conditions of Approval and mitigation measures.

PROJECT SITE AND CONTEXT

Background

permit

SONOMA

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



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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.

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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	ast 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





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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.

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 2004 EIR. 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.

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





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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 (provided under Attachment 5, DRC Staff Report dated May 31, 2023).

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



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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.

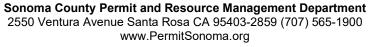
Animals:

permit

SONOMA

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



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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 5). 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 bigeared 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 5).
- 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 5).

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.





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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.

Table 1. 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. (combined total at 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.).





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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 reevaluated 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* (provided under Attachment 5, DRC Staff Report dated May 31, 2023).

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 project 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	ber Building permits issued for Phase I Proposed Resort for Main House, Villas, D & E	
2022 – Cottages, and Support Building. Construction underway.		
February		
2023		
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	
5/31/2023	Design Review Committee approves DRH21-0010	
6/12/2023	Appeal filed by Valley of the Moon Alliance	

Design Review

The Planning Commission considers design review using the same standards followed by the Design Review Committee (DRC) and in 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 Planning Commission's review of the DRC's action is *de novo*, which essentially means that it hears the design review application fresh, without deference to the DRC. The scope of this review is limited to the design changes proposed based on the design review factors listed in the code. As a result, the Commission has discretionary authority in its evaluation of those design elements, over appropriate CEQA evaluation of the





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proposed changes. Importantly, the scope of this design review and CEQA review (Addendum No. 2 to the 2004) does not include elements of the vested approved project other than the proposed design modifications.

To summarize, here the Commission considers the design modifications *de novo* (anew), but the scope of the review remains the same. The evaluation is whether the design and layout changes adequately satisfy the design review development standards, and in addition, whether they carry out direction in the Conditions of Approval and mitigation measures.

All proposed changes are evaluated for any related environmental consequences in technical reports provided as exhibits to this staff report. For the Commission's information at this hearing, the changes and technical updates are also summarized in the EIR Addendum No. 2 attached the DRC Staff Report dated May 31, 2023 (Attachment 5).

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 the DRC Staff Report dated May 31, 2023 (Attachment 5). 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-plustrailer 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.





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- **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 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





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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.

Condition Compliance Review:

- The design changes requested by the Applicant for the proposed project are consistent with the
 maximum allowed square footage listed under Condition of Approval (COA) 84 and 106, as detailed in
 Table 1 under the Project Description section of this staff report. The design changes do not change the
 character or intensity of any preapproved use.
- The Phase II Winery site plan conforms to COA 95 and 97 as the final access and parking design
 minimizes loss of woodland and forest habitat and retains as many trees onsite as possible to minimize
 visual impacts as seen from Highway 12. A total of 74 trees are proposed for removal, consistent with
 the EIR estimate of removal of 70 to 120 trees.
- The Phase II Winery design proposes a variety of exterior building colors and materials that match the natural backdrop of the site surroundings to minimize visual impacts from Hwy 12, consistent with COA 97. Approximately 120 trees planted in 2021 between Highway 12 and the Phase II Proposed Winery will provide additional screening for future winery buildings.
- The Phase II Winery site plan does not increase the amount of light pollution in any substantial or significant amount compared to the Conceptual Design. The final exterior lighting plan demonstrates consistency with COA 98 and 99.
- All proposed winery buildings and wastewater treatment systems are in the preapproved Building and Septic Envelopes of the recorded Sonoma Country Inn Subdivision map. The design is consistent with the 2004 EIR Mitigation Measures for special status plants and animals. All grading activities are outside of the Grassland Preserve and 50-foot Riparian Corridor Setback, with exception of the work required to remove an existing stockpile. Removal of the 280 cubic yards of stockpiled soil from the Riparian Corridor will require a zoning permit after design review is approved.

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.





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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 Attachment 5, DRC Staff Report dated May 31, 2023. 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.

Based on the EIR, the EIR addendums, and the technical reports, a supplemental or subsequent EIR is not required for the requested design changes pursuant to Public Resources Code Section 21166 and CEQA Guidelines, Section 15162 because:

- a. The design changes requested for the proposed project do not propose substantial changes from the 2004 project which will involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b. There are no substantial changes relevant to the design changes requested for the proposed project with respect to circumstances under which the proposed is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c. There is no new information of substantial importance relevant to the design changes requested for the proposed project which was not known and with the exercise of reasonable diligence could not have been known at the time the 2004 EIR was certified which shows that the proposed design will have new significant environmental effects not evaluated in the 2004 EIR or a substantial increase in the severity of previously identified significant effects.
- d. No 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 are not adopted, and there are no new or different mitigation measures identified which would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt them.





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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.

Concerns Raised by the Appellant:

1. Evacuation Plan:

The Appellant contends that the proposed evacuation plan should include guests of the Phase I Resort patrons, the capacity available in the Phase I Resort meeting rooms, and the additional impacts of the Elnoka project, the SDC project, and the Hanna Center project.

Staff Response:

- The PLP01-0006 Conditions of Approval for the Winery Use Permit do not require the applicant prepare a wildfire evacuation plan. 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. All development resulting from the Phase II Winery will be required to demonstrate compliance with the PLP01-0006 Conditions of Approval for fire safety, as well as with all applicable current County and State requirements for fire safety.
- Sonoma County's Design Review Ordinance does not require the applicant prepare an evacuation plan, however the applicant voluntarily submitted recommendations for evacuation planning during construction and during a disaster (see Attachments 28-33 of the EIR Addendum No. 2).
- Evacuation planning and wildfire risk is not new information. 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.

2. New Road for Evacuation:

The Appellant contends that the use of the new road for evacuation by the Phase II Winery and potentially the Phase I Resort constitutes a significant project change that requires a revision the use permits approved by PLP01-0006.

Staff Response:

The new road proposed under Grading Permit No. GRD22-0174 is not located on the winery site. The owner of Graywood Ranch, located northwest of the winery site (APNs 051-270-004, -005, -006, and -007), currently has a grading permit under review for a new road to expand emergency evacuation access to Lots 3 and 6 of the Graywood Ranch Subdivision map recorded in 2012, Book 749, Page 36-44. The proposed access road starts at Hwy 12 and ends at an existing driveway at Campagna Lane. The applicant for the winery, Kenwood Ranch Winery LLC, intends to obtain an emergency evacuation easement from Graywood Ranch to use for secondary emergency egress. PLP01-0006 Conditions of Approval do not require the applicant provide a secondary evacuation route for the winery.





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- There are no changes in how primary access is gained to the winery site compared to approvals granted in the PLP01-0006 approval. Two entrances will continue to serve the winery site from Campagna Lane connecting to Highway 12 as previously approved. The proposed winery design changes are not related to or dependent on the approval of File No. GRD22-0174; however, the applicant describes this secondary evacuation road proposal in their voluntary evacuation planning efforts.
- Permit Sonoma is currently reviewing the GRD22-0174 application in conformance with required County Codes and the required mitigation measures provided on the recorded map for MJS01-0002 "Graywood Ranch Subdivision". MJS01-0002 is associated with the Sonoma Country Inn project File No. PLP01-0006 in that the original 280-acre parcel was created by a Lot Line Adjustment approved by PLP01-0006, however Permit Sonoma processed MJS01-0002 under a separate CEQA review and entitlement process. On December 10, 2009, the Planning Commission adopted a Mitigated Negative Declaration for Graywood Ranch Subdivision and approved MJS01-0002 under Resolution 09-039.

3. Changes to Surrounding Area and Cumulative Impacts:

The Appellant contends the Initial Study and Addendum #2 do not: 1) adequately capture extent of changes in the surrounding area since the project was approved, including wildfires and traffic congestion, and 2) assess cumulative impacts of the winery as viewed in conjunction with other pending or planned projects in Sonoma Valley, including the Elnoka project, the SDC Specific Plan, and the Hanna Center project. The Appellant contends that cumulative impacts to water, sanitary, traffic, flood exposure, emergency exposure, noise, greenhouse gas emissions, and other associated environmental impacts should be assessed.

Staff Response:

The approval at issue is limited to design review and whether the proposed design changes create new or substantially more severe significant impacts than the Conceptual Design, not whether the Approved Project as a whole was adequately evaluated in the 2004 EIR.

The design changes requested for the proposed project do not change the character of any use for which use permits were approved in Board Resolution No. 04-1027 and uses in the proposed project conform to the approved uses for the winery. Staff prepared an EIR Addendum No. 2 to assess the design changes in the proposed project and potential new or increased adverse environmental effects of those changes. The EIR Addendum No. 2 finds the Phase II Proposed Winery design changes would not result in a new significant environmental effect relating to cumulative impacts such as water, wastewater disposal, traffic, flood exposure, emergency exposure, noise, GHGs; 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.

Significant Nearby Applications:

- The design changes do not change the character or intensity of any previously approved use.
- The proposed design changes do not result in changes or impacts to nearby applications.





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The certified Sonoma Country Inn EIR has been publicly available to lead agencies since 2004.
 The Phase II Winery Use Permit approval and EIR predate the pending projects referenced in the appeal.

Water Use and Supply:

- The existing project well is in a Class One Groundwater Availability Area, outside of a priority groundwater basin. The project well water level has been stable since construction in 2002.
- The Phase II Winery design changes do not increase water use compared to the conceptual design. Winery water use limits are set by the PLP01-0006 conditions of approval and the 2004 EIR. 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.

Wastewater Disposal:

- The design plans propose to treat wastewater from the proposed winery domestic and process streams through the use of two separate packaged treatment plants in the preapproved Septic Envelope of the Sonoma Country Inn Subdivision.
- The design plans follow the guidelines set forth in the EIR and aim to provide increased treatment efficiency while meeting the aesthetic of the Winery Project.

Traffic:

- Current traffic volume is not new information or changed circumstances establishing new or more severe impacts.
- There are no proposed changes that would increase the amount of traffic or trips to or from the winery over what was studied as part of the original approval.
- Vehicle Miles Travelled (VMT) is not new information. Reducing VMT has been a goal of Federal climate action policies since before the 2004 EIR was certified. New regulations or guidelines, including new CEQA Guidelines, are not new information if the underlying issue was or could have been known when the 2004 EIR was certified.

Flood Exposure:

- The site is relatively flat on the valley floor, outside of the Floodplain and Floodway. Minor
 grading would occur for the Phase II Proposed Winery Site and required erosion control measures
 will be implemented during and after construction. The site is not subject to Low Impact
 Development regulations.
- 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. All development resulting from the Phase II Winery will be required to comply with current County Code requirements for grading and construction activities.
- The approved project conditions of approval are adequate to reduce the post-fire risk of erosion or slope instability at the proposed project site. There are no significant changed conditions that create an increased risk of erosion or instability affecting the construction of the proposed project.





Wildfire:

- Fire hazard risk is not new information. 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.
- The current circumstances, with regard to factors that are understood to exacerbate wildfire risk (including slope, prevailing winds, vegetation, climate, on-site water supply, emergency access) are substantially similar to those that the 2004 EIR examined.
- Changes to trees or soil caused by fires, and changes to trees or soil resulting from replanting, regeneration, and recovery since then will not cause the project to result in more significant impacts than originally analyzed in the 2004 EIR. The design plans propose to reduce wildfire risk by installing native fire-resistant, drought-tolerant landscaping, maintaining defensible space, and compliance with all County Fire Safe Standards and Wildland Urban Interface building requirements.
- All development resulting from the Phase II Winery will be required to comply with current County Code requirements for grading and stormwater, building, and fire safety.

Noise:

- An updated noise assessment prepare by Salter in June 2022 evaluates whether the proposed architectural changes will comply with the noise limitations established in PLP01-0006 COA 35, 47 and 59. The study finds that noise from wastewater system, equipment, and events will meet the noise limits outlined in the project Conditions of Approval, provided that the required noise mitigation design features and monitoring plans are implemented.
- The design changes do not result in changes to the preapproved number, size, and hours of events.

Greenhouse Gas Emissions:

- Greenhouse Gas Impacts is not new information. The potential impacts of greenhouse gas emissions have been known since the 1970's. The 2004 EIR included an Air Quality section and pre-dates CEQA Guidelines 15064.4, therefore a supplemental EIR is not required in order to analysis GHG emissions.
- The design changes do not change the character or intensity of any preapproved use. The proposed changes result in approximately 50% less development than previously approved.
- There are no proposed changes that would increase the amount of traffic or trips to or from the winery over what was studied as part of the original approvals.
- The design plans include use of an accessory solar facility consisting of two roof-mounted solar systems on the service buildings and solar canopies over 42 percent of the parking spaces.
- The proposed design changes do not increase required construction in any way that would significantly change dust generation from short-term construction activities. Existing dust control mitigation measures will apply to all site development activities.

NEIGHBORHOOD/PUBLIC COMMENTS

Sonoma Valley CAC Recommendation for Approval:

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





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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 to DRC Staff Report dated May 31, 2023), including answers to the SVCAC questions. During their meeting 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 (SVCAC meeting minutes provided under Attachment 13 to DRC Staff Report dated May 31, 2023).

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 to DRC Staff Report dated May 31, 2023). 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:

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

Other public comments previously 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.

On May 31, 2023, the Design Review Committee (DRC) held a public meeting and found the Phase II Winery design proposal in substantial compliance with the Board of Supervisor's Final Conditions of Approval (PLP01-0006) and approved the project design plans as proposed, including the site plan, architecture, parking and access, landscaping, color and materials, and lighting. The DRC Record of Action is provided under Attachment 2.





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Staff Recommendation

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission deny the appeal filed by Valley of the Moon Alliance and uphold the Design Review Committee's May 31, 2023, approval of the Addendum No. 2 to the 2004 Final Environmental Impact Report, the Phase II Proposed Winery design, colors and materials as presented, and the landscaping and landscape lighting plans, and approve the addendum and current request for design review.

ATTACHMENTS

- 1. PC Resolution
- 2. DRC Record of Action, May 31, 2023
- 3. DRC Approved Plans, July 6, 2022
- 4. VOTMA Appeal, June 12, 2023
- 5. DRC Staff Report dated May 31, 2023, with attachments (including EIR Addendum No. 2)
- 6. Applicant's Winery Layout Comparison, December 23, 2021
- 7. Public Comments





Resolution Number

County of Sonoma Santa Rosa, California

September 7, 2023 (DRH21-0010) Hannah Spencer

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING ADDENDUM NO. 2 TO THE FINAL ENVIRONMENTAL REPORT, DENYING THE APPEAL OF THE VALLEY OF THE MOON ALLIANCE AND APPROVING DESIGN REVIEW FOR THE SITE PLAN AND DRAWINGS AS REQUESTED BY KENWOOD RANCH WINERY, LLC FOR THE KENWOOD RANCH WINERY (FORMERLY SONOMA COUNTRY INN) LOCATED AT 1180 CAMPAGNA LANE, KENWOOD, APN 051-260-013

WHEREAS, on November 2, 2004, by Resolution No. 04-1037, the County certified a Final Environmental Report (EIR) and approved the Sonoma Country Inn project, including rezoning and General Plan amendments, an 11 lot subdivision map and lot line adjustments plus use permits for an inn, spa and restaurant and for a winery with an attached tasting room ("the 2004 project"); and

WHEREAS, in approving the use permit for the winery and visitor serving uses, the Board of Supervisors found in Resolution No. 04-037 that the 2004 project uses are consistent with the General Plan and zoning and that the establishment, maintenance and operation of the uses and facilities included in the 2004 project, as conditioned, would not be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the neighborhood or to the general welfare of the area; and

WHEREAS, in 2007 the County determined that the 2004 project was vested; and

WHEREAS, on December 28, 2021, the applicant, Kenwood Ranch Winery LLC, submitted a request for final design review of the winery portion of the 2004 project, located at 1180 Campagna Lane, Kenwood, APN 051-260-013 ("the proposed project" or "proposed design") which includes proposed changes to certain elements of the site plan and drawings from the 2004 approval ("the conceptual design"); and

WHEREAS, the Phase II Proposed Winery and design, as shown on the Revised DRC Drawings prepared by Backen-Gillam Architects, dated July 6, 2022, consists of the following components:

a. A 1,097 SF public tasting room with an art gallery; a 1,037 SF reserve tasting room; a 2,958 SF country store; 1,678 SF of winery offices in a two-story structure; 3,379 SF of fermentation space; 3,379 SF of barrel storage space; 659 SF of cold storage space plus a 67 SF storage room; 3,316 SF of staff & maintenance uses; and 1,084 SF for restrooms and a wastewater treatment shed (for a total of 18,901 SF).

- b. 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.
- c. A reconfigured parking layout for the winery with a total of 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.
- d. Removal of 74 trees within the grading limits, consistent with the EIR estimate of 70 to 120 trees.
- e. 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 (provided under Attachment 5, DRC Staff Report dated May 31, 2023; and,

WHEREAS, 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 and art gallery, retail wine sales, a country store, 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; and,

WHEREAS, February 2018, County staff prepared a Revised Addendum No. 1 to the 2004 EIR pursuant to the California Environmental Quality Act (CEQA) and the state and local CEQA Guidelines, which analyzed all proposed changes to the conceptual design of the resort portion of the 2004 project under a separate file, DRH16-0006; and

WHEREAS, in March 2023, County staff prepared Addendum No. 2 to the 2004 EIR pursuant to the California Environmental Quality Act (CEQA) and the state and local CEQA Guidelines, which analyzed all proposed changes to the conceptual design requested of the winery portion of the 2004 project; and

WHEREAS, on May 31, 2023, the Design Review Committee, after a duly noticed public meeting, at which time all members of the public had an opportunity to appear and be heard, considered and approved the proposed Phase II Winery project site plan and drawings; and

WHEREAS, the Valley of the Moon Alliance (VOTMA) submitted an appeal of the Design Review Committee approval on June 12, 2023; and

WHEREAS, the Planning Commission has considered the 2004 EIR and the 2018 and 2023 EIR Addendums; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a duly noticed public hearing on September 7, 2023, at which time all interested persons were given an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

- 1. Based on the EIR, the Addendum No. 2, and the full record of proceedings, a supplemental or subsequent EIR is not required for the proposed project pursuant to Public Resources Code Section 21166 and CEQA Guidelines, Section 15162 because:
 - a. The design changes requested for the proposed project do not propose substantial changes from the 2004 project which will involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects because design changes requested for the proposed project do not result in increases to: overall development, building size, building height, water use, septic capacity, traffic, parking, lighting, tree removal, ground disturbance, or noise. All proposed winery buildings and wastewater treatment systems are in the preapproved Building and Septic Envelopes of the recorded Sonoma Country Inn Subdivision map. The design does not change the character of any use for which use permits were approved in Resolution No. 04-1037. All design changes conform to the approved uses for the winery portion of the 2004 project. Additionally, the project is subject to all current regulations for new development, including grading and stormwater, building, wastewater treatment, and fire safety.
 - b. There are no substantial changes relevant to the design changes requested for the proposed project with respect to circumstances under which the proposed is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because all design changes conform to the approved uses for the winery portion of the 2004 project and are consistent with all 2004 EIR Mitigation Measures.
 - c. There is no new information of substantial importance relevant to the design changes requested for the proposed project which was not known and with the exercise of reasonable diligence could not have been known at the time the 2004 EIR was certified which shows that the proposed design will have new significant environmental effects not evaluated in the 2004 EIR or a substantial increase in the severity of previously identified significant effects. Fire hazard risk, current traffic volume, vehicle miles travelled, and greenhouse gas impacts is not new information.
 - i. 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. The current circumstances, with regard to factors that are understood to exacerbate wildfire risk (including slope, prevailing winds, vegetation, climate, on-site water supply, emergency access) are substantially similar to those that the 2004 EIR examined. Changes to trees or soil caused by fires, and changes to trees or soil resulting from replanting, regeneration, and recovery since then will not cause the project to result in more significant impacts than originally analyzed in the 2004 EIR. The design plans propose to reduce wildfire risk by installing native fire-resistant, drought-tolerant landscaping, maintaining defensible space, and compliance with all County Fire Safe Standards and Wildland Urban Interface building requirements.

- ii. Current and projected information relating to traffic on Highway 12 does not contradict the 2004 EIR's evaluation or create new or more severe environmental impacts. There are no proposed changes that would increase the amount of traffic or trips to or from the winery over what was studied as part of the original approval.
- iii. Reducing VMT has been a goal of Federal climate action policies since before the 2004 EIR was certified. New regulations or guidelines, including new CEQA Guidelines, are not new information if the underlying issue was or could have been known when the 2004 EIR was certified.
- iv. The potential impacts of greenhouse gas emissions have been known since the 1970's. The 2004 EIR included an Air Quality section and predates CEQA Guidelines 15064.4, therefore a supplemental EIR is not required in order to analysis GHG emissions.
- d. No 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 are not adopted, and there are no new or different mitigation measures identified which would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt them.
- 2. The architectural and general appearance of the buildings, structures and grounds in the proposed project are in keeping with the character of the neighborhood, are not detrimental to the orderly and harmonious development of the county and do not impair the desirability of investment or occupation in the neighborhood because:
 - a. Design changes keep all development within approved building and septic envelopes, consistent with the maximum allowed square footage listed under PLP01-0006 Condition of Approval Nos. 84 and 106, and all portions of the site outside of the building envelopes are protected from development by an open space easement and/or conservation easements.
 - b. A total of 74 trees are proposed for removal, consistent with the EIR estimate of removal of 70 to 120 trees. Approximately 120 trees planted in 2021 between

Highway 12 and the Phase II Proposed Winery will provide additional screening for future winery buildings.

- c. The proposed site plan and landscaping conforms to PLP01-0006 Condition Nos. 93 through 97, including adjustments to the final access and parking design for minimizing loss of woodland and forest habitat per Mitigation Measures 5.6-2(b) and 5.6-4(b), and for retaining as many trees onsite as possible to minimize visual impacts as seen from Highway 12.
- a. The proposed colors and materials conform to PLP01-0006 Condition of Approval No. 97, including use of exterior building surfaces that incorporate a variety of colors and materials matching the natural backdrop of the site surroundings to minimize visual impacts from Highway 12:
 - i. Roofing: Reclaimed corrugated metal of bonderized finish for all buildings.
 - ii. Primary exteriors: Natural stained vertical wood boards of reclaimed and distressed finish for main buildings and courtyard structure.
 - iii. Secondary exteriors: New and recycled local stone veneer for barrel storage buildings and accenting office building lower level; corrugated metal for rear service building.
 - iv. Doors and windows: Stained wood and dark painted metal doors and window frames with glazing of low-reflectivity finish.
 - v. Hardscape: Dry stack stone landscape wall from local region; painted concrete floor surfaces.
- b. The Phase II Winery site plan does not increase the amount of light pollution in any substantial or significant amount compared to the Conceptual Design. The proposed lighting conforms to PLP01-0006 Condition of Approval Nos. 98 and 99, including design consistency with established LZ1 lighting zone standards for parks, recreation areas and wildlife preserve as demonstrated on the final exterior lighting plan, photometric analysis, and individual fixture cutsheets.

BE IT FURTHER RESOLVED, that the Planning Commission hereby denies the appeal of DRC's action, and approves the proposed project design, site plan and drawings as presented, and approves Addendum No. 2 to the EIR.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th calendar day after the date of the resolution unless an appeal is taken.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Resolution No.: September 7, 2023 Page 6

THE FOREGOI its adoption, sthe following	seconded			d by Commission	er , and adopted or	_, who moved n roll call by
	Commiss Commiss Commiss Commiss	sioner sioner sioner				
	Ayes:	Noes:	Absent:	Abstain:		
WHEREUPON	, the Chair	^r declared	the above a	nd foregoing Res	solution duly adopte	ed; and
			SO C	RDERED.		

DESIGN REVIEW COMMITTEE RECORD OF ACTION

May 31, 2023

ITEM NO: 1

Time: 10:05 am **File No.:** DRH21-0010

Subject: Kenwood Ranch Winery **Applicant:** Kenwood Ranch Winery, LLC

Staff: Georgia McDaniel

Location: 1080 Campagna Lane, Kenwood

APN: 051-260-010 Supervisorial District: 1

Proposal: Request for final design approval with certain minor design modifications for

Phase II Proposed Winery with vested rights 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 conditions and other minor changes.

Zoning: DA B7 (Diverse Agriculture, frozen density) RC 25/50 (Riparian Corridor,

25ft and 50ft setbacks) SR (Scenic Resource: Corridor / landscape unit)

CEQA Document: EIR Addendum Final Authority: DRC

Prior Meeting: DRC Preliminary - April 19, 2023

ATTENDANCE

Committee: Sierra Hart, (Member Absent), Derik Michaelson

Staff: Georgia McDaniel, Hannah Spencer

Applicant: Chuck Conner, Tina Wallis, James McNair, and others

Others: VOTMA: Roger Peters, Kathy Pons

REVIEW LEVEL: Preliminary Final Review Conceptual

ACTION: FINAL DESIGN APPROVAL

COMMENTS: *

Project Design:

Site Plan: Architecture: Parking/Access: Landscaping: Color/Materials:

Signage: Lighting: Other:

Approval	Further Review	Final Details	Staff Clearance
×			

VOTE:

Landscape Member: Architect Member: Planning Member:

Committee	Motion	2nd	Decision
Sierra Hart		×	Aye
(Absent)			(Absent)
Derik Michaelson	X		Aye

Ayes: 2 Noes: 0 Absent: 1 Abstain: 0

DESIGN REVIEW COMMITTEE RECORD OF ACTION COMMENTS - RECOMMENDATIONS

Applicant: Kenwood Ranch Winery, LLC **Date:** May 31, 2023 **Address:** 1080 Campagna Lane, Kenwood **File:** DRH21-0010

APN: 051-260-010 Action: FINAL DESIGN APPROVAL

NOTE: Applicants shall submit design revisions addressing the following comments for further review. A written narrative for each comment is required. Responses to Final Design Approval comments shall be confirmed by planning staff prior to building permit issuance.

GENERAL

- 1. This approval covers the Phase II design proposal for Kenwood Ranch Winery as shown on the *Revised DRC Drawings* prepared by Backen-Gillam Architects, dated July 6, 2022.
- 2. In reaching its decision to approve the item as proposed, the DRC contemplated its authority under Article 82 to refer the matter for final decision to the Planning Commission, including its consideration of the following factors as noted during the meeting:
 - a. DRC noted the EIR addendum appears to analyze certain non-design related matters which may be outside its purview and warranting referral of the item to a higher decision body, including analysis relating to traffic and emergency evacuation planning.
 - b. DRC noted the proposed changes reflected in the phase II proposal indicate the same general level of use and intensity as originally analyzed and approved for the project and appear well supported under the current EIR Addendum #2.
 - c. DRC noted the proposal appears substantially consistent with the design-related items it has been tasked to review under the original project conditions of approval and is unable to identify any specific item of concern requiring further attention, including those raised by members of the Valley of the Moon Alliance (VOTMA).
- 3. DRC finds the Phase II Winery proposal in substantial compliance with the Board of Supervisor's Final Conditions of Approval (PLP01-0006), dated November 2, 2004, as noted below:

SITE PLAN

4. Approved as proposed and conforming to PLP01-0006 Condition of Approval Nos. 93 through 97, including adjustments to the final access and parking design for minimizing loss of woodland and forest habitat per Mitigation Measures 5.6-2(b) and 5.6-4(b), and for retaining as many trees onsite as possible to minimize visual impacts as seen from Highway 12.

PARKING / CIRCULATION

5. Approved as proposed and conforming to PLP01-0006 Condition Nos. 95 and 97, and further detailed under DRC Comment No. 4.

LANDSCAPING

Approved as proposed and conforming to PLP01-0006 Condition Nos. 95 and 97, and further detailed under DRC Comment No. 4.

ARCHITECTURE

7. Approved as proposed and conforming to PLP01-0006 Condition No. 97, and further detailed under DRC Comment No. 8.

COLORS / MATERIALS

- 8. Approved as proposed and conforming to PLP01-0006 Condition of Approval No. 97, including use of exterior building surfaces that incorporate a variety of colors and materials matching the natural backdrop of the site surroundings to minimize visual impacts from Highway 12:
 - a. Roofing: Reclaimed corrugated metal of bonderized finish for all buildings
 - b. *Primary exteriors*: Natural stained vertical wood boards of reclaimed and distressed finish for main buildings and courtyard structure

COLORS / MATERIALS

(Continued)

- c. Secondary exteriors: New and recycled local stone veneer for barrel storage buildings and accenting office building lower level; corrugated metal for rear service building
- d. *Doors and windows*: Stained wood and dark painted metal doors and window frames with glazing of low-reflectivity finish
- e. *Hardscape*: Dry stack stone landscape wall from local region; painted concrete floor surfaces

LIGHTING

 Approved as proposed and conforming to PLP01-0006 Condition of Approval Nos. 98 and 99, including design consistency with established LZ1 lighting zone standards for parks, recreation areas and wildlife preserve as demonstrated on the final exterior lighting plan, photometric analysis, and individual fixture cutsheets

SIGNAGE

10. n/a

PUBLIC COMMENTS			
☐ None		Noted: ■ Noted: Noted: ■ Noted: Noted:	
		Valley of the Moon Alliance (VOTMA) member	

Valley of the Moon Alliance (VOTMA) members Roger Peters and Kathy Pons reiterated for the record certain concerns and questions as provided in preceding written correspondence (see attached)

ATTACHMENTS

- 1. PLP01-0006 Conditions of Approval
- 2. Public Comments

DRC 5/31/23

Attachment 1Conditions of Approval

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" E	37	DATE
The conditions below have been satisfied i		D/\ L

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.

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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*.

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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.

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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 onsite 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.

<u>Mitigation Monitoring:</u> 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*.

<u>Mitigation Monitoring:</u> 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.

Winery Conditions of Approval - PLP01-0006 November 2, 2004 Page 5

- (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.
- (I) 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

<u>Mitigation Monitoring:</u> 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 o shall be submitted to the file that all of the fo	of any permits (grading, septic, building, etc.) evidence bllowing 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 SFBRW QCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SW PPP for the project. The applicant would also be responsible for obtaining County permits. Applicant shall submit a copy of the NOI, SW PPP, 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 SW PPP. 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*

<u>Mitigation Monitoring:</u> 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 SFBRW QCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SW PPP for the project.

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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, applicant/owner and verified by PRMD staff that all of the fo	
"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.
 - <u>Condition Compliance:</u> 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.
 - <u>Condition Compliance:</u> 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.
 - <u>Condition Compliance:</u> 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.
 - <u>Condition Compliance:</u> 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.
 - <u>Condition Compliance</u>: 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.*
 - <u>Mitigation Monitoring:</u> 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*.
 - <u>Mitigation Monitoring:</u> 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).
 - <u>Condition Compliance:</u> 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.
 - <u>Condition Compliance:</u> 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.)

<u>Condition Compliance:</u> 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*.

<u>Mitigation Monitoring:</u> 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*.

<u>Mitigation Monitoring:</u> 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.

<u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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*.

<u>Mitigation Monitoring:</u> 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.

<u>Condition Compliance:</u> 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*.

<u>Mitigation Monitoring:</u> 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 ongoing 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.

<u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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 L₅₀ 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.
 - <u>Condition Compliance:</u> 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 SFBRW QCB Standard Setbacks (to wells, to property lines, buildings, etc).
 - <u>Condition Compliance:</u> 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 W DRs. *Impact 5.4-1*

<u>Mitigation Monitoring:</u> 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.

<u>Condition Compliance:</u> 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.

<u>Mitigation Monitoring:</u> 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 Selfmonitoring/reporting program (due by the 15th of each month), and payment of all related yearly fees.
 - <u>Condition Compliance:</u> 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.

<u>Condition Compliance:</u> 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

<u>Mitigation Monitoring:</u> 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 me	t.

"The conditions below have been satisfied" BY	DATE
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- 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*.

<u>Mitigation Monitoring:</u> 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.

<u>Mitigation Monitoring:</u> 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.

<u>Mitigation Monitoring:</u> 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.

<u>Mitigation Monitoring:</u> 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 applicant/owner and verified by County staff.	be submitted by the
"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.

	or to Building Occupancy evidence shall be submitted by the applicant and if that the following conditions have been met:	verified by County
"The	e conditions below have been satisfied" BY	DATE
	The applicant shall construct a trail head parking lot with room for twelve vehicle for disabled parking. In addition, the parking lot shall accommodate a minimum of trailer parking spaces. The applicant shall be responsible for redesigning the wire to incorporate the trail designated parking. This parking lot shall be constructed a construction of the access roadway. Occupancy of the winery shall not be granted has been constructed. The applicant shall be responsible for maintaining the trail Impact 5.2-14	of two vehicle-plus- ery parking lot plan at the time of d until the parking lot
	<u>Mitigation Monitoring:</u> County staff is responsible for reviewing the adequacy of lot layout.	of the revised parking
75.	The trail shall have visible signage at Highway 12 and the parking lot that clearly publicly accessible and part of County Regional Parks system. Regional Parks s Signs shall be installed at the time of completion of the trail.	
Оре	erational Conditions:	

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

applicant and verified by County staff that all of the follo	· ,
"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.
 - <u>Condition Monitoring:</u> 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.
 - <u>Condition Monitoring:</u> 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.
 - <u>Condition Monitoring:</u> 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.

<u>Condition Monitoring:</u> 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.
 - <u>Condition Monitoring:</u> 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" B	(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."

<u>Mitigation Monitoring:</u> 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*

<u>Mitigation Monitoring:</u> 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

<u>Mitigation Monitoring:</u> 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.

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

Operational conditions:

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- 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)*
 - <u>Mitigation Monitoring:</u> 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.

DRC 5/31/23

Attachment 2 Public Comments



filed via e-mail

May 30, 2023

Design Review Committee c/o Hannah Spencer Permit Sonoma County of Sonoma

Re: DRH21-0010 Kenwood Ranch Winery--DRC May 31, 2023 Public Meeting

Dear Committee Members,

On April 18, 2023 the Valley of the Moon Alliance (VOTMA) submitted comments on the materials now scheduled to be considered at this May 31, 2023 public meeting. During the intervening period VOTMA has received clarification on the form and function of what VOTMA characterized as "Chimneys" on the three front buildings shown in the design renderings. Based on that information, VOTMA withdraws its comments/questions on that issue.

Other that that withdrawal, VOTMA incorporates by reference its April 18, 2023 comments and questions, and extends them here for purposes of this upcoming hearing.

A. CEQA Standard

Although the "Notice of A Sonoma County Design Review Committee Public Meeting" (Notice) issued May 19, 2023 states clearly that "The Design Review Committee considers design only" and that the "Committee's review is limited to the design aspects and compliance with related Conditions of Approval for PLP01-0006," it also notes that the Staff is recommending that the DRC "approve Addendum No. 2 to the 2004 Environmental Impact Report." Addendum No. 2 (AD2) clearly addresses issues that go well beyond "design aspects and compliance with related Conditions of Approval." As acknowledged implicitly in the Notice, the DRC has no jurisdiction or authority to approve AD2. The DRC's proper action would be to refer AD2 to the Planning Commission for its independent consideration of the various updated broad environmental impacts addressed in AD2.

B. Issues and Questions

1. Aesthetic/Visual Issues:

As a reference point for assessing visual issues associated with structures such as the Winery being placed in scenic landscape units, it is useful to refer back to the Board of Supervisors (BOS) comments on this issue as set forth in the Resolution adopting approval of PLP01-0006. In section 3.5 (j) of that Resolution the BOS rejected then-PRMD's position that the County code required structures in scenic landscape units be screened "completely" from public view. Instead the Board found that complete screening is not necessary. The Board found that the appropriate standard is "substantially screened."

The level of expected screening post Glass fire is a work in process. On the one hand many trees since 2004 have been lost through death and/or drought. Many more were lost due to the Glass fire in 2020, and many more will die from that fire in the next years or will be removed in conjunction with the development design for the winery and its landscaped grounds. On the other hand, Kenwood Ranch has shown a sensitivity to replanting trees.

KR has taken the position that on balance over time the growth of the new trees will over time substantially screen the Winery from Highway 12 and its neighbors. But KR visual representations supporting its design review request fails to show the most current conditions at the site. They do not appear to reflect recent tree removal both on the site and in the upslope area to the northeast where the Inn/Spa/Restaurant will be located. VOTMA attaches a photo taken on May 28th which reflects the most recent view from Highway 12 approximating the view KR presents in its visual assessment. KR should present a visual projection updated to 2023

VOTMA again requests that story poles be reposted to reflect the current visual impacts. VOTMA also suggest that the DRC question KR's expert on his assessment of the health of very large oak trees that dominate the foreground of the visual assessment along Highway 12. Those trees are quite old and to an untrained eye look potentially prone to falling. In other previous early photos of the large oaks on the overall project site used by the consultant, much was made of how hollowed out the inner trunks of the large fallen oaks had become. If they fall in the next few years in the storms expected to intensify with climate change, what impact would that have on the visual screening of the Winery?

2. Parking for Inn/Spa/Restaurant Employees at the Winery

The Winery project design shows the required 147 parking spaces. KR has indicated that some of that parking is proposed to be used for employees of the Inn/Spa/Restaurant. The parking for the Inn/Spa/Restaurant, including parking for the employees, is specified in the Conditions of Approval for the Inn/Spa/Restaurant. The effect of transferring parking at the Winery for employees of the Inn/Spa/Restaurant from the spaces designated for their use in those facilities has the effect of increasing the parking for the potential patrons of

the Inn/Spa/Restaurant. The COAs were not drafted with that transfer contemplated. The parking design for the Winery may not be used to avoid the use restrictions implemented to control the capacity usage at the Inn/Spa/Restaurant. Parking at the Winery should have signage restricting use.

3. Wildfire Evacuation Plan and Use of Residential Subdivision Driveway

The wildfire evacuation plan proposed for the Winery and the Inn/Spa/Restaurant is not a Winery Design Review issue. It is an issue that had interrelated traffic, parking, operations, infrastructure, and public impact aspects that span the entire Kenwood Ranch project. The DRC should refer the Kenwood Ranch Wildfire (and other emergencies) Evacuation Plan to the Planning Commission for its review and approval.

As to the plan tendered, VOTMA has a variety of questions relating to the cumulative development in the area, traffic studies underlying the evacuation timing estimates, the projected worst case population to be evacuated, the public impact of the use of the yet to be constructed subdivision road and driveway to handle 40% of the evacuation load, and the feasibility of "early evacuation" at the Inn itself.

At a minimum, the evacuation plan proposal must provide an estimate of the increased evacuation time where the only road ever contemplated for ingress and egress for the Inn/Spa/Restaurant and the Winery--Campagna Lane, remains the only road authorized for evacuation. The residential subdivision driveway Kenwood Ranch now seeks to utilize is less than 300 yards from Campagna Lane, but is outside of the turn lanes zone required by the BOS as a safety measure when the Kenwood Ranch project was approved almost 20 years ago. The residential subdivision roads have not been constructed; nor has the driveway for ingress and egress for the three resident parcels to be served by that driveway. KR should detail the timing of permitting efforts required for that.

Kenwood Ranch should not be allowed to slip this critical winery and Inn/Spa/Restaurant emergency evacuation plan through permitting via a submission to the DRC. The wildfires that Sonoma Valley has experienced since 2017 and the trauma associated are much too important to the public be treated as an afterthought handled by the DRC.

Thank you for the opportunity to submit comments.

Regards,

Roger Peters

Roger Peters VOTMA Board Member





filed via e-mail

April 18, 2023

Design Review Committee Permit Sonoma Sonoma County

Re: DRH21-0010-Kenwood Ranch Winery (KRW)

Dear Committee Members,

In the short period of time the Valley of the Moon Alliance (VOTMA) has had to read and review the lengthy materials released last Thursday, including the draft Addendum #2 (AD2) (Attachment 5 to the Staff Report) to the FEIR certified for PLP01-0006, and the Initial Summary (IS) (Attachments 21-22 to Attachment 5) prepared in support of AD2, VOTMA identified numerous issues and questions raised by those materials that require further study and attention. Pending resolution of those issues and questions, Addendum #2 and the associated I/S should be deemed incomplete. The Design Review Committee should not use its discretion to approve and accept those documents or the Staff's recommendations relating to those documents.

A. CEQA Standard

PS prepared AD2 based on its assessment that while some changes or additions are required to the KRW Project are necessary, none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 the CEQA Guidelines (California Code of Regulations, title 14, Section 15000 et seq.) calling for a subsequent EIR have occurred. VOTMA believes that it is a close question as to whether the circumstances under which the KRV Project is being undertaken have changed substantially since 2004, and in particular the occurrence of two significant wildfires, an extended drought, and an overconcentration of winery events in the Sonoma Valley over the last 20 years, such that a more than an addendum is required prior to further discretionary action by the Design Review Committee. These changed circumstances both involve new significant environmental effects as well as a substantial increase in the severity of previously identified significant

effects. (Section 15162(a)(2)

Independently, VOTMA also believes that over the last. 20 years since the initial EIR was certified, we all (collectively) have developed new information of substantial importance relating to wildfire risks in the rural wildland interface in the face of climate change that was not adequately considered and which now is understood to have substantially more severe effects than previously understood. (Section 15162(a)(3). Those are the things that happen when a project is delayed for 20 years, and the County would do well to put some more rigorous timelines in its use permit conditions, rather than "vest" projects into perpetuity.

The Glass fire in October 2020 brought all that to play in an immediate and devastating way in Sonoma Valley, and specifically on the KRV project site, and to an even greater extent on the adjacent up-slope KR Inn/Spa/Restaurant project site. Homes and businesses were incinerated by the Glass fire, traffic in the Valley was crippled, and lives were lost.

As much as VOTMA would like to see the KRW dramatically scaled back so that it was not another risk factor, or victim, or both, of the next wildfire, we realize that the regulatory battle there would be long, and the odds of success short.

So we will focus our comments here on what is before us as an addendum to an EIR that is frankly stale and out of touch with the realities we all face today as residents and inhabitants of this beautiful valley. We appreciate the time, money and effort that the County and KR have devoted to preparing an Initial Study as support for AD2, and see that it is a good faith attempt to wrestle with the issues and challenges the new winery and its surrounding neighbors will confront.

Having said that, VOTMA does take issue with the County's statement on AD2 at pg 5 that "because the approval at issue is limited to design review, even if there were substantial changes in circumstances or new information of substantial importance...those factors would have to be relevant to impacts resulting from the requested design changes, not the original project approval." That is hogwash; PRC Section 21166(c) and CEQA GL 15162(a)(3) are not tied to design changes.

Does the County believe that absence of an evacuation plan or wildfire risk analysis in the original EIR, or the absence there of mitigation requirements (or maybe the failure of the County to enforce such requirements as were there) that would have reduced the risk of the absolute devastation that the Glass fire inflicted (and the next fire may duplicate) on the forested area, that had been allow to sit untrimmed and unmanaged for well over a decade, are not valid subjects of the hearing before the DRC? Is not the DRC being asked to approve the environmental effect conclusions of AD2 (and the I/S) as well as the design changes proposed? It is Noticed as such.

B. <u>Issues and Questions</u>

1. Aesthetic/Visual Issues:

a. Chimneys--Why are there chimneys on the three front buildings" Section 1.7.4 indicated only chimneys on the Marketplace and the Commercial Kitchen. Why are any chimneys needed? The appliances are electric and "no natural gas fireplaces will be provided as part of the 2022 Project." (I/S at 1.7.7, pg1-45). Why is wood burning used for cooking (other than BBQ)?

b. Tree Mortality--The aggregate mortality of the trees on the Winery project site seems inconsistent. The "KR Winery Tree Condition Rating" dated 8-02-21 (supplied by PS staff to VOTMA on Monday April 17th) showed 167 trees on the building envelope. Of those, 117 (70%) were classified as in "poor" condition, meaning that they "cannot" be salvaged. Another 43 trees (26%) were classified as in "fair" condition, meaning that they "could possibly" be salvaged. The remainder (4%) were classified as in "moderate" or "good" condition. That was a fairly stark first report.

The "Post-Fire Winery Building Envelope update" dated 1-12-23 (also provided on by PS staff on April 17th, but appearing in another form in one of the many appendices) had the total building envelop trees at 213. Of those, 67 were listed as poor, and 73 were listed as fair, using the same scale, or 65% of the larger number. The chart showed that 74 of the poor or fair trees had been or would be removed.

In the time available VOTMA was unable to locate an assessment of the remaining trees not within the building envelope and on the KR Winery Project 2022 parcel. Apparently 120 trees were planted in 2021, but the location is unclear.

The uncertainty as to existing trees and location of the newly planted trees and the prospect for further tree planting renders the visual profiles of the winery from various spots on Highway 12 uncertain. Looking at the comparison of before and after overhead post Glass Fire (I/S figure 1-4) suggests dramatic burns across the much of the Winery project site. The compositional analysis in Attachment 34 to Attachment 5 (I/S) at pg. 62 of 86 is brutal: "Lot 12-Area A--Winery parcel that suffered severe damage from the Glass Fire with 75% mortality." "Lot 12-Area B-Riparian zone severely damaged. Mature oak, Douglas fir, bay laurel, and Pacific bigleaf maple with high mortality."

In contrast to these direct assessments, the AD2 and the I/S tend to compare the damage to the winery parcel to the Inn/Spa/Restaurant parcel by referencing that the damage to the former was less than the extensive damage to the latter. The reality is that there is and was high mortality to the trees designed to screen the Winery and that damage is a slow rolling truth. Once the trees on the building envelope begin to be removed and as other poor and fair status trees fall or are cut away, there is no assurance that the Winery will not be plainly in view in this corridor.

As much as VOTMA would like to see the depiction of the Winery as shown on Figure 1-12 of the I/S (Att 21 to Att 5, at pg. 36 of 352) as an accurate one, that simply does not seem credible, at least for the next few decades.

VOTMA suggests that KR again story pole the Winery building envelope to give a more accurate rendition of how the entire winery will look from a distance before the DRC renders its decision, and/or that a better series of rendering with age adjust trees (i.e., not mature) inserted to see what the site will look like over the next decade. Of particular interest would be to also provide a more realistic backdrop that shows the tree condition of trees to the north and northeast of the Winery site, together with a view of the Inn/Spa/Restaurant as seen in the background of the depiction of the Winery. The Winery must be seen in the broader context that we will all see as we drive from the upper north part of the valley east toward Sonoma. While VOTMA understand that absolute screening was never promised, the gap created by first the glaringly visible bulk of the Inn/Spa/Restaurant and the Winery needs further attention as a Design and Visual issue.

VOTMA also suggests that the applicant set up a community forum that meets periodically to assess and monitor progress in screening the Winery from view.

2. Traffic Impacts and Parking Issues:

a. Winery Traffic--The I/S goes to great lengths to argue why the CEQA process for this discretionary Design Review should not and may not legally require a Vehicle-Miles-Traveled (VMT) study as required for all projects after August 2020. At the same time, the I/S puts forward as evidence on traffic level of service impacts dated and stale studies used for Addendum #1 for the Inn/Spa/Restaurant. The I/S seeks to have it both ways to avoid addressing transportation impacts.

Over the last 5 or 6 years traffic patterns have changed, commute patterns have changed, winery events have changed, new housing has occurred and very large projects (Elnoka, SDC, Hanna) that will affect this stretch of Highway 12 are now in the planning process. The I/S is content to stick with the fact that traffic was and is a significant and unavoidable impact that cannot be mitigated and so the Board of Supervisors' (BOS) past statement of overriding conditions is still the best trump card in the deck.

It may be, but that does not negate the need to update and present a comprehensive assessment of current conditions to provide the proper perspective on benefits vs impacts, so that if and when the BOS sees this matter again, it can make its determination for this phase based on current facts and conditions. The Design Review Committee should not accept AD2 with an incomplete and inadequate traffic assessment.

b. *Mitigation Measure 5.2-8(a)*--Table 1-5 of the I/S presents a summary of the operating days and hours for the various activities. Winery events are shown as daily or on weekends. VOTMA notes that Appendix F of the Appendices to the I/S (Attachment 22 to Attachment 5 (AD2), at pg. F-5) shows as Mitigation Measure 5.2-8(a) the following: "Until the events coordinator 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-times events such as food and wine pairings on the site.

Weddings, banquets, auctions, concerts and other time-specific would only be permitted on Monday-Friday during non-peak traffic hours."

If applicable, this condition would address VOTMA's winery events concerns. If this mitigation measure was in fact not adopted, VOTMA remains concerned about the impact of winery events during peak traffic hours, and believes that should be addressed in the traffic studies required.

c. *Parking*: The proposed Design for the Winery has almost entirely reconfigured the parking and retains the 147 spaces. The I/S at pg. 1-41 shows the following parking allocations and locations: trailhead--14 spaces; visitor--40, west; staff-69, east; service building--14, east; cold storage building--18, east; retail support--2 spaces.

VOTMA appreciates that for events up to 200 persons 80 spaces would be needed, plus parking for staff. It is not clear why there is a staff demand for 69 spaces, service building 14 and so forth. Those sorts of parking space requirements seem to exceed the expected use as reflected in the winery trip generation estimates set out in Appendix H in Att 22 to Att 5 and in the Wildfire Winery Project Vehicles assessment, showing 31 Winery employees at max occupancy. (Appendix V at pg. 3 in Att 22 to Att 5)

VOTMA raises this issue in part as a reflection of discussions with Tohigh International during the Design Review of the Kenwood Ranch Phase I--the Inn/Spa/Restaurant. There was concern expressed then that parking for staff to serve the Inn/Spa/Restaurant not be located at some other place on the 2004 Project. If the KR Winery functions as Phase II as a stand-alone operation does not require 147 spaces, then the redesign should reflect the lower numbers of spaces actually required, or KR should otherwise provide assurances that those spaces will not be devoted to non-Winery uses (e,g., parking for employees of the Inn/Spa/R.

3. Wildfire Evacuation Issues:

a. Wildfire Evacuation Timing: VOTMA appreciates the obvious care and concern that KR has devoted to assessing this important issue. As a whole, the wildfire mitigation and control efforts that are reflected in the Appendices in Att 21 to Att 5 are as comprehensive as VOTMA has seen. The residents of Sonoma Valley who were present during the Tubbs and Glass fires and who had to evacuate over the crowded roads as smoke and flames were approaching have that experience burned into their memory. They should be somewhat comforted by this attention to detail.

Although an oversimplification, in some sense the KR wildfire evacuation strategy is simply to shut down at first warning, leave the 2022 Project early (both Winery and the Inn/Spa/Restaurant, although the latter has not committed to that), and thus avoid the crowds on the roads. (Appendix V at pg. 4 in Att 22) That strategy is not unique and is one VOTMA would guess many or most of those who lived thru the past conflagration will also adopt. If that is the case, the "No Notice" scenario deserve close inspection as the more realistic outcome.

The results here are not encouraging. If VOTMA is reading the Fehr & Peers Study correctly, and assuming that the two driveway egress option is available (see below), it would take 45 minutes for the 2022 Project to entirely clear the driveways on to Highway 12. The total elapsed time to the evacuate the study area would be 150 minutes without the 2022 Winery Project and 165 minutes with the 2022 Winery Project.

That assumes everything goes smoothly. It apparently also does not factor in the extent to which other wineries, whether existing or planned, also might be holding max events at that point. VOTMA has not studied it closely enough to assess whether the Hanna Center project is factored in or how it deals with the SCD Specific Plan as adopted and the Elnoka project as it might be revised by its new multi-family residential unit developer. In truth it is a seemingly precise spitball on the wall.

VOTMA recognizes that the Winery component of that capacity demand is less than that of the Inn/Spa/Restaurant. But the issue here is not whether the Inn/Spa/Restaurant should be contributing to that capacity demand. It is the Winery that is the incremental demand component still seeking discretionary approval of its required permits. To that extent, that extra 15 minutes to clear the area is on the Winery's back.

VOTMA appreciates that when the 2004 Project was first envisioned sometime late in the last century, the combination of a winery and event center as an adjunct to the Inn/Spa/Restaurant was an attractive combination concept. But viewed today, with an over-concentration of vineyard plus winery integrated facilities in the immediate Sonoma Valley area, the concept of an event center plus a mini custom-crush facility that together with the Inn/Spa/Restaurant will pour 816 persons onto Highway 12 within 30 minutes after a wildfire warning, seems a considerably less compelling concept. That goes directly to the tradeoff between risk and reward that the planning process and the BOS must consider. The "No Notice scenario" is troubling.

b. *Mutual Irrevocable Emergency Easement (MIEE)*--As VOTMA understands it from statements at the KR Winery Dunbar Community meeting last year, the genesis of the plan to enter into a MIEE with the adjacent Graywood Subdivision (GS) came about because the retained consultants on the Wildfire Evac and Control issues expressed concern with the timing required to evacuate the 2022 Project. The 2022 Project was told it needed another road to get out safely. Hey, why not tie into the Graywood Subdivision Road and our problem is solved?

If only everybody could have another back door to push its people out to safety ahead of everyone else trying to get on the clogged two lane evacuation highway.

VOTMA sees this as a matter of equity. Who gets priority at entrance points on Highway 12? As far as VOTMA is aware this extra egress option was not an element of any prior permitting for the 2004 Project or, until now, the 2022 Project. Did any of the traffic studies or any of the mitigation discussions relating to ingress and egress to the 2004 or 2022 Projects propose or contemplate this revision?

This is not simply a matter of mutual sharing of egress. The Graywood Subdivision has a dozen or so residential units. The combined Winery and Inn/Spa/Restaurant has over 800 persons affected. As reflected in the Wildfire Evacuation Timing study there is little that is mutual here. The Project trip assumption for the "With Notice" scenario has 1) a 50/50 split for right turning vehicles over both driveways; 2) 70% of left turning vehicles use the Campagna Lane Driveway and 30% use the GS driveway (competing with Frey Road exit homeowners turning left or right, plus east and west bound drivers as well); and 3) overall 60% of the KR Project vehicles use the Campagna Lane drive and 40% use the GS driveway. Appendix V at pg. 11. No assumptions on driveway use were provided in the "Without Notice" stampede.

As a simple matter of fairness in risk allocation the KR Project (Inn/Spa/Restaurant & Winery) should live or die with the Campagna Lane as its exit option.

It should go without saying that should the dual driveway option under the MIEE be permitted (without conceding that this option could even be allowed without permit modifications for the all the projects), any signage at the intersection of the two roads should be absolutely clear that it is to be used only for emergencies and only for egress.

Thank you for the opportunity to submit comments. I apologize for the lateness of these comments, but given the short amount of time to respond, the mass of the materials made available late Thursday, and the fact that PS did not respond to VOTMA's request that the hearing be rescheduled to allow closer study of the materials, this was the best VOTMA could do.

Regards,

Roger Peters

Roger Peters VTMA Board Member From: Roger Peters
To: Tennis Wick

Cc: Susan Gorin; g_carr@sbcglobal.net; Caitlin Cornwall; Scott Orr; Derik Michaelson; Hannah Spencer; Georgia

McDaniel; twallis@twallislaw.com

Subject: DRH21-0010: Kenwood RanchWinery--Request for Public Circulation and Rescheduling of DRC Hearing

Date: Friday, April 14, 2023 3:23:31 PM

Director Wick,

Yesterday Permit Sonoma posted the Agenda for the April 19th Design Review Committee (DRC) hearing. The only item scheduled is the Kenwood Ranch Winery (DRH21-0010). For the reasons outlined below, the Valley of the Moon Alliance (VOTMA) requests that the hearing scheduled for next week be taken off calendar, and that the proposed Addendum #2 be circulated for 30 days for public review and comment along with the Initial Study that was included as an Attachment to Addendum #2.

The proposed Kenwood Ranch Winery was approved more than 16 years ago, with two major fires and a significant drought intervening. Addendum #2 is proposed to be considered with less than a week for public review. Such a hyper accelerated review is not warranted given the passage of time here, those severe events, and in view of the very lengthy documentation that has just been released. In its recent operational review PS committed to increased public transparency. It should start here by circulating Addendum #2 for public comment, or at least providing adequate time for interested parties to review and react to the lengthy documentation. The hearing on this matter should be schedule at a time following that review period and the opportunity for the public to comment on Addendum #2 and associated documents..

That the documentation issued yesterday is considerable is hardly contestable. The documents posted for review consisted of the Staff Report and 17 attachments. Included in those attachments as Attachment 5 was proposed Addendum #2 to the Final Environmental Impact Report for the Sonoma Country Inn project (the predecessor name for what is now known as the Kenwood Ranch Inn and Winery). Addendum #2 (Attachment 5) in turn includes 37 attachments. Notably, Attachments 21-23 of Attachment #5 consist of Volumes 1-3 of the Initial Study for the Winery, prepared by ESA. Those volumes, first seeing the light of day yesterday and dated February 2023, consist of 1368 pages. Addendum #2 itself is 43 pages.

In addition, Attachment #26 to Addendum #2 is a "Tree Construction and Fire Impacts Summary" dated January 13, 2023. That Summary in turn references 4 prior reports by the retained Arborist for the project, which were prepared in 2021-23 and appear to assess the direct impacts of the Glass Fire on the project site. VOTMA had previously inquired multiple time of PS staff as to the existence of any such reports and was not told of or given access to those reports. That information is directly relevant to condition compliance for both the Winery and the Inn/Spa/Restaurant, and for assessing evacuation and visual screening issues relevant to the Winery project. The various reports referenced in Attachment 26 are not part of the documents released yesterday and VOTMA specifically requests here that they be made available publicly as quickly as possible.

Thank you for considering this request that 1) the public be given ample time to review the relevant material and submit comments, and 2) the hearing on this matter be rescheduled to occur after that period has passed.

Regards,

Roger Peters

Roger Peters VOTMA

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----Original Message-----

From: dormanleadership@gmail.com <dormanleadership@gmail.com>

Sent: Monday, April 17, 2023 1:48 PM

To: DesignReview < DesignReview@sonoma-county.org>

Subject: Kenwood Ranch Winery

EXTERNAL

Given the minimum amount of time provided for a thoughtful and thorough review of addendum number two related to the Kenwood Ranch winery, I respectfully request an extension of time for that public review prior to further consideration by the design review committee.

Timothy Dorman
Managing Partner
Dorman Leadership Group
415 407 1410 ((o/m)
Sent from my iPhone

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From: Edith Perez
To: Georgia McDaniel

Subject: Permit Sonoma File DRH2110010: fully in favor!

Date: Saturday, April 15, 2023 1:57:56 PM

EXTERNAL

Hello:

This is to share my full support for the approval of the permit application for design modifications of the parcel located at 1180 Campagna Lane in Kenwood (APN 051-260-013. Supervisorial District 1).

I received the informational pages for the public meeting April 19, but as I cannot attend in person wanted to express my full support for speedy approval.

We in Kenwood need new businesses, options of things to do, and tax revenue.

We need the planned Kenwood Ranch Winery to be built and became operational. I hope that you and all members of the County can quickly approve all requested modifications. Delays will just continue to hurt our property values and happiness as residents of Kenwood.

Thanks, Edith A. Perez, M.D. 1515 Lawndale Rd Kenwood, CA 95452 Mobile: 1-904-716-4579

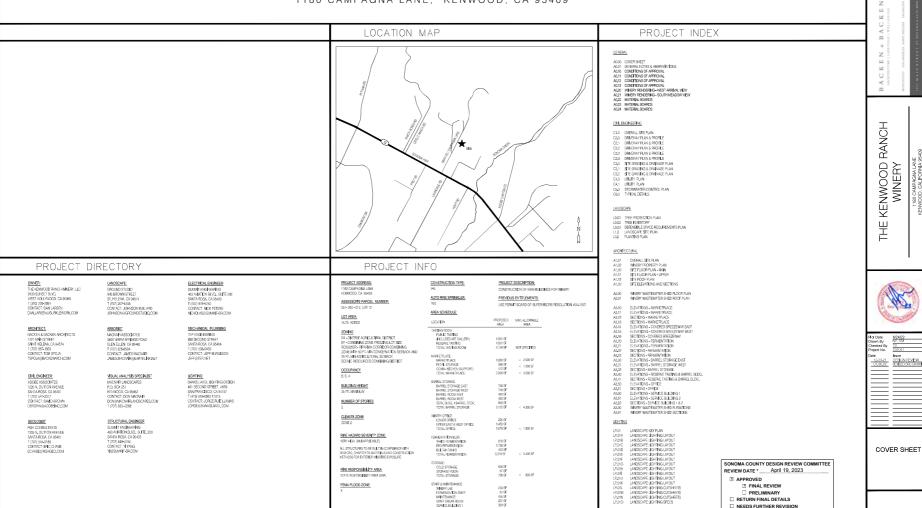
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THE WINERY AT KENWOOD RANCH

1180 CAMPAGNA LANE. KENWOOD. CA 95409



SEFMICE BUILDING 2 TOTAL STAFF & SERVICE

RESTROOMS MARKETPLACE RESTROOMS OFFICE RESTROOMS TOTAL RESTROOMS:

< 4.450 SF

NOT SPECIFIED 501 SF NOT SPECIFIED



12:23:21 DESIGN REVIEW 07:06:22 REVISIO DRC DRWING

A0.00

D. Michaelson

* SEE RECORD OF ACTION

GENERAL NOTES

- 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.
- THE PLANS NODCATE 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 PINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDIED REACHEDLESS OF WHENTER SHOWN ON THE PRAWINGS OF MENTIONED IN THE INTENT. ALL WORKEN INFO, U.O.N.
- 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,
- 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.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL BUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRACES 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.
- 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.
- 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 RECUIRED. TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.
- PRE SITE MEETING REQUIRED WITH CITY BUILDING INSPECTOR, GENERAL CONTRACTOR, OWNER OR OWNERS AGENT, SOLLS ENGINEER, GEOLOGIST OF 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.
- 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
- 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, 28. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL AND DESIGNIBUILD 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
- 32. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURERS 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
- 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
- 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
- 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.
- MANUFACTURERS 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 CALIFORMA 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 5407.2.1-5407.2.2.
- 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.

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RANCH KENWOOD WINERY

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DESIGN REVIEW REVISED DRC DRWING

GENERAL NOTES

& ABBREVIATIONS

ABBREVIATIONS

&	And	CJL	Control Joint	(E)	Existing	ET.	Faat or Feet	INT.	Interior	N.LC.	Not in Contract	REFR.	Refrigerator	SQ.	Square	UNF.	Unfinished
5	Angle	CLG.	Celling	ELF.S.	Exterior Insulation & Finish System	FTG.	Footing	INTER,	Intermediate	NO. or #	Number	RE.	Register			UN.	Unless Otherwise Noted
002	At	CLKG.	Caulking	E.J.	Exhaust Fan	FURR.	Furring			NOM.	Nomina	REINF.	Reinforced	8.8.	Stainless Steel		
0	Diameter or Round	CLR.	Clear	E.J.	Expension Joint	FUT.	Future	JAN.	Janitor	N.T.S.	Not to Scale	REQ.	Required	S.S.D.	See Structrual Drawings	VAR.	Varies
#	Pound or Number	C.M.U.	Concrete Masonry Unit	EL.	Elevation			JST.	Joiet			RESIL.	Resilient	S.S.K.	Service Sink	V.C.T.	Vinyl Composition Tile
		CNTR.	Counter	ELEC.	Electrical	G.	Gas Outlet	JT.	Joint	O.A.	Overall	RET.	Retaining	STD.	Standard	VEN.	Veneer
A.C.	Air Conditioning or Asphaltic Concrete	C.O.	Clean-Out	EMER.	Emergency	GA.	Gauge			O.C.	On Center	REV.	Revision/Revised/Reversed	STL.	Steel	VERT.	Vertical
AGOUS.	Acoustical	COL.	Column	ENCL.	Enclosure	GALV.	Galvanized	KIT.	Kitchen	O.D.	Outside Diameter (Dim.)	RM.	Room	STOR.	Storage	VEST.	Vestibule
A.A.	Area Drain	CP.	Center of Post	E.P.B.	Electrical Panel Board	G.D.	Garbage Disposal			OPNG.	Opening	REMOV.	Removable	STRL.	Structural	V.G.D.F.	Vertical Grain Douglas Fir
ADJ.	Adjustable	CONC.	Concrete	EQ.	Equal	GEN.	General	LAM.	Laminate	OPP,	Opposite	R.O.	Rough Opening	S.V.	Sheet Vinyl	V.I.F.	Verify in Field
ADJAC.	Adjacent	COND.	Condition	EQUIP.	Equipment	G.F.L	Ground Fault Interrupt	LAV.	Lavatory			RWD.	Redwood	S.W.	Shear Wall	VOL.	Volume
A.F.F.	Above Finish Floor	CONN.	Connection	EXIST.	Existing	GL	Glass	LB.	Pound	PERM.	Perimeter	RWL.	Rainwater Leader	SYM.	Symmetrical		
AGGR.	Aggregate	CONST.	Construction	EXP.	Expansion	GND.	Ground	LIN.	Linear	PL.	Plate			SYS.	System	W.	West
ALT.	Alternate	CONT.	Continuous	EXT.	Exterior	GR.	Grade	LN.	Line	P.LAM.	Plastic Laminate	S.	South			W/	With
ALUM,	Aluminum	CONTR.	Contractor			G.S.M.	Galvanized Sheet Metal	LT.	Light	PLAS.	Plaster	S.C.	Solid Core	T.	Tread	W.C.	Wall Covering or Water Closet
APPROX.	Approximate	CLOS.	Closet	F.A.	Fire Alarm	GYP.	Gypsum			PLYWD.	Phwood	S.C.D.	See Civil Drawings	T.B.	Towel Bar	WD.	Wood
ARCH.	Architectural	C.T.	Geramic Tile	F.A.U.	Forced Air Unit			MACH.	Machine	PNL.	Panel	S.D.	Storm Drain, Soap Dispenser/Dish	T.B.D.	To Be Determined	W.H.	Water Heater
ASPH.	Asphalt	CTR	Center	F.B.	Flat Bar	H.B.	Hose Bib	MAINT.	Maintain	PNT.	Paint	SCHED.	Schedule	T.C.	Top of Curb	WO	Without
A.S.R.B.	Architectural Site Review Board	C.W.	Cold Water	F.B.D.	Full Board Dimension	H.C.	Hollow Core or Handicapped	MAT.	Material	P.S.L	Per Square Inch	SECT.	Section	TEL.	Totephone	W.P.	Work Point or Waterproofing
				F.D.	Floor Drain	HD.	Head	MAX.	Maximum	PT.	Point	S.E.D.	See Electrical Drawings	TEMP.	Tempered	W.P.M.	Waterproof Membrane
BD.	Board	DBL.	Double	F.E.C.	Fire Extinguisher Cabinet	HDBD.	Hardboard	M.B.	Machine Bolt	P.T.	Pressure Treated	SEP.	Separation	T&G	Tongue and Groove	WSCT.	Wainscot
BITUM.	Bituminous	DET.	Detail	F.H.M.S.	Flat Head Machine Screw	HDB.	Header	M.C.	Medicine Cabinet	PTD.	Painted	S.F.P.D.	See Fire Protection Drawings	TER.	Terrazzo	W.S.P.	Wet Standpipe
BLDG.	Building	D.F.	Drinking Fountain	F.H.W.S.	Flat Head Wood Screw	HDWD.	Hardwood	M.D.O.	Medium Density Overlay	P.D.	Paper Towel Dispenser	S.H.	Sprinkler Head	THK.	Thick	WT.	Weight
BLK.	Block	DIA.	Diameter	FIN.	Finish	HGR.	Hanger	MECH.	Mechanical	PTN.	Partition	SHR.	Shower	T.M.A.	To Match Existing	WR.	Water Resistant
BLKG.	Blocking	DIM.	Dimension	FIXT.	Fixture	HGT.	Height	MEMB.	Mombrano	P.B.	Paper Towel Receptacle	SHT.	Sheet	T.O.	Top of	WW.	Wolded Wire
BM.	Boam	DISP.	Dispenser	FLB.	Floor	H.M.	Hollow Metal	MTL.	Motal			SIM.	Similar	T.O.C.	Top of Concrete		
B.O.	Bottom Of	DN-	Down	FLASH	Flashing	HORIZ.	Horizontal	MER.	Manufacturer	Q.T.	Quarry Tile	SL.	Stiding	T.O.P.	Top of Plate		
B.P.	Building Paper	DR.	Door	FLUOR.	Fluorescent	HB.	Hour	MIN.	Minimum			S.K.D.	See Kitchen Drawings	T.O. PLY	Top of Phwood		
BTWN.	Between	D.W.	Dishwasher	F.O.C.	Face of Concrete	H.B.	Handrai	MISC.	Miscellaneous	R	Riser	S.L.D.	See Landscape Drawings	T.O.W.	Top of Wall		
		DWG.	Drawing	F.O.F.	Face of Finish	HW.H.	Hot Water Heater	MTD.	Mounted	R.A.	Return Air	S.M.D.	See Mechanical Drawings	TYP	Typical		
C.B.	Catch Basin	DWB	DrawnsA	F.O. Ph	Face of Physood			MUL.	Mullion	RAD	Radius	S.P.D.	See Plumbing Drawings		-,,		
CEM.	Coment			F.O.S.	Face of Stud	LO.	Inside Diameter			REC.	Recessed	SP.E.	Space Eventy	U.B.C.	Uniform Building Code		
GER.	Ceramic	EA	Each	FPRE	Fireproof	IN.	Inch	(14)	New	REF	Reference	SPEC.	Specification or Special	UNEXC.	Unexcavated		
				FB	Frame	INSUL	Insulation	N.	North			an etc.	specimenson or special		0.00000000		

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

BUILDING:

The conditions below have been satisfied BY _____

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

DATE

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 prio to the start of any settlework, unless exempted under Appeals Chapter 30 of the California Building Code. The grading joint, represed by a coll expense of the registered by the Except, shall be required by the Except, and the settlement of the Settlement of
- Prior to profine, Audios, p. retail. serval is sucres a site-set project apertic design level personnel organism privately instead to the prepared ordering servant compared prior for proposed structures of the site. These reports and invalue a characterization of the sollows conditions and appreciate servant (level) institutions and an excellent servant conditions with conditions and appreciate servant (level) institutions and exercise factors conditions with developed in the site-specific goodstronce in registral propried for seat development area. Said recommendations what has despinationally and conditionally appreciate for seat development area. Said recommendations what has despinationally and conditionally appreciate for seat development area.

Ground motions and Uniform Building Code also undifferent shall be determined by a separate analysis as part of design-level perisechnical messignature for the specific buildings and other proposed structure.

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- (I) Suspend any activities that cause visible dust plumes that cannot be controlled by watering
- (i) 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
- (I) The applicant shall incorporate the heasures taken in Missistion Measure 5.10-1 in the contracts of printectors or subcontrictors performing applicant implemented co

Mitigation Maniforing: PRMD staff shall ensure that the measures are listed on all size after grading, building or improvement plans prior to issuance of grading or building permits. Build supported with staff shall make routine size impositions to ensure that the measures are implement.

DRAINAGE

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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.

Yes come a horizontal para base 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 slut 30
- from the bod in the incommentation contained in detained of "Act throw an integral or the accessment by the feet or 30 feet outstand from the top of the streambank, whichever distance is greater, whees it will be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser sethled, will result in less inpact to nather verporation or substantially less grading of steep and errobles stopes.
- 14. Drawings insprovements shall be designed by a ciril engineer in accordance with the Water Application on the improvement desarright. The drawings glass shall be proposed by a Registrated Ciril shows on the improvement desarright. The drawings glass shall be proposed by a Registrated Ciril Sergineer and in conformance with the Senson County Based Approver Feed Control Design Cellers. Desarries are considered to the Circle Sergineer and in conformance with the Senson County Based Approver Feed Control Design Cellers. Desarries of Senson County Based Circle Sergineer County Based Control County Sergineer County Based County Sergineer County
- 15. The developer's enginess shall include a site gratting state and an erosion control plan as part of the
- 16. Prior to issuance if grating or funding primits the applicant shall submit for review and approval of the grating and the drawage interseptients, saws recessary for the proposed project. The plans shall also interest crision colonial precisions and details to prevent damages and minimize impacts to the environment.
- Delineation of the misting wetlands on the Final Mag as well as on the construction plans is necessary. In addition, wetlands protection measures during the construction process shall be on the improvement plans. Appropriate permits from the Corps of Engineers shall be obtained s shall be shown.
- Prior to the issuance of a grading permit, the applicant shall file with the San Francisco Bay Regional Water Quelity Control Board (SFRRVOCCE) a Notice of Intest to certify with the Permit Junctive NPCES regulations, and comply with the registered or the permit to mise polition to skrim water discharge during construction activities. The General Permit require development and implementation of a General Permit require development and implementation of a General Permit require GROWPPP. The SWPPP shallment the following objectives related to construction activities

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also may be considered.

Mitigation, Monitoring; Prior to grading, building or septic permit issuance the applicant shall 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 of project represements.

4. Future design-level geotechnical investigation for proposed leachfield disposal systems or other Future design-level geotechnical investigation for proposed laxefield disposal systems or other improvements south of the winner set and address the presente or attence of ligorithesis sols. Such evaluations shall be performed in accordance with California Division of Mines and Geology companies, Machine and California and California California Division of Mines and Geology companies, Machine del systems or other improvements, ground requirement executives such as collected in principal systems or other improvements, ground requirement executives such as collected principal legel on principal companies on withous presented and should be considered collected principal legel on principal companies.

Mitigatilia Manitering: Prior to building, grading, or septic permit issuance the applicant shall robmit the design-level gootechnical report as applicable. County staff will be responsible for ensuring Part the enterme

(1) Identify one bell acadificant through exploratory barings to determine general soils profite and characteristics and medificatory ground improvement measures. (2) Rework and compact balls where structures are piroposed and such soils are identified in the nea

(3) Use drilled pie or driven pile Numbettine which corry the loads from structures through the flose and this competers sireia. Alternative foundation designs (such as rein)

Mitigation Monitoring: Prior to building, gracing or sectio permit issuance the applicant shall submit the design-level polenthroat import as applicable. County staff would be responsible to ensurement, the recommendations have been most present in the selected design of project improvements,

& Watercharks or sletic systems are proposed near steep banks, future building-specific geotechical Wijinsigation for Sivelopment in the lowland area shall determine the presence or absence of fili, antiliar natural sizes/beaks with a potential for seemically-induced ground cracking and failure by Aucting. If thereth exist, special foundation design or re-working of the solls or other appropriate Sizesign, as Seminined by the area and site-specific investigations, shall be employed to mitigate;

MING steet Manifering: 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 It is resuminations have been incorporated into the structural design of project improvements

7. Puture design-lent gedechnical investigation for proposal searched disposal systems or other impresented seith of the sineap was shall address the placeful for finished synaking; in view of the state of the

Mitigation Manitering: Building permit approval in specified arrays shall be consilioned on preparation of a disign-level geotechnical report.

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- All pollutant sources, including sources of sediment thatmay affect storm water quality associated with construction activity shall be identified;
- Non-storm water discharges related to construction activity shall be identified: · Rest Management Practices (RMPs) shall be identified, constructed, implemented, an
- 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:
- Designating one area of the construction site, well awayfrom streams or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance;
- Cleaning-up spitled dry materials immediately. Spitls are not to be "washed away" with water or buried;
- 5. Using the minimum amount of water necessary for dust control
- Cleaning-up liquic 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 resporse agencies:
- secured plastic sheeting:
- 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
- 12. Washing-out concrete mixers only in designated on-site wash-out areas where the water will flow into setting ponds or ords stockples of aggregate or sand. Wherever possible, the wash-not will be recycled by punping back into mixers for reson. 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 weither. 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 seld coat, slurry seal and fog seal; and,

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The following mitigation neasures 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. Una specific sevestigations, shall evaluate the potential for slope installity, expecifilly where unstalled contacts within the volcarin rock may be exposed as a result of grading.

(b) Grading and excavation activities shall comply at a minimum with the Uniform Buildi County of Sonoms atlandards, and site-specific design criteria established in the geotect. 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 (1) At 8ts Constructe on assper shapes than 5.1 (horszosta to vertical), or any 15ts with compared greater than these thather original question level shall be stayed and benefined from compared greater than 2.1 and, where slope heights exceed 15 feet the filts shall be provided with benches and surface destange control. At 15th shall be engineered and of compared to all wasted provided and the original provided with benches and surface destange control. At 15th shall be engineered and compared to all wasted 30 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the agriculant's Goodenna Efligence.

(2) Stopes on the project site shall be improved with encoion protection and planned with vegetation. Plantied expetation that include native drought-believat and five-resistant as protected for of sites advantaged to the protection of the protection of the protection of the other assistant a

(c) Use proper construction, inappetizer, and marrienance practices to protect against creation of instable slopes. A plan for the periodic inspection and maintainince of slope stability improvements unitable in open. A pain for the placific implication and manifestations or stope stately improvements, additions, and stately considerable, and excellent and additionable that the provision of disregard of material deposition of national stately and the provision of the provis

Mitigation Manitoring: As part of building permit applications for individual built Minganous Menithering. In a part of hulding permit applications for individual huldings comprising the winery and associated norders, the applicant shall submit apport, (a) and (b) to the County of Sconous Permit and Resource Management Department. The applicant shall submit plans outlined in 0.0 to the County of Borona Permit and Resource Management Department Consequence County staff will be resourced for the county of the recommendations presented in the soils reports have been recommended in the guideling plans.

9. Road design adjoined to insymbol Chean shall be based on design level gonochroid evaluation and the control of the contr

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- 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. The monitoring program shall include inoposition by the applicant/owner) of the construction site prior to anticipated some events and after actual atom events. During storm events of extended duration, inspection shall be made during each. sooms events. Dufing soom events or extended outration, inspection state on made during each 24-hour period. The inspections are used to identify areas contributing to state whether additional BMPs or corrective maintenance are needed. All corrective maintenance and BMPs shall be made as soon as sethis (provided working reneffices are pale), and all recessary equipment, materials, and rikers shall be available for rapid response. The SWPPP shall also include post-construction mm water management practices. Post-construction water quality impacts are mitigated unde Mitination Measure 53-2
- c. The applicant shall orbain a County General Grading Permit for all components of the project in the Sonsons County farms and Resource Mineager on Department. The guiding just was sevent donnexisting practices. The amount of total quadrag on the project tall shall be minimized and the amount of diversignment and guiding for sloping areas of the project site shall be minimized and the amount of diversignment and guiding for sloping areas of the project site shall be resided.
- d. The applicant's drawing plan shall include a County-approved ensists and sediment control plan specific properties. The distinguishing control is a control plan properties. The distinguishing control is received by the PRUDA of the same time as the grading plan the applicant makes the expension of the properties of the propertie
- 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 150 best of a stream course shall show a wallack lose along that where you be that his measured than the lost of the stream bash. If the lost post shall be along the stream of the lost post shall be the lost post shall be showed retained as whereing and approved by the FRMO Demands part of the development plant and all as issued until extens as submitted and approved by the FRMO Demands contained the shall be shown and the stream of the shall be sh
- 3. Existing wedands and the riparian setback shall be delineated on the Final Map as well as or
- Designing the acress 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.

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Mitigation Manitaring: 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 comprise the design for the second properties of the second properties

Mitigation Monitoring, County staff will be respondent onlisting. County staff will be respirable for ensuring that the recommendations he rated into the squeezes design of project incrovements prior to issuance of building. grading or septic sentitis

11. Prior to building, grating, or neutric permit issurance. the project applicant shall conduct site-spec now to bushing, watery, are steps; served issuemes, the report applicant shall conduct alter-specific productional investigations and resultance in a contraction of the resultance of the steps and over the improvements, and resultance in the step and over the improvements, and resultance in the step and over the improvements, and resultance in the step and over the step

Minigation Mostitering: County staff will be responsible for ensuring that the which into the structural design of project improvements prior to issuance of building. ateding or signic semils

- Dust emissions from construction activities shall greatly educed by implementing flugible dust only missions according to BAAGMO CECA guidelines. Any site alteration or grading permit for the emissry. The applicant shall nooppropriate the following dust control measures in the projects that is valid similarly applicant shall nooppropriate the following dust control measures in the projects that is valid to the project of the project of the project of the project of the project that is valid to the project of the project
 - (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 time (b) Cover all hauling trucks or maintain at least two leet of freeboard
 - (c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaccess roads, parking areas, and staging areas.
- (d) Sweep daily (with water sweepers) all paved access roads, parking areas, and steping areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent loads.
- (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-bxic) 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.

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

- Using soil stabilization techniques to project all finished yraded slopes from erosio orner mulcihing. All slope bonothing, crossen control meting, hydrocouling, covego 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 nevegetated as soon as possible after disturbance. Straw straw bales used for erosion control shall be certified weed free prior to use on the site, in order to prevent invasive weeds from starting the site.
- Protecting downstream receiving drainage channels and starm drains from sectimentation as retaining sediment on the project site by using sit fercing, share pate sediment barriers, de-drop intel sediment barriers, diversion dises and swates sediment plants, serial-sequence
- After each phase of construction is completed, all drainage sufferts and the government receiving channes shall be inspected for accumulated statiment. Where sadiment has accumulated, these drainage structures shall be cleared of define are septement.

Mitigation Monitoring: PRMD Drainage Review Staff shall wrife that NDI SWPPP & Encolor control measures have been incorporated into building, grading and exprovement pump pour to issuance of grading permits.

- 19. Non-point source water quality impacts from the project will be nitigated with an overall storm water rundir control program. Under the General Construction Permit, the applicant must develop and with the project of the project of the project of the project of the project. Migration features 5.3 in discussion for particles applicable to construction phase of the project. Migration Measures 5.3 in discussion the management practices applicable to construction activities. The MINISTRUCTURE of the Ministruction for the Ministructure of the project. Migration Measures 5.3 in discussion for potential to discussion of potential to construction activities.
- a. Identify specific types and sources of storm water pollutants associated with the proposed project
- 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 developmen and residential design/management guidelines to eliminate inty potentially significant impacts to receiving water qualify from shorm water nunoff.

Control measures shall incorporate such things as vegetated bufer strips, vegetated swales, water quality detention basins, the development restrictions, public education, and other design or source control management produces, as appropriate, to misginar downer potential water products, as appropriate, to misginar downer potential water quality effects. A program of periodic sweeping and cleaning of parement shall be implemented. Sweeping materials shall be taken be a satelliture of the periodic doctarios.

Photi-construition IMPP, shall also include the minimization of land disturbance, the minimization of impractive surfaces, chemical of atom water runoff utilizing eithraton, obtained by the surface of the surface of

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12/3/21 DESIGN REVIEW 01/06/22 REVISED DRC DRWING

CONDITIONS

OF

APPROVAL

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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 SFB/NY/CGB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SW/PPP for the project.

Mitigation Menitoring: PRMD staff shall verify compliance prior to issuance of grading, building or

- The following miligation measures shall be incorporated into the improvement plans, construction plans and building plans to reduce water quality impacts from construction activities and projecti-violated evently goldulants.
- a. The explainational review to booking of the reprincy, and alternate water task to avoid impact to dismesses. Pro Court preparaments, the water times that the location and a statement of the statement that the location and the statement that is timed to the statement than it. 20 feet in colorated from the fourth of the statement than it is superior Reducing improvements are colored from the fourth of the statement than it is superior to the statement than it is superior to the statement that it is superior than it is superior to than it is superior than it is superior to that it is superior to the superior or instantially less professing of 4440 more than it is superior to that it is superior to the superior or that it is superior to the superior to the superior or that it is superior to the superior or the superior or the sunit or the superior or the superior or the superior or that it is
- b. To reduce increased project alter runoff impacts to a loss-han-eignificant level: The applicant shall populate the control of the property of the proper at-development ten-year runoff wou plicable BMPs include the following
- 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
- Bagular Inspection (sensually and after each major storm) for encumulated debris, sediment buildup, clogging of infets and ourfets, and possible ension problems; Removing accountainted sediments from the basin on an annual basis (if a dry detersion). pond s 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 p
- 3. Permeable pavements to promote infiltration and minimize runoff; and
- 4. Cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff.
- The drainage plan shall be prepared by a Registered Civil Engineer and in conformance will the Sonoma Courty Water Agency's, Fished Control Design Orberta.
- d. All on-site dramage boilings shall be constructed according to Sonoma County Water Agency's Flood Controllinsipm Draws and the County of Sonoma Permit and Resource Management Department standards and regular man an

Mitigation Moditering: County staff will be responsible for ensuring that the recommendations of the drainage plan flavor fleen incorporaced into the project.

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ondition Compliance; This condition shall not be signed off until the Project Review Health Specialist sceives a final clearance from the Liquid Waste Specialist that all required design elements have

The Flow Equationation Tanih, the Anoxie Tenh, the Fest Treatment Tenh shall be placed underground to control noise. The Chlorine Contact Chambre and the Blower Unit shall be enclosed to control noise. The treatment system must more the noise Instancts sound in the Noise Element of the Sonoma County General Plan. Note that this equipment will be placed very close to the properly line, and noise readingly would be collected at the properly in in in the event of a noise complaint.

Condition.Compliance: This condition shall not be signed off until the Denject Review Mealth Spaceceives a final charance from the Liquid Waste Specialist that all required design elements have

40. Gas and oxides shall be contained into a collection system and dispensal element underground, with or without cannot films. The Chiomic Constant Chamber and Gas Collection System (the Blower Will) in the Chiomic Chamber of Chiomic Constant of Chiomic Chamber and Gas Collection System (the Blower Will) in the Chiomic Chamber of Chiomic Chamber of Chiomic Chamber of Chiomic Chiomic System and any personnel relating confined spaces in required to meet all COSHA standards. The engineered monthly program battle spaces are to meet all COSHA standards. The engineered monthly program battle spaces are spaced to meet all COSHA standards. The engineered monthly program of Chiomic Chiomic

Mitigation Meditoring: Building related permits shall not be request by the County until at all the required design elements have been met. This condition shall not be aligned at until the Project Review Health Specialist neceives an engineered monitoring plain and written comments from the things of the project of t OSHA consultant

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

42. Prior to spenifor the application considers that proposes a very ficialist and specific operation, melitimation and investme names and actioned confinence place for the assessment operation of the package plant. This OLMP Manual shall be submitted to PRIAD and the SERRINGCOS for review and approval prior be commencement of operations. Prior PRIAD approval for GAMP Manual and approval prior be commencement of operations. Prior IMPAID approval for GAMP Manual CoMP Manual and the seminodate to inconsistent execution and challeges from Paul Review or SERRINGCO Batterwere PMIAD accessment.

Mitigation Menitoring; This condition shall not be signed of until the Project Review House. Specialist receive. If that deleterate from the Layout Warus Specialist that the itemsets. DIMP Revue has been receiver that assessed where the other of the DMM Menual by the print internator in an on-going condition of the Live Permit. See Communing Commission Section along.

43. A final letter shall be submitted to Sumona Dourny PRIAIC from the public despineer appropring die of tion, treatment, storage, and dispose system

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1. Pier is issuance of permits, the applicant of the responsible fund manifestance of on-this drivings feedlines in excellence with the deserged pair. To mitigate the property counsations contribution to flooding of Sources Creat, the applicant shall also insticle in the drawage plant (see Militgation Massaure 3.5-30) provisions for manifesting the pre-development Objector Confession. The design deserged provisions for manifesting the part development Objector confession. The design determined from the confession of the part preparing the dischage plan and submitting \$ to the Steams County Parint and Resource (talangureum Departs and

HEALTH

Prior to issuance of my 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 mil-

"The conditions below have been satisfied" BY ______ DATE

22. Prior to issuance if building permits, the applicant shall provide the Project Review Health Spe(Mint with the tendentingset (C. out and load continuit) and assent anotypis exactly of a semple of pRF 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-lest 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

- 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 Diriking Water if more than 25 persons per day in a 60 day period see served by the water system.
- Prior to building permit issuance, a permit for the sewage disposal system shall be obtained. This system will require design by a Registered Civil Engineer or Registered Environmental Health. Specialist and both soils arralysis and percolation testing will be required. Groundwater testing a site be required. The sewage system shall meet peak flow discharge of the wastewater from at

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

- 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 parents.

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

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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 di feelilly will have been continueded, approved by the design engineer, assupted by the Wilder G Control Board, and a properly trained and licensed California Grade Three Waste Water Trea 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.

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.

<u>Condition Compliance</u>. 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 (CURFFI).

46. Prior to providing any tood service or allowing any patronicustoner food consumption on sile, the applicant shall obtain approval from the Environmental Health Dissipation of the Health Services Department. This approval applies to special events, exacting disners, look sample and whe tasting, cathered services or other sales or services of food or bereages 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 859. 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

Makes I limits ... Floring aundoor awaste tha I would be dring any 15 minute period of amplified award shall not exceed T0 d5A at a distance of 50 feet from any outdoor performing group or loudspeaker. Naminum information levels at such locations shall not exceed 90 d8A, and 90 d8A shall not be reached more often than once per hour.

During indoor events, the exterior Lss 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 wait of the events pavision building. Maximum intermit

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.

- Pop or rock music, whether live or recorded Drum sets, amplified or not
- Orem sets, empirical or rot. Electric musical instruments (for instance those which make no noise unless provided with electrical power) such as electric keyboards, gutars, and synthesizers Groups with more than three brass or three read instruments.

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27. Prior to builting permit issuance, a Financial Assurance Plan by the developer shall be submitted for review and appress! by PRIOD and with concurrence from the SERWICGE. The Financial Assurance Plans shall be Pree Reviewed by private consultants as well as the SERWICGE and State Department of Health Services. Recontractions resulting from State Approx or Peer Review and concurrence by PRIOD shall be exempted with in conditions. This Removal Organization of a registration shall be

Condition Compliance: This condition shall not be cleared for recording still 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 PRIAD and paid by the applicant, shall review the plans. If changes to the plan are warranted, then these modification shall be incorporated into the design. The design engineer shall inspect the construction and shall be verify that construction was according to plans.

Prior to construction, the in site weathwriter treatment and displaced facilities shall demonstrate that at setback requirements would be met. This can be accomplished by middlying the leasthfatt arises, i.e., where appropriate, the property line may be adjusted to meet the serback requirement

Mitigation Maniforing: The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRIMD Well and Septic Section for conformation with restlact ints prior to issuance of septic permits.

30. Prohibit all improvements such as the proposed mound wastewater system inside the bountaries of the proposed Dat Tire Preserves. If underground pipelines are constructed in the Dat Tires Preserve, excevation shall not coru within the driptine of valley past a unites are trainfilled afforms determines that the excausion will not significantly impair the health of this tires.

Mitigation Maniforing: The Project Review Health Specialist shall ensure that all wastewals facilities are either locater outside the Oak Tree Preserves or that an arborist's report to prepared and that it concludes that the installation of the facility will not have the trees. rves or that an arborist's report has bee

31. Prior to builting permit issuance or prior to builting occupancy, I hazardous waste is generated or hazardous materials stored, then the applicant shall comply with hazardous waste generator laws and ABZ 165 recomments and obtain a permit or approval from the Cartified 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 beliding permits and the start of any construction, plans and specifications for any netal food facility must be submitted to, and approved by, the firvinonmental Health Division of the Health Services Department. Contact the Environmental Health Division at 556-5545 for information.

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

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> (2) To ensure that the building would provide sufficient noise reduction when needed, the tions shall be initiated

dowing conditions shall be initiated: Keep windows closed and open dioors only briefly as needed to permit entry and exit during indoorevents. Construct the windows of devolute founds sociations, for example plud wells with gypown board on interior faces and plywood or cement plaster outer faces. Other proven emblods of noise reduction.

vide a permanent outdoor outdopeaser system. Cutboor levels of ampfilled noise shall be controlled by a spocially designed amplification cystem installed as part of the project. The broidpeasers shall be placed to minimize noise propagation to surrounding parties, and an electronic limited evidence with 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.

and Barriors. Construct sold walls around the outdoor solfvity area, creating an enclosed patio. Note walls what be designed to control noise from outdoor sources. To obtain substantial enductions of rows well as the receiving locations, a wife hingly of eight feet or more is area. The locations of any pages shall be chosen to minimize noise leaks toward the closest noisesens/view areas.

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

ys: 7.00 p.m to 10.00 p.m. ys: 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 star before 3.00 p.m. and end after 7.00 p.m., but no event shall conclude between hear 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.)

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

door events with music could occur during daytime and evening hours og 26/30 timze per . Noise associated with the special events may be audible in nearby residential area.

(2) The CC&R's for he residential lots shall require a disclosure at the time of eds advaling of the proximity of the events and the fact that outdoor events with music could occur during deplice and eventing 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 loats level limits disacrbed in condition 8.28. The events selection 1 is outdoor electronially amplified mulcil. The monitoring rate the preference by a qualified professional with a conventional mole level matter having an Aves spring first and a 1 fallian response setting, as at least three case, an independent should expend to consistant as orn the monioring. During these events, proper montering procedures shall be onstrated to the event operators. A written report of the monitoring results shall be mitted to the County Permit and Resource Management Department.

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

34. The winery wastewater treatment and disposal systems shall be designed to provide adequate The witners passbessels freatment and disposal systems shall be designed to provide adequate transment and disposal capacity for wasters from speriment by an event at the winner and statistical and the provided of the state ates. These proceed buildings insulf have to be recorded or removed to accommodate the ates. The design of the washwater systems shall be submitted to the County for review and

Minualion Maniferrage: Building related possess (Amil int be issued by the County until all of the

35. To control noise, task up generators, and the bigues ands for the wastewater systems shall be enclosed or otherwise saffed for soundprinting. Design of the wastewater systems shall be submitted to the County for review and apprint. The system shall be designed and built to be a compliance with continues 650.

Mitigation Monitoring: (Suitcing retailed parents shall this be issued by the County until all of the required design elements have been ned, name milightish designs have been reviewed and approved, and an engineered monitoring program and entitlen pomments from the OSHA consultant have leen

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

"The conditions below have been satisfied" BY

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 he Permit and Resource Management Department

<u>Condition Compliance</u>: This condition shall not be signed off until the Project Review Health Specialis-receives a final charance from the District Specialish that all required septic system testing, design elements, construction inspections and any required operating permits have been red.

37. For a mound, pressure distribution, filed land, or shallow sloping sewage system, the applicant nust sub-mit to the Project Review Health Specialist the approved from Declaration of Restrictions with either a Corat Decidifizary Instant or Corat in Statement on the map, Capyoral by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to significant and installation.

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

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Winery Conditions of Approval - PLP01-0006 November 2, 2004 Page 16

Miligation Machilichia: Prior to the issuance of a building permit for the wivery tasting room the applicant had superit a plan showing how the noise leins established in Miligation Measure \$1.1-10, for the prior of the superior of the

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

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

Standard Standards The continues that waste region of the time to region from them for extending and continues on the continues of corp of the fine that one oping given beginners that one oping of the User Fermi and my result in possible or the recordance of the User Fermi A. (Nameno other my place to prescribe of the Standard Standards Management Officers and previous or first head to the standard Standards Management Officers and previous or first heads and depending on the seventy of professor. The proposed treatment system has transmitted or being a standard or facility.

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

Condition Compliance: Operation of the Equid 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

Prior to entering the leach field the effluent shall meet all SFBRIPQCB Waste Discharge Requirements, including iffluent limitations for Nitrate Nitrogen, 5 bay Biological Oxygen Demand (BOO), Dissolved Oxygen (DO), Suspended Solids (SS) content Total Coliform and Focal Coliform

Condition Compliance: Menthly 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 SERBINGORS Standard (Sebacks in the wells, to properly 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 ill 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 Lice Three Wast Teylaren shall be operated, maintened, and morbitoth by a California shall be undersed Grade Three Wast Water Treamen Operator (Geneda 3 Operator) (selected 3 Operator) and shall be under a valid Operational Permit with 8 company of the California of

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6/26/22 NP BM 12,33.21 DESIGN REVIEW 07,95.22 REVISED DRC DRWING

> CONDITIONS OF APPROVAL

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The applicantivemen shall propose a previously completely expense, and install monitoring work, organized and development and development of the proposed commercial washeaster disposal areas subject to provided in the Regional Board's washe discharge increments WDRIS As an instrument, the provided in the Regional Board's washe discharge increments WDRIS As an instrument, the provided in the Regional Board's washe discharge increments WDRIS As an instrument, the provided in the Regional Board's washe discharge increments WDRIS As an instrument, the provided in the Regional Board's washed to be a supposed to the provided in the Regional Board's washed to be a supposed to the Regional Board's washed to

Wastewater and groundwater monitoring data shall be possible and analysed in monitoring rep the County and Replocal Board. Monitoring reports shall include all waiter classity monitoring performed, and shall be submitted to the County monthly by the first of waith monthly and to the Regional Board according to the adopted schedule in the WCRF.

Mitigation Monitoring: Staff from PRMD and SFBRWQCB shall review these reports to ensure

. The Grade 3 Operator shall be given authority to cease desposal of wastewater whemever concitor appear to not med requirements. The Grade 3 Operator shall be required to uninimulation settliffly and in writing withthe SFEW QCCs and PRIVIO when operational conditions is do not inset inequarities. any other reporting requirement specified in law or required by a Waste Discharge Requirement(see 5FBRYCCB).

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

5. To mitigate impact in procedurer could, the supposed YAST validation preheatment systems and the design and operated for object remove to extend that the motive concentration of the commercial washwater effect extending the disposal fields would not result in a provide later quality that exceeds the innesting water factable at any properly bound, "This requirement can be formed in the procedure of the pro

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

58 The enrise september collection, treatment, storage, and disposal system for Sonoma Country on shall laws a vaid Operational Permit, issued by PRMD. The owner must agree to the Operational Paint Countries including an Essement Agreement, solvaint of a monthly Self-mention springer of the Countries of the Countries of the Countries of the Countries of the Institute of the Countries of the

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 The Winny facility will be subject to a Mandatory Closure Agreement in the case that public heath conditions may are a pround-water containations conditions occur, such as, but not intended to conditions the property of the containation of the containation conditions of failure. It is not prover, calculationally one recision of Wasto Discharge Requirements by the FRIPWOCS. The coverns will speece to mandatory desired on the entire Eudity and such time as the problem small 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 approvide by PRMD prot to susuance of builting propaged for recording and submitted for review and approvide by PRMD prot to susuance of builting to the containing the provided of the containing the pRMD prot to susuance of builting the containing the provided of the containing the pRMD protect of the containing the provided of the containing the provided of the protection of the provided provided to the provided of the provided of the provided provided to the provided the provided to the provided to the provided the provided to the provide

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wide for the right to cross the property as necessary for the purpose of constructing the trail via a scied 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 rispirate wine. "You be select the selection that is recording, maintenance and emergency access. It construction in the winery is planted prior to the recording of the Final Library, the applicant shall provide for the right to use "Rose A" to access the test for operations, maintenance and entergraphs; access was decided exement in layor of Registral Paris.

71. Prior to recordation of the Final Map or development of the winey site, the applicant shall enter refront to recordation of the Pinal Mag of development of the weep labs, the applicant shall enter it consists with the property of the prope wide. Selection of the trail easement in the vicinity of the population of Ceanothus sonomensis shall be condinated with the California Department of Fish and Game. If construction on the winery starts prior to recondation of the Final Map, then the trail easement shall be made via a deeded easement in fevor 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 let bottled in the winery parking area and access to the parking area zeroes "Road A" from Highway 12 to the parking area. If construction on the winery states prior to recordation of the Final Map then access attrains "fillad A" affait to inside via a ceeded easement granting public access. over this portion of the rust:

73. Regional Paris shall design the Yeal. The applicant will Europerate and coordinate efforts with Regional Paris in order is entirely to the design of the trail shall be an enhance you will be between that a Anal Disynood Creek, minimizing the use of an asphall powerment within the vigoran scender and grading required to accommodate the proposed right of laws in provincers.

Prior to Building Occupancy evidence shall be sutimitize by the applicant and verified by County staff that the following sandtiens have been diet: "The conditions below have been satisfied" BY _____

74. The account shall construct a trail head parking lot with room for beeive vehicle spaces including one The dissiplicient hash forwards a familied production of the three controlled in the three which is packed on obtaining one of the dissibility patient, in addition, the separation follows the responsible for redesigning the where parking lot plan is for incompressible and in the vehicle-plan-inside regions that the separation for parking lot plan is for incompress and it disappeads parking lot plan is for incompressible or in the parking lot plan is for incompressible or in the parking lot plan is for incompressible or in the parking lot plan is for incompressible or in the parking lot plan in the parking lot plan is for incompressible or in the parking lot of the where parking lot of the where parking lot plan is parked until the parking lot plan is parked until the parking lot of the where parking lot of the where parking lot of the pa

Militartion Mentioring: County staff is responsible for reviewing the adequacy of the revised parking

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 signa Signs shall be installed at the time of completion of the trail.

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"The conditions below have been satisfied" BY _____

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permits. Said agreement shall be recorded prior to requesting feal inspections or iss 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 resolves a final obsessor from the Liquid Vileste Secretariot the thin Mandebury Sleever Agreement has leave incolo

All Davidomary of the site shall not exceed the practitio causeds of the leachfields as proposed, unless it is server that the size can provide adomonal expansy for teachfield disposal according to the Count

Mitigation Monitoring; Project approval should be conditioned on incorporating Mitigation Mess 5.4-3 into the subdivision conditions. The revised leachfeld plans and lot lines shall be subject to review and approval by the Socioma Country PRIMD 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.P.
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 note level exceeds the standard, adjust the standard to equal the ambient level

Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarilyof 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

60. Groundwater elevations and quantities of groundwater extracted for this alte shall be monitored and reported to PRMID pursuant to section RC-3b of the Soneria Country General Plan and Country policies. Croundwater use shall be limited to 19.4 a one-feet per year, and shall not include the use by the residential placeb.

Prior to issuance of my 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:

"The conditions below have been satisfied" BY _____ DATE

76. The applicant shall provide Regional Parks with a copy of the vegetation management plan for fr6 property as it would relate to the trail easement areas and Lot 11. The trail shall not be used as # "trebread" if one is recognized to protect development on the site. Replocated Parks is responsible only for maintenance of the trail as a multi-use public trail

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 fellowing conditions have been met.

"The conditions below have been satisfied" BY _______________________________DATE______

77. Protro til Use Nermå in gilteresettision a veritiser vegetation management gåse for the overellt project skall gilter for each med, triviouse, and foulding severalige skall har southet til CET gilter for each med, triviouse, and foulding severalige skall har southet til CET gilter for the folding general statuser. The vegetation management gilter skall orderer sit all severaliser projections for the status skall orderer sit all severaliser projections for the status skall orderer sit all severaliser projections of the status of the sta

<u>Condition Monitoring</u>: 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, colorists, paths, shrould, probes, harming stokes, formatived and registron of extracts as specified in Uniform Building Code, and Vegetron Management Paraming Requirements, as necessary. The access read to the new shall be constructed to connectical standards, while diverseasys to individual residences shall comply with the sale standards and requirements for residencing residences.

Condition Monitoring: The Department of Emergency Services thall review the plans to ensure they meet their requirements. Inspection of roadway installationshall be carried out by DES and

TO. The water except for the contection shall be developed in accordance with National Eiro Bro-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.

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

Condition Monitoring. The building plans and construction shall be reviewed by the Depi 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

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

Mitigation For shelf to speld to the Gounty of Sonome, so required by Scotion 26, Article 56 ma 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 co If the waitry is contributed prior to recordation of the First Map the billionive genetic production of the First Map the billionive genetic production of the First Map the billionive genetic production and applications of the production of the First Map the Map of the Contribution of addresses a significant cumulative traffic impact that is area specific and not related to the Coutryloof Taffic Inspic. Fees, it is applicant may enter into a reinforcement appeared with the Country to allow members of Tile Anker contributions from their points are or descriptioned in the form to describe the country to project processing and the seaderest units. In and watery uses it calculated a fix of the project combinated on promotion 2001 traffic conditions and the method earlier by the country of the country of the country of the contributions required for discribing process for country. All reinforcements would come from contributions required for discribing processing for country of the development is the object of any and and and and and all on the country of the country of the country of the development and any and and and all and and all on the country of the development is the object of the country of the country of the consistency of the country of Countywide Traffic Impac Fees, the applicant may enter into a reimbursement agreement with the

Prior to building occupancy all improvements shall be completed and documentation submitted to PRIMD from California including that the improvements have been accepted.

Mitigation Manifering: The applicant shall submit documentation from Calyans (or other State or Regional Agency) to PRMD that all permits required to complete the improvements have been resided

Et Allemative miligiation missures were developed in the FERI. If the applicant is unable to install the climit has been the following implication measure goes int offset. Installation of system copies at the climit has been the following implication measure goes int offset. Installation explication may not be installed in profice of the explication of the following could be considered in the explication may not be foreign of explicit and explication of the following and because of Calman pointers installation may not larger than the following. It is fifthet in position in product it then because of Calman pointers thank quarties in stall believes. It is first the position in product all the profits of the control of interestable and determined by the Director prior to issuance of building permits. The amount of the interestable and determined by the Director prior to issuance of building permits. The amount of the commitment and the foreign than the profit permits and the profit the proportion controlled to commitment and the profit to the profit of the demanties of the following the proportion controlled to the profit of profit the profit of the p that aminuted of investigate traffic projected to 2012 in the traffic study completed for the project EIR

Mitigation Monitoring: The County shall estimate costs and the amount of contributor 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 lares the following mitigation measure goes into effect. The project applicant shall institute following off-site innovements prior to occupancy, unless it is determined that coulde apency. the following off-site improvements prior to occupancy, unless it is determined that public agents assistance is necessary. If Courtly assistance is determined necessary to carry of this condition, then the applicant may pay to the Courtly 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 (outget to a reimborreneral appreciant as outlined in Conditions 69 the full cost of this mitigation (outget to a reimborreneral appreciant as outlined in Conditions 69 above). This is required prior to excelled pile of Fraid May, however, if construction on the in its building the condition of the condition of the conditions of

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 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 Knee lasto as beauty prior to sussepancy of any buildings on the site.

83. Development on this parrel is subject to the Sonoma County Fire Safe Standards and shall be Development on this parcel is subject to the Second County Fire Safe Islandards and shall be reviewed and approved by the County Fire Manhalistic and Fire Protestical Distaits. Said plan shall include, but not be limited for emergency vehicle access and turn-around at the building site(s), addressing, water to be supported to the protesting of the travial instantanean extract all structures. Prior to sucquartery, written, suprioral that the required improvements have been available shall be provided to the Firetiz and Executive Management of Expansional Execution County Firetiz Manhalis Count Firetiz.

PLANNING:

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'The conditions below have been satisfied' BY DATE

84. This Use Permit is for a 13,000 case per year winery, open to the public with tassing room, retail wine salets, and 20 spocial events per year with a maximum of 200 persons in intendence. Events will include weekings, needings, intended, extended and the like. The winery complex shall not includes events pavilion or expeated and palley but art and sales of wine related tame may occur within the tassing room. The winery challengs are described as follows: Willender. Name may sear within this basing rates. The winning wouldings and described as fellows. Wherey boulding for statistics, seals and and pulsey, being distingted for the statistics of the statist

Spanial avants of 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 Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are

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

55. The use shall be construded and operated in conformance with the proposal statement prepared by Common Ground Laed Persing Services, dised December 2000, with Amendment 81 dated August 15, 2001 and Achendum 2 dated Persiumy 2002, and the insinghinstrusivant set pain included the project EIR prepared by Nichola Berman Environmental Planning dated May 2003 except as modified by the following conditions.

86. The applicant shall pay al 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 stotice of Determination tiling fee of \$55 for County Clerk processing (others shall be made payable to Somme County Clerk and submitted to the Permit and Resource Management Department), and \$650 bocause an EIR was prepared, for a total of \$655. This fee must be paid or he approval of this project is not valid.

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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 Avesue sufficiently to provide a right turn line. Review design of the

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

necessary, adequate alternative parking is provided.

Mitigation Menitoring: The County would be responsible for determining if the improveme comploted by the applicant prior to iscusance of building permits and collecting funds if their improvements cannot be feasibly carried out without public agency assistance.

66. The applicant shall be responsible for preparing a construction staffic 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 cean-up of any spills or debris along the construction truck delivery route.

Prohibit perhing within the driptine of eah trees and installation of protestive forming grid fit issuance of grading, building or septic permits.

DATE

Mitigation Monitoring: County staff shall review the grading and construction plains to ensure hat an adequate staffic control plain has been incorporated and shall conduct periodic inspections during construction to ensure compliance.

Operational Condition

"The conditions below have been satisfied" BY

67. No parking will be allowed along Highway 12.

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

The conditions below have been satisfied BY

An expension of a officiant width for a in to kept had wide multi-ser blates, beyondte, expenditure, and policities and we decided to the control county legister filters for the May or prior to development of the wivery also. The assessment width which the sufficient to work the most decimals and development of the wivery also. The assessment width which the sufficient to work the most decimals will be added to the sufficient to work the most decimal to the sufficient to work the most decimal to the sufficient of the sufficient prior to recordation of the Final Map. If construction on the winery starts prior to recordation in the Final Map, then the trial easement shall be made via a deeded easement in tarror of the Soroma County Regional Parks Department.

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

88. Prior to issuance if permits, the applicant shall submit to the Permit and Resource Management Department a depost of \$1.878 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.

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

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

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 a

Plants for advised that this facility is located near agricultural operations on agricultural lands I make an an extend them are abouty to sharp reference or disconfirm arising from these operations in Employees may allow throughout to incommentence or disconfirm arising from these operations including, effects throughout the property of the property of the property of the property of the soil amendments, seeds, and pestibides. One of more of these accommentees or disconfirms occur as a result of any property conducted agricultural operation on agricultural land."

Mitigation Manitaring: The applicant shall provide the project planner with a copy of the recorded declarations and the forms to be provided to employees prior to builting 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:

Revise the proposed development plantentative map to avoid disturbance to the sensitive natural communities. At minimum this shall include:

Prohibit readway 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.

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

Prohibit all improvements such as the proposed mound vastewater system inside the boundaries of the proposed Gaix Tree Preserves. It underground pipelines are constructed in the Caix Tree Preserve. excavation shall not occur within the detailes of Vasiev caix unless the certified arthorist retermines that the excavation will not ignificantly impair the health of the

4. Expand the proposed Osa Tree Preserves to include chastion of additional valley calk habitation that bounding of the site east of the proposed nothern preserve and extending is the probability of the proposed of the proposed of the probability of the proposed of the probability of the probab

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CONDITIONS OF APPROVAL

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

- Establish a Riporate Preserve were the Grypood Coast conflor, extending 50 feet from the last of shael share by the high of the read solement look. Assistant 11. The greaters will function as a natural reparate conflor across the site, within which all structures other time. Made A, new create covering, and park that all be treatived. A signostical admitty shall also placed a many conflor across the site of the placed and the site of the prunning, and storage of equipment. Assistanced 1 is a conceptual plan for better preserves from bloodings of a speciated preserves what the determined in the feet in consistance with first bloodings of a speciated preserves what the determined in the feet in consistance with the site of the site o
- 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 costing location of the raine channel and rode desegments when they approach the creek cosasty, and the assisting cost of the raine channel and rode desegment that would no longer be used when Road A is constructed when they approach by the control of the contr
- b. A final Vegatides Management Plans shall be prepared by the applicant's certified advisors in Vegatidate Management Plans shall be appeared by the applicant's certified advisors in Vegatidate Management Plans has be expanded to address protection and management of workform of the state of the stat

Monitoring and long-term manufactures and longer less required by the Miligati Vegetation Management Plans transpir a portraint of a persent with a qualified pro-subject to review first appropriate by PRIMIT staff

Bitigation Montering. The Land Divelopment Place Checker and purple planner chall execute that the coldis subcided in the Important Plans and the fail evidence has been for planting. But the cold subcided in the Important Plans and the All evidence has been for planting, but line and present boundaries, noted by any different planting that the confidence shall be monoprosted in the First Made, Outledge Plans, and catendaries Plans. The applicant is responsible for propring the first Vegetation Management Plan which shall be completed prior to figure of the First Mage, and of conditions and recommendations encorporated not the respective for the Planting Planting Planting Checker Planting and the Planting Plantin

- 94. To mitigate potential impacts on wetlands and jurisdictional waters, the following measures shall incorporated into development plans prior to issuance of building permits or Final Map recordation. whichever occurs first.
- Revise the proposed Development Plan or tentative map to restrict improvements outside to seasonal wetlands and minimize disturbance to the epheneral drainages on the site. At min this shall include:
- Accurately nap the ephemeral drainages which cross the inn pancel (Plancel B) and proposed residential kits 5, 6, and 7 using GPS, and adjust the proposed building envelopes. Reschifelds, and parking on these parkets to provide a minimum 30-foct adduct known these drainages. To equipment operation or other disturbance shall occur within this settleck zone, except for including and drivening crossings.

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- 98. In order to minimize light pollution impacts prior to building permit issuance for the winery faciliths an extender lighting plan shall be submitted to the Country Permit and Resource Management Depairment Design Review Committee for review and approval. The following standards shall apply to the following.
- 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 encourage.
- · On-demand lighting systems shall be encouraged
- Mercury, sodium vapor, and similar intense and bright lights and not to possible except where their need is specifically approved and their source of light is distributed.
- Where possible site lighting fixtures on the ground rather Wall on politic

Mitigation Menifering: The applicant would be responsible for summing the extensive lighting alleins to the County Permit and Resource Management Department for invite each approach by the Costigo Review Committee. Prince to building permit disuscers, and excitor lighting permit pe esidential units shal be approved.

Prior permit issuance the applicant shall develop lighting standards for inclusion in the coverant the winery. These sandards shall be in accordance with the standards established by the L21 lighting zone a slow-light of large large large large large ground produced by the California Energy Comension. These are the standards for parts, increasion and widtle presence. The coverants shall include the following standards an addition to receive. The coverants shall include the following standards an addition to receive.

All lamps over 10 wits shall be fully shielded.

Maximum machinided lamp (hubb) on the project's interior what he 60 watte
Maximum mainthing height of any luminare (fixture) shall be 20 feet above the finished grade.

Maximum multiple of any lamp butb shall be 100 watte.

Milligation Mentioning: The applicant's lighting engineer shall provide certification to PRMD that the running drawing pies is in conformance with the above standards for the L21 lighting zone at the time it is authinitial. In the Beisign Review Committee of the conformance with the submittee of the time it is authinitial. In the Beisign Review Committee of the conformance of the conformanc

From to training junnit issuance the applicant's lighting engineer shall provide centification to PRMD.
If all the lighting piece submitted with the building permit conform to these standards and that all most lighting up

Prior to builting occupancy the applicant's lighting engineer shall perform an inspection and provide certification to PRMO that the lighting installation is in accordance with the approved plans and with

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 contract information for the County Control**:

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- b. As recommended in Condition #17. a Stormwater Poliution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related ensize and sedimentation and project-related mon-point discharge into waters on the site. The plan shall sed mentation and project-related money and plant and project to the plan shall be sedimentative. contain detailed measures. In sectors, smoken of supiners and, provide for revegatation of grade slopes before the start of the first rainy season following graden, address non-point source polistants to protect wellands and water quality in the drainages, and specify procedures for measures shall be 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 tile 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 A bridge or arched curvert shall be used not the Curaywood Creek crossing to minimize disturbant to jurisdictional waters in the channel and provide for a nutural bed under the shucture. The widt of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvements implemented with custion to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow perio in the creek, from July through October, and construction debris kept outside of the creek channel through use of sit fencing.
- Restrict construction of roadway and driveway improvements within 100 feet of the sea-wetlands and ephemeral drainages to the summer months after these features contain water to minimize disturbance and the potential for sedimentation.
- a. All necessary permits shall be secured from regulatory aperions as required to ables his modifications to welfared and stream channels on the bilb. The national muscles additional of the property of the Management Department prior to issuance of any grading or building attention by the Cycurty sit ensure complication with applicable State and department priors. Billing "Serial" of the Cycurty sit ensure compliance with applicable State and department priors. Billing "Serial"

Mitigation Monitoring: The Land Development Plan Checker and properly planter shall ensure that the note is included in the Improvement Plans and that ill revisions to this limits of grading, list tine and preserve boundaries, roadway and driveway location, and other multicultums are incorporated into the Final Map, Grading Plan, and Landscayd Plan. Everalisation will jurisdifficient agencies shall be complated prior to filing of the Final May, and all conditions incorporated into the respective plans, with evidence of complance submitted to the Country. incorpor and not the spective plans, wire evidence of companies suchmise to two County Permit and Resources Management Department prior to issuance of any grading of building permits. Monitoring and long-term maintenance will be perfered as required by the Mitiga Plan and the Storm Water Political Prevention Plan through contractual agreement with a qualified professional, subject to review and approval by PRVD.

- The following measures shall be incorporated into development plans to mitigate potential impacts on natural habitat and widths recomment accommission.
- Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:
- fjust proposed parking and roadway improvements for the winery to avoid additional tree sources, based on a survey of tree hunk locations required as part of the final Vegetation anagement Plan called for in Militgation Measures 5.6-100 and 5.6-400.
- 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 airborist in consultation with a qualified professional botainst called for in Mitigation Measure 5.6-7(b) subject to review and approval by PFMD. The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, rigarian, chaparat, writand, and

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(1) Workers involved in ground disturbing activities shall be trained in the recognition of anthaeological resources (e.g., hatoric and prehistoric artifacts hybical of the general area) at a preconstruction conference. Workers shall be instructed in reporting south discoveries and other appropriate prosocols to ensure that construction activities avoid or minimize impacts to potentially significant outburial.

(2) If cultural deposits are encountered at any location, construction in the vicinity shall be halter and PRMD shall be mmediately notified. A qualified achieologist shall be consulted at the application/ener's expense. The archeologist shall conduct, an independent inverse of the find, with authorization of and under direction of the Country, Prompt evaluations should be made regarding the applications and importance of the Ariel and a course of action exceptable to all concerning furnits.

If miligation is required, preservation in place is the preferred manner of miligating impacts to architectinguist sites. This may be accomplished by, but not limited to a Phanning construction to avaid ancheological sites (b) incorporation of sites within places, inserspace, or other open space. Cevering the architections sites with a larger of chemically state so thefore building terrior counts parking lost, or sitem statisties on the site. (c) Deading the site bit or permanent conservation.

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 recovers, shall be prepared and adepted prior to any excession being undertaken. Date recovery shall not be required for an historical resource of the lead agency determines that testing or is the studies already completed have adequately recovered in the selectifically consequental information, provided that information is documented in the EIR and the studies are deposited with the California Hatsterical Resources Regional Information Center.

(i) in the second of an occasion of accounty or recognition of any brane resident in the filtering depth and that the testine is produced COAG discolated to 1604-66. Set The second of the size or any resident years executely supercepted overthe adjacent human remarks and the size or any resident years executely supercepted overthe adjacent human remarks and the size of the si

in the event the NAHC is unable to identify a most likely descendent, or the most likely descendent latted is make a recommendation within 24 hours after being notified by the NAHC, or the landown or his sufficient representative rejects the recommendation of the descendent and the mediation by the MAHE, fails to provide measures acceptable to the landowner, then the landowner or his sufficiently representative shall revelve the Native American human remains and associated grave gaintit with assimplicials alignity on the property in a location not subject to further subsurface.

Miligation Meditanties: The Lost Overlapment This Checker and project glorine will review the Military devices the Device of the Checker and project glorine will review the profering is shown. A Consulting antiheselogicity will be related to morbit mining logisting cost and shown. A Consulting antiheselogicity will be related to morbit mining logisting cost and shown and the contract of the Checker and the Checker and the Checker and copy of the contract for the antiheselogicit's services shall be provided to the project planner prior to the assession of glorinaries and commencement of any with morbit project planner prior to the assession of glorinaries and commencement of any with morbit planners.

Winery Conditions of Approval - PLP01-0006 November 2, 2004 Page 27

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

- 2. Revise the Tree Protection Procedures to include a requirement for a survey of all trees to b preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a none accurate process to dissinguish troses to be preserved and removed as final plans are identified.
- 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 resdential tots, and that non-native, invasive species which may spread into adjacent underveloped areas shall be prohibited in landscaping plans.
- 4. Specify under Noxious Weed Control that unsuitable species be prohibited from use in spilled year in those in the Cultim that is missed as a spilled group of the city of the c
- and annual species, including purple needlegrass (Nassnila pulctra), to increase the diversit of the grassland cover. Highly invasive annuals topically used for erosion control shall not be
- Revise the Vegetation Management Prior called for in Miligation Measures 5.6-2(3) and 5.6-4(3) to previse a program deliverant (the last of trees. The white-nonent groups in that incorporate proposed and provide or programs of the incorporate provided in the programs of the programs of the provided in the provided in
- Measurer incommended in Missation Nessurers 6.1. 5.6.7.6.3 and 5.6.6.31 intrody 6.6.4 model states to perhaps greated prostored another shaded on the size for wideling, and periods of originar reads, growing for preservation of widelin revenuent opportunities along Cargoro Creak and the upper investigate of the size where Its borders for Missation Reposition Control and Control Control and Control Contr

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wner will be responsible for ensuring that contractors engaged in appli 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 prohibition, suthescological resources are discovered, local Native Americo organizations should be consulted and involved in making resource management decision applicable State and local requirements concerning the handling and deposition of archae finds will be strictly enforced.

- 101. An archeologist shall provide a written report to PRMD following initial gwding activities. PRMD staff shall verify that an archeologist is available prior to issuance of a greating/building permit.
- 102. Only natural gas fireplaces shall be allowed in the winery buildings. Install 5 (5-)

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 foot service are allowed under this permit

- Samples or tastes of pre-prepared food featuring local foods and food products offered in conjunction with winetasting, marketing or promotional activities, or charitable events.
- Samples or tastes from cooking demonstrations featuring local foods and food products offered in conjunction with winetasting, 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.
- Retail sales of pre-prepared food not associated with the activities described in a), b), c), and d) above, provided that he retail sales comply with the following requirements:
- Retail sales of pre-prepared food shall be permitted only during tasting room hours as approved by this sernit.
- 2. Retail sales of pre-prepared food shall be for on-site consumption only.
- No individual merus 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
- 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

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- 1. Fencing that obstructs wildlife movement shall not be allowed on the winery site. A restiction on exclusionary fencing of any agricultural use on the lower elevations of the site shall the incorporated in consultation with CDFG.
- a Lipforg shall be sentially designed and exercised by principle considerably distinct and selected policy of the selected policy and the first mission and the selected policy and the first mission and the selected policy and principle policy and principle considerably as the selected policy and generally set topic two first person, disorded demirated, and shalled to prevent limitation into adjacent carbantal almost Lipforg from the winery shall be turned off after employees lawer the site at the end of he day or eventup, except the minimum recessary for except purposes.
- Linestock shot to prohibited on the residential loss and the soysener areas on the six to proved immediag and removal of groundcover vegetation.
- All gartage, renyling, and composting shall be kept in desection taxiers and attributer locked to prevent widdle from using the waste as a food source.
- Vehicles and inchemples shall not be allowed to travel off disignated roadways to intrimute fallow distributed by passiand and understory in the underviliped portions of the site. Methods said the extremited in prevent unauthorized vehicle activity turing and after consortation.

Misjachou Bestillettes. The Low Revisionment Fam Dissales of proper price more must mean their and the active more to the lesson of groups, the sea of part and revision to the lesson of groups, the sea and part and revision to the lesson of groups, the sea and part are set of the lesson of the l

- 96. Prior to building permit assuance, the applicant shall develop a long-term funding plan for the maintenance and management of the books preserves. This plas shall provide for funding from all land uses on a "fund-hard" plans to brait feet are collected from the invignatestament, wherey and forms d'amens Association. These appearances shall be recorded and oxylas provided to the Dermit and Resource Management Objection of.
- 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 rom State Route 12. Such measures notice 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 exteror building surfaces shall match the hex, lightness, and saturation of colors of the immediately surrounding trees subject to eview and approval by the Design Review Contribute. She the Design Review Contribute. She the Design and the surrounding lines shall be used in order to color the Color of the C
- Landscaping of the wivery shall include the planting of treas or other landscaping treatments to provide screening of the 147 withde parking lot from State Highway 12.
- c. Prior to building permisessence for this winery life gracing plan, development plan, landscaping plan, sign plan, elevations, and solons and materials shall receive review and approval of the Sonoma County Design Review Committee:

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Winery Conditions of Approval - PLP01-0006 November 2, 2004 Page 32

104. The days and hours for special events shall be subject to any instrictions or mindiscours as sel forthy a future winerpevents coordinator program established by the Country for all the Country is destilled. The applicant shell contribute, on an annual basis, a fair traver revents the useful of examinating and maintaining the program and shall submit an annual request for any searcial greats. — 1 = 6.0.

Mitigation Menitering: Sonoma County is responsible for implementing and managing the wintery events coordinator program. The County will be responsible for rollecting funds and administering emproyram to control special event staffic.

- 105. All grape pomace residue shall be removed from the site or spread in vineyards in remote areas of the property furthest away from neighbors.
- 105. The "country store" (named for ancidary rotal sales) shall occup a maximum of 3,000 aquare feet of building area. The may be a separate building or statched to the man seleny building. The store is store in contrast of the sales are stored to the sales of the sales are stored to the sales of the sales are stored area for the sale of approximate price of the sales of approximate price force stored are stored to the sale of approximate price of the sales of ate of agricultural products grown prim ximum of 10% of the retail floor area.
- 107. Any paposed modification, alteration, another expansion of the use authorized by this Use Permit shall require the prior review as deprivated the Permit and Recourse Management Department or the Beand of Zening Adjustmentin, as electromized by the Senator Senato
- 108. This permit shall be subject to revocation or modification by the loast of Zeoing Adjustments if: (a) the Bload finds that these has been noncompliance with any of be conditions or (b) be Bload finds that the use for which this permit is hereby greated constitutes an anisonal. Any such revocations has be preceded by a policy bearing noticed and heard pursuant to fection 26-92-120 and 26-92-140 of the Sciomas County Colds.

in any case where is the Fermi has not been used within two (2) years after the date of the granting through or the such additional private arms to may be specified in the primit, such permit that become applicant prior in the ap

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CONDITIONS OF APPROVAL

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COTTO 109 SECTION SECTION SECTION

THE KENWOOD RANCH WINERY



WINERY RENDERING

SOUTH MEADOW VIEW



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THE KENWOOD RANCH WINERY



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WINERY RENDERING WEST ARRIVAL VIEW

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



DRY STACK LOCAL STONE WALLS



MARKETPLACE & FERMENTATION ELEVATION

- 1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE. UGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURFOLVINGING TREES, SUBJECT TO REVIEW AND APPROVING BY THE DESIGN REVIEW COMMITTEE. SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MINIMIZE UNIFFORMITY.

 2. ROOF MATERIALS SHALL BE NON-GLOSY, DARK IN COLOR, AND SYMPATHETIC WITH COLORS IN THE SURROUNDING LANDSCAPE.

 4. ALL GLASS SHALL BE NO-GLASEMON-PETECTIVE.

 5. RECLAMBE CORRUGATED METAL PANELS WILL VARY IN TONE AND PERCENTAGE OF WEATHERING AREA.



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



METAL WINDOWS AND DOORS WITH LIGHT REDUCING, LAMINATED, LOW REFLECTIVE GLAZING



STAINED CONCRETE **FLOORING**

THE KENWOOD RANCH WINERY





EXTERIOR MATERIALS MARKETPLACE &

FERMENTATION

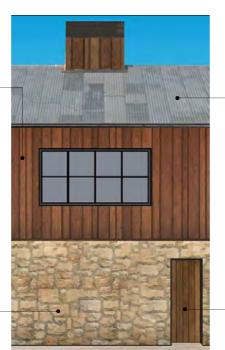
OPTION A - RECLAIMED OPTION B - NEW DISTRESSED STAINED VERTICAL WOOD BOARDS



OPTION B - NEW LOCAL STONE VENEER



STAINED CONCRETE FLOORING



RESERVE TASTING & BARREL BLDG. & OFFICE ELEVATION

- COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE. IGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURFOLVIDING STATEMENT OF THE STATEMENT OF THE SURFOLVIDING THE STATEMENT OF THE SUBJECT OF THE SUBFOLVIDING TREES SHALL BE USED TO MINIMIZE UNFORMITY.

 ROOF MATERIALS SHALL BE NON-GLOSSY, DARK IN COLOR, AND SYMPATHETIC WITH COLORS IN THE SURFOLVIDING LANDSCAPE.

 ALL BULDING MATERIALS SHALL BE NON-MET-LECTIVE.

- 4. ALL GLASS SHALL BE NO-GLARE/NON-REFLECTIVE.
 5. RECLAIMED CORRUGATED METAL PANELS WILL VARY IN TONE AND PERCENTAGE OF WEATHERING AREA.



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



STAINED WOOD DOORS



METAL WINDOWS AND DOORS WITH LIGHT REDUCING, LAMINATED, LOW REFLECTIVE GLAZING

ACKI

KENWOOD RANCH WINERY 里



EXTERIOR MATERIALS RESERVE TASTING. BARREL BLDG. & OFFICE

OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL SIDING AND ROOFING



PAINTED METAL DOORS



SERVICE BUILDING ELEVATION

- 1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE. USHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURROUNDING TREES, SUBJECT TO REVIEW AND APPROVALS BY THE DESIGN REVIEW COMMITTEE. SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MIMIZE UNFFORMITY.

 2. ROOF MATERIALS SHALL BE NOW, LOSY, DARK IN COLOR, AND SYMPATHETIC WITH COLORS IN THE SURROUNDING LANDSCAPE.

 4. ALL GLASS SHALL BE NOW, AREANON-REFLECTIVE.

 5. RECLAMED CORRUPATED METAL PANELS WILL VARY IN TONE AND PERCENTAGE OF WEATHERING AREA.



STAINED CONCRETE FLOORING



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

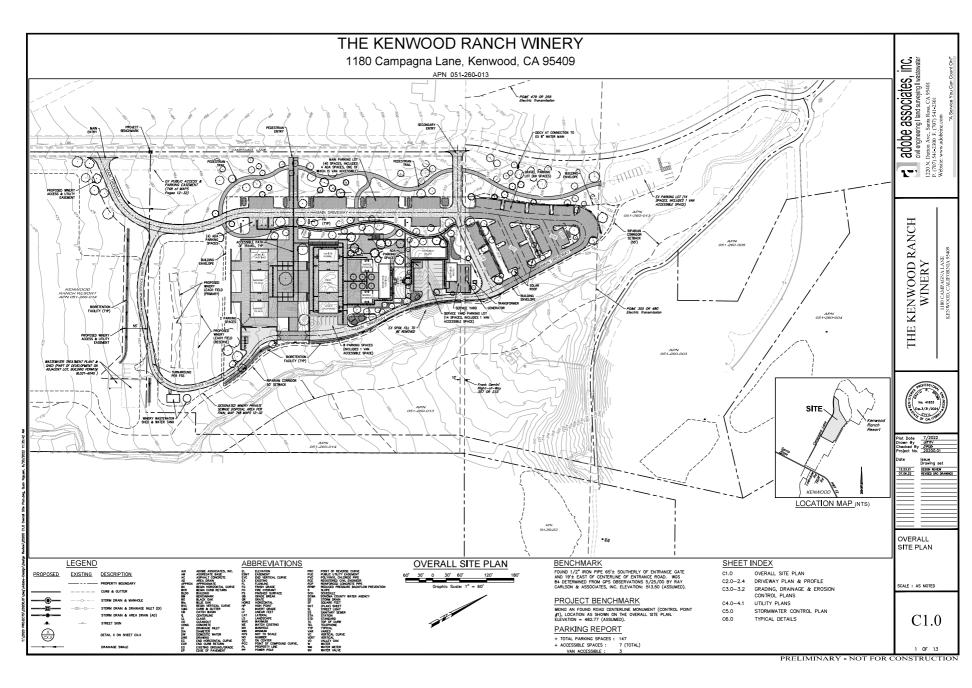
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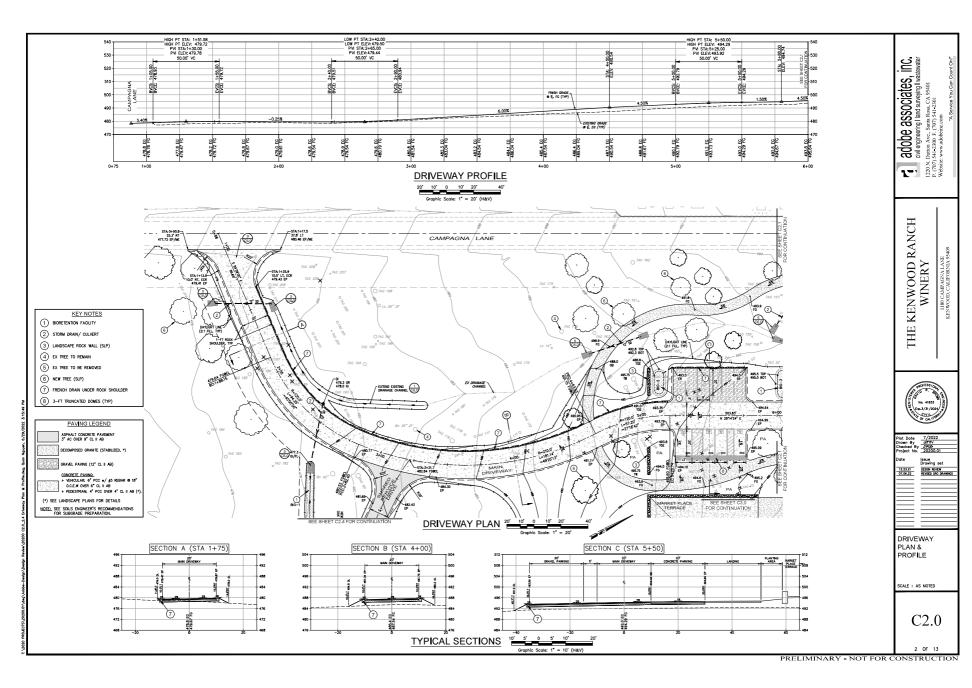
THE KENWOOD RANCH WINERY

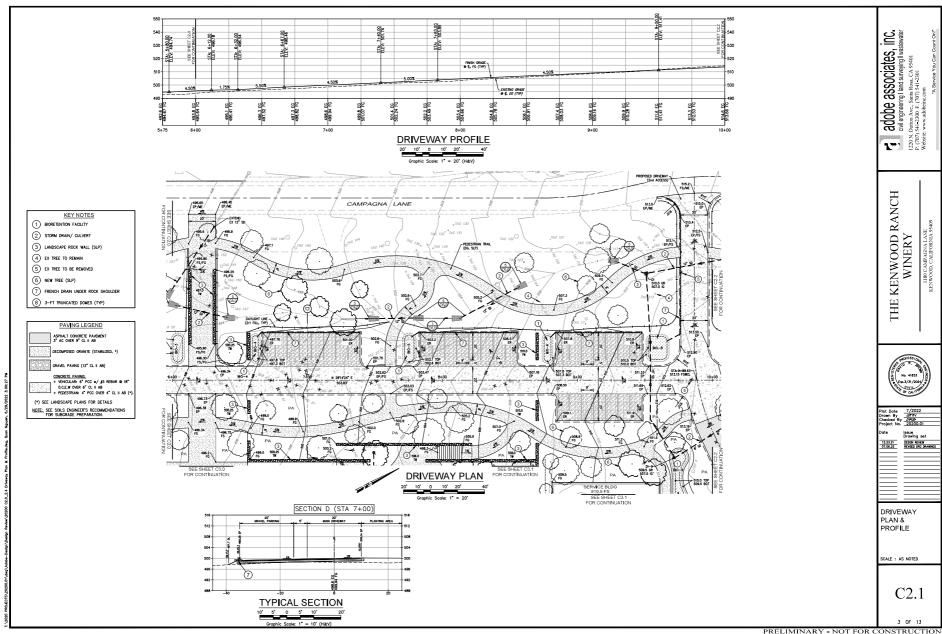


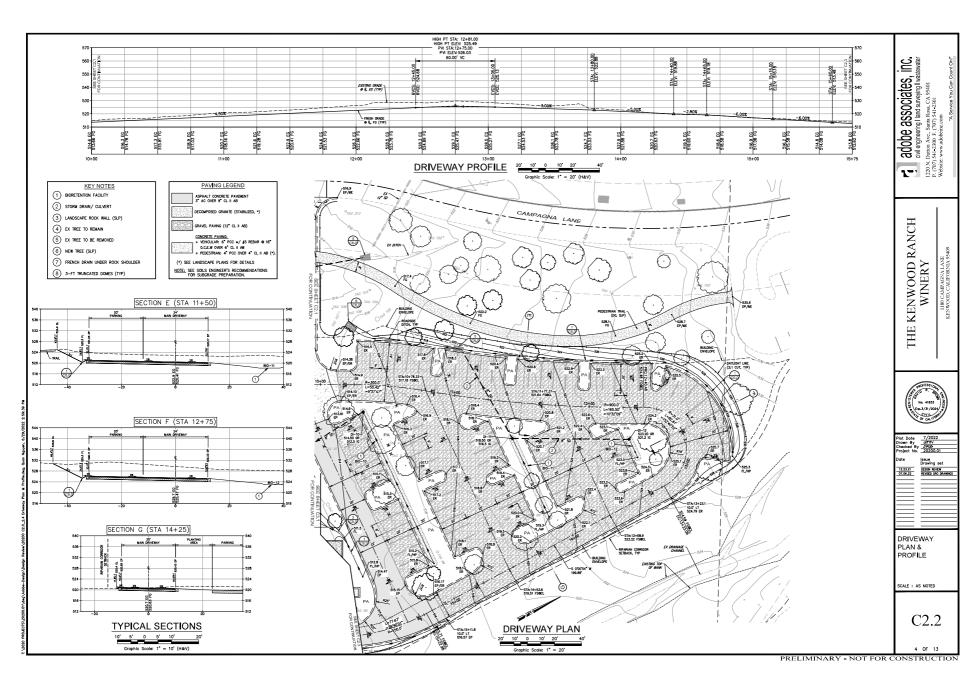


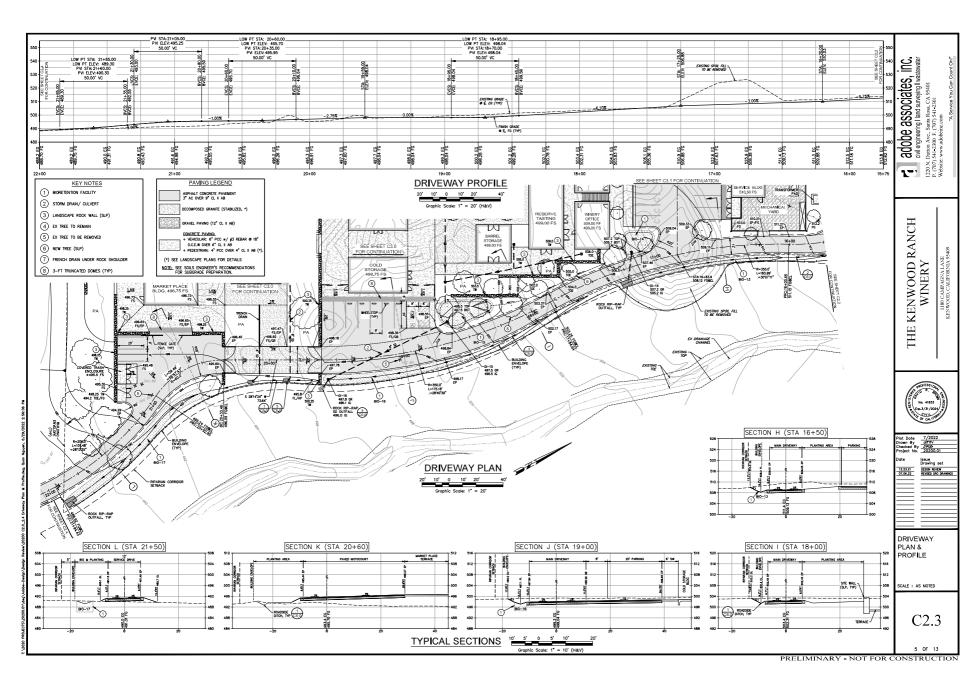
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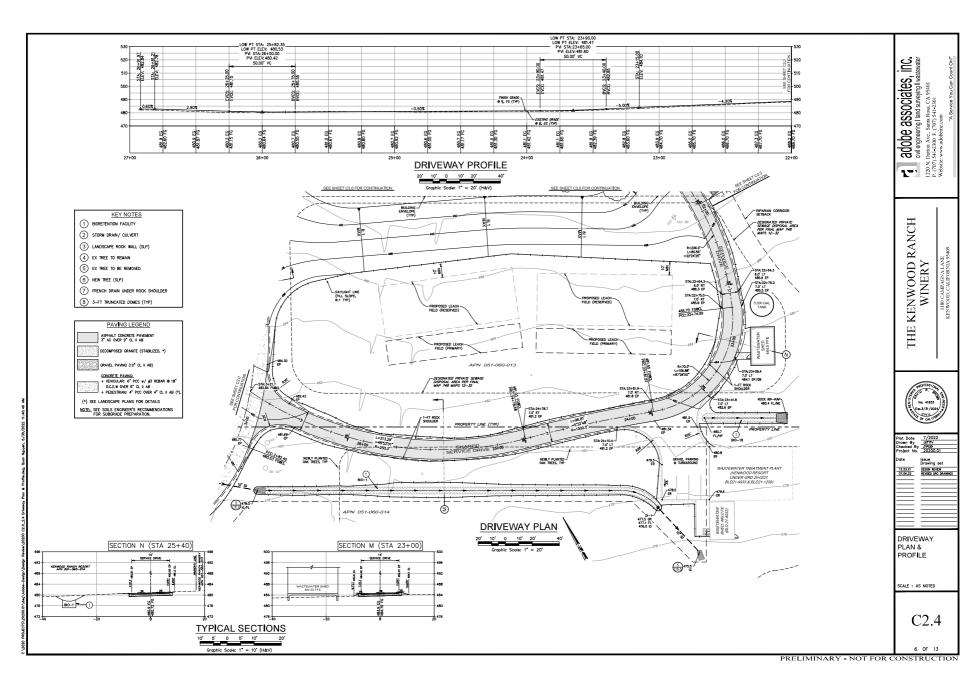


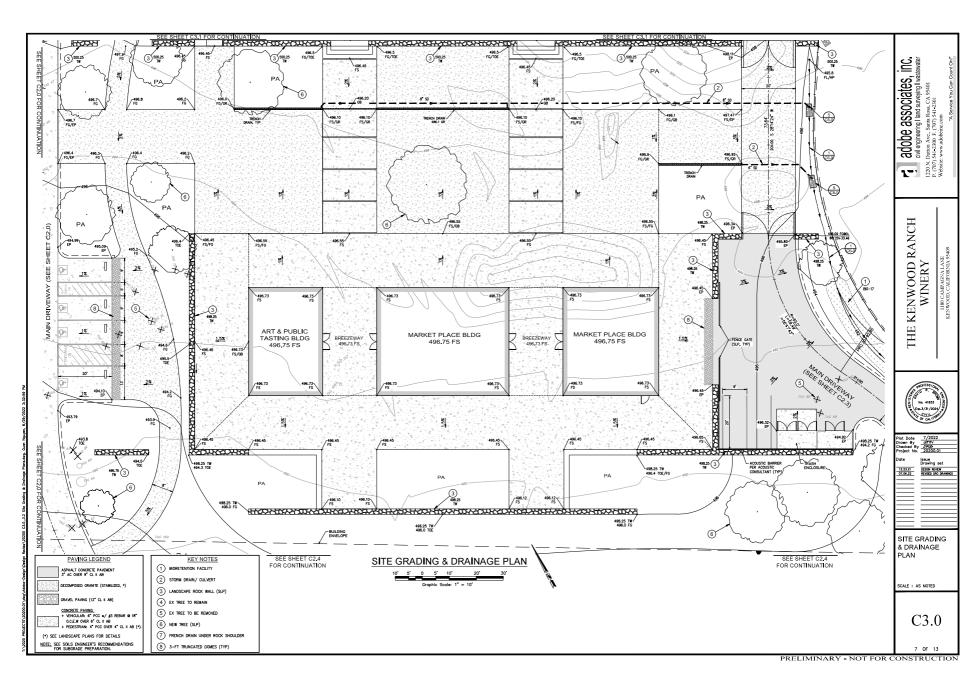


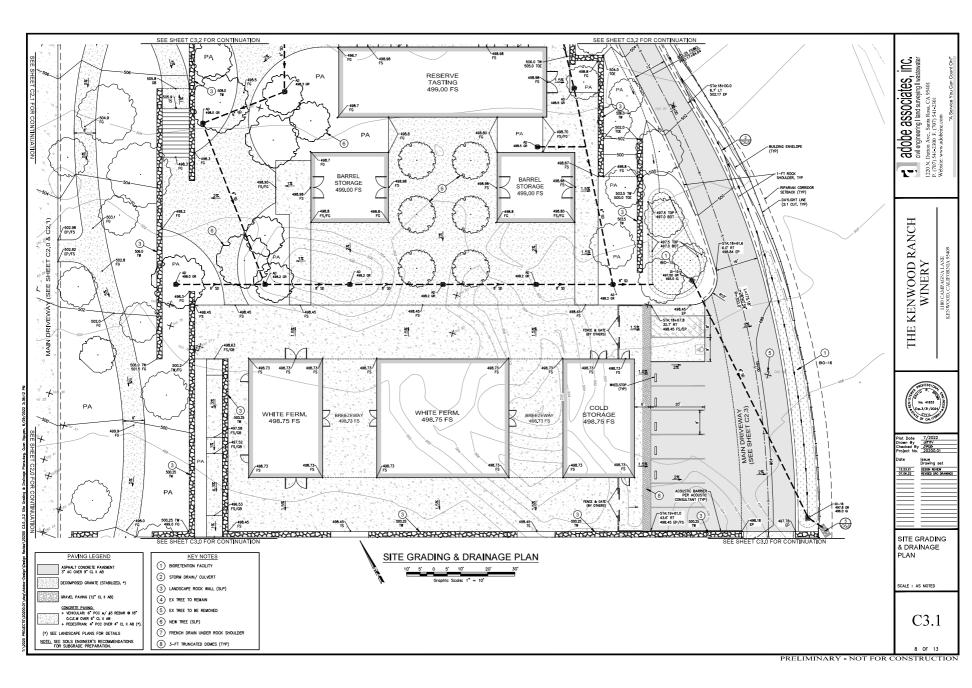


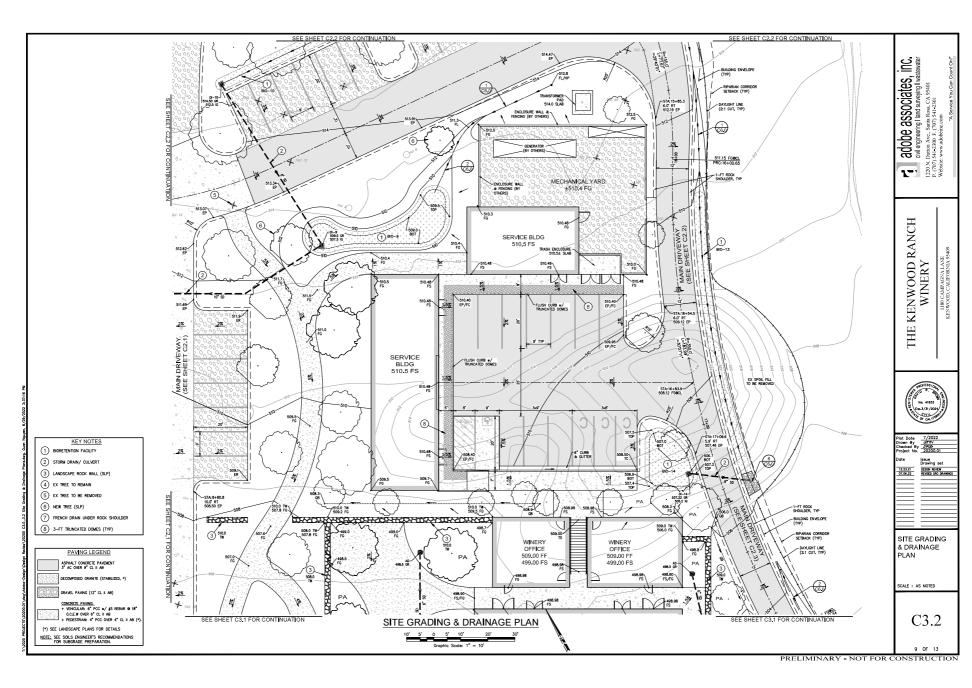


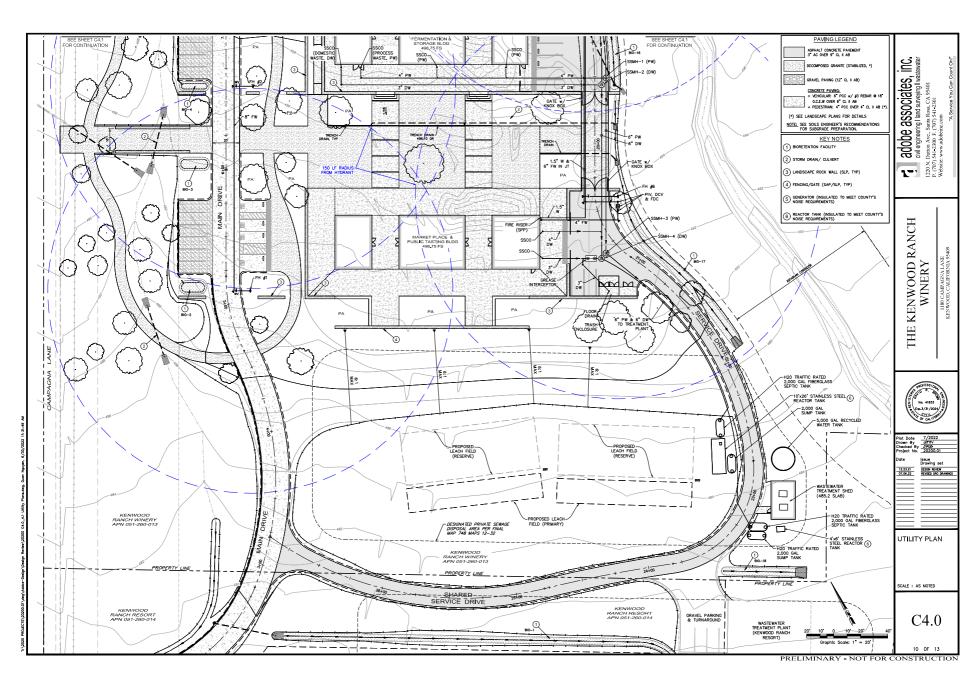


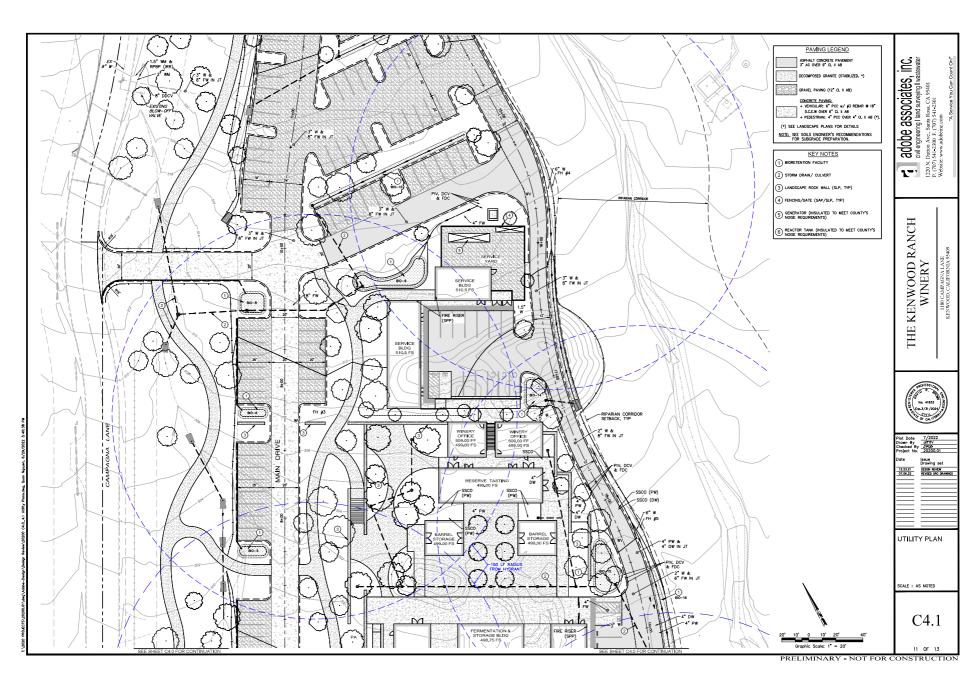


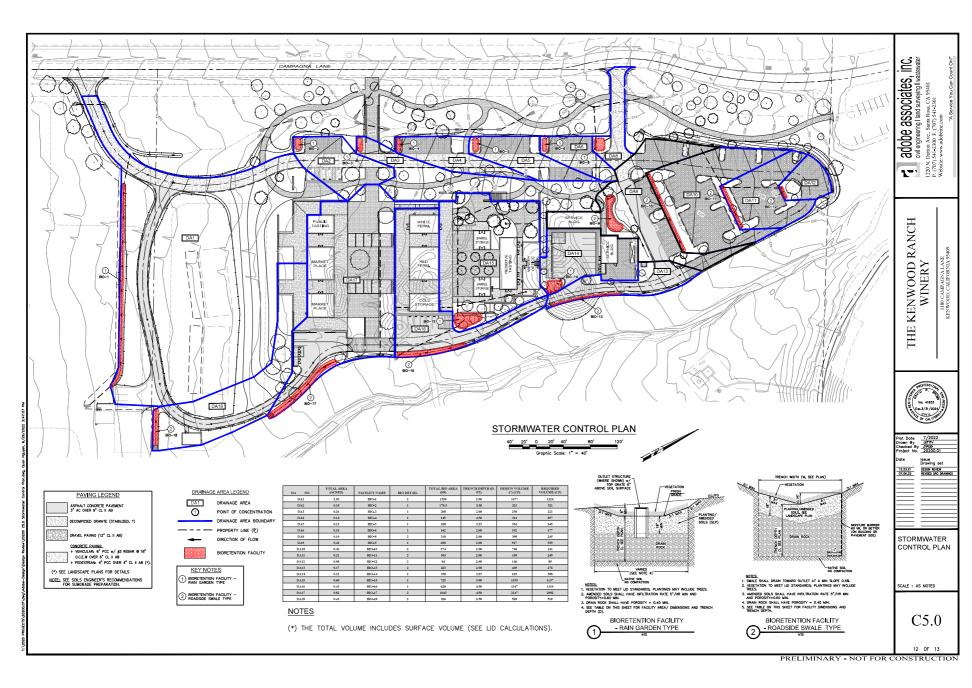


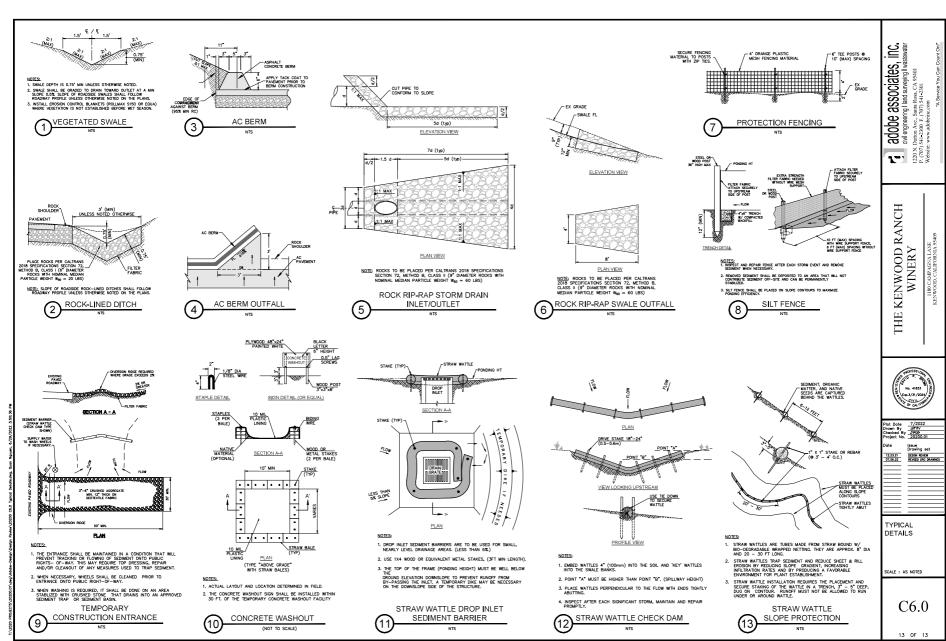














- (E) TREE TO BE REMOVED POOR HEALTH
- (E) TREE TO BE REMOVED CONSTRUCTION
- (E) TREE TO BE PRESERVED







MODERATE SUITABILITY FOR PRESERVATION



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Revisions:

REV. DESCRIPTION DESIGN REVIEW 12.23.21 REVISED DRC DRAWINGS 07.06.22

Tree Protection Plan

Sca**l**e: 1" = 40" Drawn by: IH

LO.01



Winery Parcel Building Envelope- Individual Tree Evaluation Data

Health and Structural Rating Key: Suitability for Preservation Ratings:

3.0 Moderate or Better Condition 2.5 Fair Condition 2.0 Marginal Condition 1.5 Poor to Marginal Condition 1.0 Poor Condition Good Trees in good health and structural condition with high potential for longevity Moderate Trees in fair health and/or with structural defects that can be abated with treatment Trees in marginal health or structural condition that could possibly be mitigated or improved Trees in poor health and/or structural condition that probably cannot be effectively abated

Total Trees To Be Removed for Construction: 26 Total Trees To Be Removed per Arborist Report Recommendation: 69

Total (N) Oaks to be Planted: 155 Grand Total (N) Trees to be Planted: 159

Total Trees To Be Removed per Arborist Report Recommendation: 69 Grand Total (N) Trees to be Planted: 159									
Tree #	Species	Trunk Diameter (inches)	# of Trunks	Health Rating	Structural Rating	Suitability for Preservation			
1	black cak (Quercus kelloggii)	11: 12	2	2.5	2.5	Moderate			
2	coast live cak (Quercus agrifolia)	11	1	1.5	2.5	Poor			
4	coast live oak coast live oak	10 6,5; 11	2	1,5	2.5 2.5	Poor Poor			
5	coast live oak	10.5	1	1.5	2.5	Poor			
6	coast live oak coast live oak	10; 13 13; 15	2	1.5	2.5	Poor Poor			
8	coast live oak	12; 13; 15	3	1,5	1.5 2.5	Poor			
9	coast live oak	13: 14	2	1.5	2.5	Poor			
10 11	coast live oak coast live oak	16 11; 11,5		1,5	2.5	Poor Poor			
12	coast live oak	11	1	1.5	2.5	Poor			
13	coast live oak	16	1	1.5	2.5	Poor			
14 15	coast live oak coast live oak	28	-	1.5	2,5	Poor Poor			
16	coast live oak	7	1	i	2.5	Poor			
17	coast live oak	12:13		1.5	2	Poor			
18 19	coast live oak coast live oak	13 16	1	1.5	2.5	Poor Poor			
20	coast live oak	17	1	1.5	1.5	Poor			
21	coast live oak	22	1	2	2	Fair			
23	coast live cak valley oak (Q. lobata)	27	1	1.5	2.5	Poor Fair			
24	coast live cak	10	1	1.5	2.5	Poor			
25	coast live cak	18 (low)	1	2	2.5	Fair			
26 27	coast live oak coast live oak	18	1	2	2.5	Fair Fair			
28	coast live cak	9	1	2	3	Fair			
29	coast live oak	26	2 @ 6'	2	2.5	Fair			
30	valley oak coast live oak	12		1.5	2.5	Pair Poor			
32	coast live oak	7	1	1.5	2.5	Poor			
33	coast live oak	2.5; 4	2	1.5	2.5	Poor			
34 35	coast live oak coast live oak	9.5		1.5	2.5 2.5	Poor			
36	coast live oak	6		1.5	2.5	Poor			
37	coast live oak	6 R	1	1.5 1.5	2.5	Poor			
38 39	valley oak coast live oak	5.5		1.5	2.5	Poor			
40	coast live oak	5		1.5	2.5	Poor			
41 42	coast live cak	6	1	1.5	1.5	Poor			
43	coast live oak coast live oak	12: 17		1,5	2	Poor			
44	coast live oak	18		1,5	2	Poor			
45	coast live oak	11 8	1	1.5	1.5	Poor			
46 47	coast live oak valley oak	13		1,5	2	Poor			
48	valley oak	20	1	1.5	2	Poor			
49 50	valley oak black oak	10 15	1	1.5	2	Poor Poor			
51	valley oak	20	1	1,5	2	Poor			
52	Oregon white oak (Q. garryana)	20	1	1.5	2	Poor			
53 54	Oregon white oak black oak	13 20	-	1	2	Poor Poor			
55	coast live oak	12; 14	2	1.5	2	Poor			
56	coast live oak	10	1	1.5	2	Poor			
57 58	coast live oak coast live oak	7	1	1.5	2	Poor Poor			
59	coast live oak	24	1	2	2.5	Fair			
60	coast live oak	20: 20	2	2	2.5	Fair			
61 62	vallev oak coast live oak	22	1	1,5	2	Fair Poor			
63	coast live oak	7; 18	2	1.5	2	Poor			
64 65	coast live oak coast live oak	9: 10: 13: 15 24		1.5	2	Poor			
66	coast live oak	11	1	1.5	2	Poor			
67	coast live oak	7	1	1,5	2	Poor			
68 69	coast live oak coast live oak	5 10: 19	2	1,5	1.5	Poor			
70	coast live cak	6	1	1	1.5	Poor			
71	coast live oak	15; 20 (low)	2	1,5	2	Poor			
72 73	coast live cak valley oak	15: 18	1	1.5	2	Poor			
74	coast live cak	12	1	2	2	Fair			
75	coast live oak	6	1	1,5	2	Poor			
76 77	coast live oak coast live oak	28	2	2	2.5	Fair Fair			
78	valley oak	10; 12	2	2	2,5	Fair			
79	valley oak	7	1	1.5	2	Poor			
80 81	valley oak coast live oak	26	1	2 5	3	Fair Moderate			
82	coast live oak	20	1	2	2.5	Fair			
83 84	coast live oak coast live oak	7	1	1.5	2 5	Poor			
85	coast live oak coast live oak	5; 6; 7; 8	4	1.5	2.5	Poor Poor			
86	coast live oak	6; 15	2	1,5	2	Poor			
87	coast live oak coast live oak	12 20	1	1.5 1.5	2	Poor Poor			
86 89	coast live oak	25		1.5	2	Poor			
90	coast live oak	13	1	1.5	2	Poor			
91 92	coast live oak coast live oak	18	1	1.5 1.5	2.5	Poor Poor			
93	coast live oak	12	1	1.5	2	Poor			
	coast live oak	6	1	1.5	2	Poor			
95 96	coast live oak coast live oak	13	1	1.5 1.5	2	Poor Poor			
97	coast live oak	13	1	1.5	2	Poor			
98	coast live oak	22		1.5	2	Poor			
99 100	coast live oak coast live oak	12		1.5 1.5	2	Poor Poor			
101	madrone (Arbutus menziesii)	1: 3: 3	3	2	2.5	Fair			
102	bay laurel (Umbellularia californica)	3.5; 5	2	2	2.5	Fair			
103 104	black oak coast live oak	6	1	2 1.5	2.5	Fair Poor			
	coast live oak	12; 12; 16	7	1 0		Poor			

Health and Structural Ratings:

Rating of relative conditions such as vigor, extent of decay, structure, and insect or disease problems.

Good not Nedurate into indicate intending the control problems, acceptable vigor, and an abspace of depth analysis or oriented explored. Fig. 1997, the control problems of th

Suitability for Preservation Factors:

The Health Vigorous and healthy these are better able to tolerate construction impacts including most less or easily construction impacts including most less or easily construction in the second property of the second property have reduced abolity to before construction impacts and easily to change of the constitution. Additionally, included large species have varying beforeached the second property of the sec

are at risk of decline or structural failure tolerances to environmental impacts and changes								
Tree #	Species coast live oak	Trunk Diameter (inches)	# of Trunks	Health Rating	Structural Rating	Suitability for Preservation Poor		
108	coast live oak	8	1	1,5	2	Poor		
109	black oak	19	1	1.5	2	Poor		
110	Oregon white oak coast live oak	10	1	1,5	2,5 2.5	Poor Fair		
112	valley oak	30	1	1.5	1.5	Poor		
113	coast live oak coast live oak	11	1	1,5	1,5	Poor Fair		
115	coast live oak	12	1	2	2	Fair		
116	coast live oak coast live oak	3.5	1	1.5	2.5	Poor Fair		
118	valley oak	3	1	3	3	Moderate		
119	black oak (hvb.)	2.5: 3.5: 3.5 14	cluster	2	2.5	Fair		
120	coast live oak coast live oak	1,5; 3	2	2,5	2	Fair Fair		
122	valley oak	36	2 @ 6'	2.5	2.5	Fair to Moderate		
123	coast live oak Oregon white oak	4	1	1.5	2,5	Poor		
125	coast live oak	4	i	î	2	Poor		
126	valley oak Oregon white oak	40 II	1	1.5	1.5 2.5	Poor Fair		
128	coast live oak	9	1	1,5	2.3	Poor		
129	coast live oak	4	1	2	2.5	Fair		
130	coast live oak coast live oak	10	1	2.5	2.5 2.5	Fair to Moderate Fair to Moderate		
132	coast live oak	7	i	2.5	2	Fair		
133	Oregon white oak	15	1	1.5	2	Poor		
134	Oregon white oak coast live oak	18	1	1,5	2	Poor		
136	Oregon white oak	10	1	1,5	2	Poor		
137	Oregon white oak Oregon white oak	13	1	1.5	2	Poor Poor		
139	coast live oak	14	i	1.5	2	Poor		
140	coast live oak	18: 24	2	1,5	1.5	Poor		
141	Oregon white oak coast live oak	6	1	1.5	2	Poor Poor		
143	coast live oak	3.5	i	1.5	2	Poor		
144	valley oak	20	1	2	2.5	Fair		
145 146	valley oak black oak	12; 12; 13	3	2	2.5 2.5	Fair Fair		
147	coast live oak	9: 12	2	1.5	2	Poor		
148	coast live oak valley oak	14	1	1.5	2	Poor Fair		
150	coast live oak	14	1	2	2	Fair		
151	coast live oak	22	1	2	2.5	Fair		
152 153	coast live oak valley oak	13	1	1,5	2.5	Fair Poor		
154	valley oak	11	i	1.5	2	Poor		
155	coast live oak	9	1	1,5	2	Poor		
157	coast live oak	6; 7	2	2	2	Fair Fair		
158	valley oak	18	1	1.5	2	Poor		
159 160	valley oak black oak	13	1	1.5	2	Poor		
161	coast live oak	10	1	1.5	1	Poor		
162	valley oak	36	1	2	2	Fair		
163	coast live oak coast live oak	30 8	1	2	2	Fair Fair		
165	coast live oak	11	1	1.5	2	Poor		
166 167	coast live oak coast live oak	8	1	1.5	2.0	Poor Fair		
168	coast live oak	16	1	2.5	2.0	Fair		
169	coast live oak	7	1	2	3	Fair		
170	coast live oak black oak	12: 18 28	1	2	2	Fair Poor to Fair		
172	black oak	20	i	1.5	2	Poor to Fair		
173	valley oak black oak	48 20	1	1,5	1,5	Poor (wildlife tree?) Fair		
175	coast live oak	18	1	2	2	Fair		
176	valley oak	15	1	2.5	2.5	Moderate		
177	black oak black oak	24	1	2,5	2,5	Moderate Fair		
179	black oak	36	i	2	2.5	Fair		
180	coast live oak	12	1	2	2	Fair		
181 182	black oak valley oak	12; 18; 24	1	2,5	2.5 2.5	Fair to Moderate Fair		
183	valley oak	28	1	2.5	2.5	Moderate		
184 185	valley oak coast live oak	24 24: 24	2	2,5	3	Moderate Fair		
186	black oak	16	1	1.5	2	Poor to Fair		
187	coast live oak	7; 12	2	2	2	Fair		
188	black oak black oak	18: 20	2	1,5	2	Poor Poor		
190	black oak	20	1	2	2.5	Fair		
191	black oak	19	1	2,5 1,5	2	Fair Poor		
193	black oak coast live oak	18	1	2.5	2	Fair		
194	black oak	30	1	1.5	2	Poor		
195 196	coast live oak coast live oak	13 14	1	2	2.5	Fair Fair		
197	coast live oak	12: 15	2	2	2	Fair		
198	coast live oak	36	1	2.5	2	Fair to Moderate		
199 200	valley oak valley oak	16	1	1,5	2.5	Poor to Fair Fair to Moderate		
201	coast live oak	19	1	1.5	2	Poor		
202	coast live oak	11 20	1	1.5	2	Poor		
203	coast live oak coast live oak	10	1	1.5	2	Poor		
205	coast live oak	12	1	1.5	2	Poor to Fair		
208	valley oak coast live oak	15	1	2.5	2,5	Poor Moderate		
208	coast live oak	6; 7	2	2.5	2.5	Moderate		
209	black oak	26	1	2	2.5	Fair		
210	black oak valley oak	15	1	2.5	2.5	Poor Moderate		
212	valley oak	3; 4	2	2.5	2	Moderate		
213	coast live oak	16	lı	3	2	Fair		



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THE KENWOOD RANCH WINERY

1180 Campagna Lane Kenwood, CA 95409

APN: 051-260-013

Issue set: REVISED DRC DRAWINGS Issue date: 07.06.22

Revisions:

REV. DESCRIPTION DESIGN REVIEW 12.23.21 REVISED DRC DRAWINGS 07:06:22

Tree Inventory

Scale: N/A Drawn by: IH

L0.02

Common Areas: Roadways & Driveways

Shoulder area extends 5' from paved surfaces

All brush and shrub species must be removed from shoulder areas (5' from paved surfaces), individual calk and ornamental trees can be retained adjacent to the roadway, provided a minimum 15' clearance is

- maintained over the roadway.
- maintained over the readway.

 Annual grasses can be retained in the shoulder areas, provided the grasses are mowed annually to a maximum 4" height or as directed.

 Maintain 30' minimum horizontal clearance between flammable
- vegetation across driveways. At slopes, increase the horizontal clearance imensions per the table on drawing FIS of the Sonoma County Fire Safe Standards document.

Fire Zone Property Setback

30' setback from all property lines and/or center of a road

NOTES

- Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Nazord.

Defensible Space Zone 0

Areas within 5' of building structures

Hard surfaces such as concrete or noncombustable rock mulch are used in the 0-5' zone around structures. In specifically designated spaces, containerized herbaceous flowering perennials, annuals, and

- succulent plants may be used (subject to review).

 Limit plants in this area to low growing, nonwoody, properly watered and maintained plants

 Remove all dead and dying weeds, grass, plants, shrubs, trees,

Defensible Space Zone 1 Areas within 30' of building structures

regularly to keep branches a minimum of 10' from other

- Create a separation between trees, shrubs and items that could catch
- Fire, such as patio furniture, wood piles, swing sets, etc.

 Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.)
- Remove or prune flammable plants and shrubs near windows
 Remove vegetation and items that could catch fire from around and
- under decks, balconies and stairs,

Defensible Space Zone 2

Edge of Zone 1 to a 100' distance from building structures

- Create vertical space between shrubs and trees

Defensible Space Zone 3

Edge of Zone 2 to 150' distance from building structures

NOTES

- The same guidelines as described above will be applied. The overall

landscape will be less dense with greater separation between shrub and tree

mineral soil in all directions

Create horizontal and vertical space bewteen gress, shrubs and trees according to AB 38 Defensible Space Inspection Guidelines.
 Young or semi-mature trees less than 40' in height shall have the lower limbs

removed to a height equal to 25% of the total tree height above the uphill grade (example: 20' tree requires a 5' uphill garde clearances).

- Cut or mow annual grass down to a maximum height of 4" or as directed

Maintain fall leaves, needles, twigs, bark, cone and small branches to a depth

of 3" maximum.

- All exposed wood piles must have a minimum of 10' of clearance down to bare.

management plan dated March 10, 2009, Cal Fire Defensible Space Guidelines and Public Resources Code and Fire Safe from the Sonoma County Fire Code.

2. Landscape Guidelines include the following elements:

growing with low foliage density. All pyrophytic plant species will be removed from this

zone.

- Landscape plantings shall be grouped in island-type configurations with a maximum 18 diameter. Shrub and groundcover island plantings shall be separated by a distance no less than two times the overall shrub helpfit (use mature or maintained helpfit). The maximum number of weedy shrubs or groundcovers shall not exceed 30% of the total area within

 New tree plantings shall use fire-resistant species. Fire resistant trees include species that are deciduous, have large fleshy leaves and open limb structures. Native oak species are naturally fire-resistant and a desirable tree species.

Tees, or tree groups of limited size, will be separated by distances of at least 20' on

moderate slopes and 10' on flat areas. Shrub plantings will not be used below tree driplines Introduces solves and or injustrate access, sinuspiporum ground cover (§ 18°) may be used below trees (subject to review). A 2° deep batter mulch (costs), 15° minus grado) may be used below trees (subject to review). A 2° deep batter fundich (costs), 15° minus grado) may be used below tree crowns. The crowns of mature trees shall be maintained at a 10° distance from the edge

of a structure.
- Non-irrigated grass areas require annual mowing to maintain a maximum 4" height or as directed.



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1180 Campagna Lane Kenwood, CA 95409

APN: 051-260-013

Issue set: REVISED DRC DRAWINGS Issue date: 07.06.22

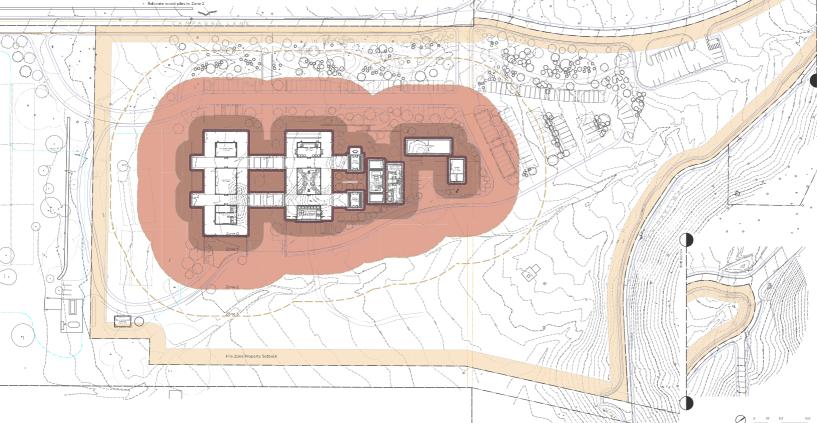
Revisions:

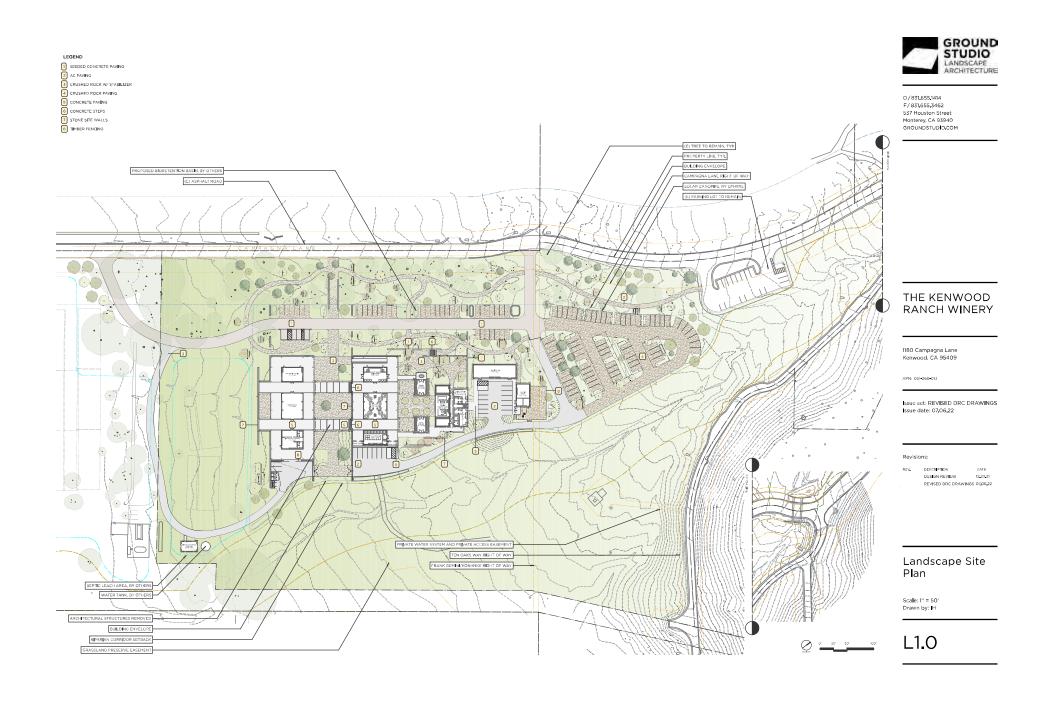
DESCRIPTION DESIGN REVIEW 12 23 21 REVISED DRC DRAWINGS 07:06:22

Defensible Space Requirements Plan

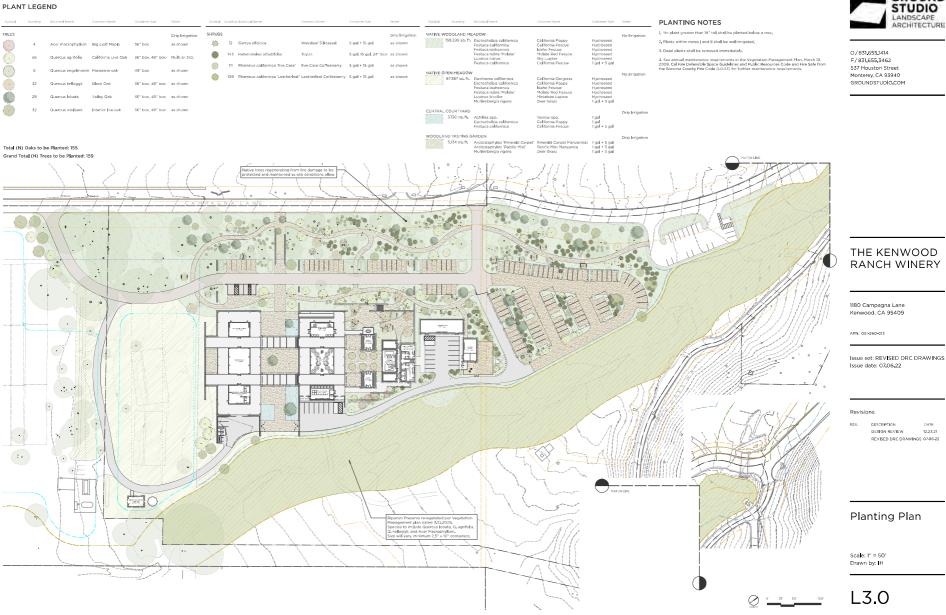
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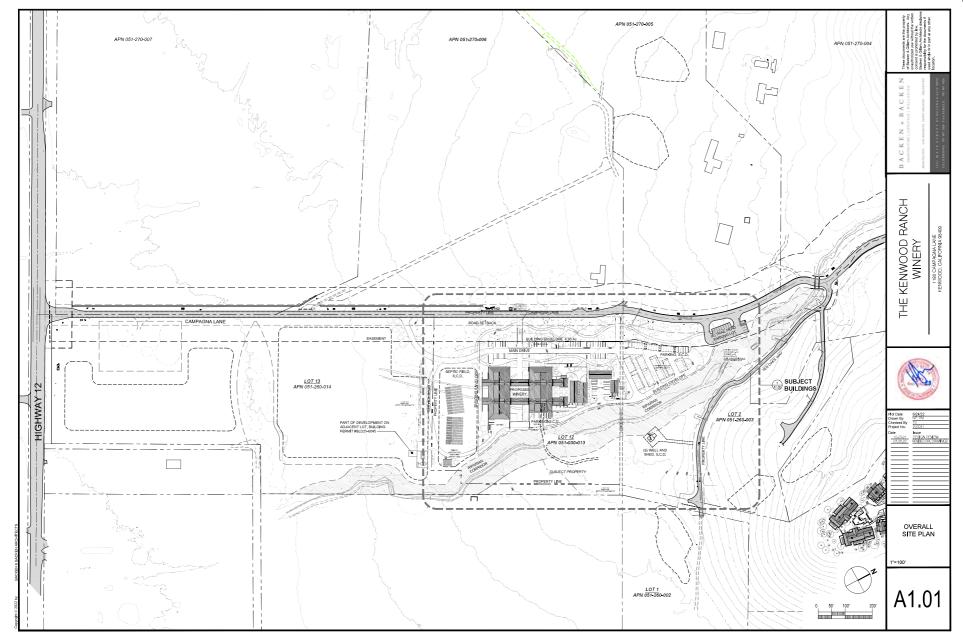




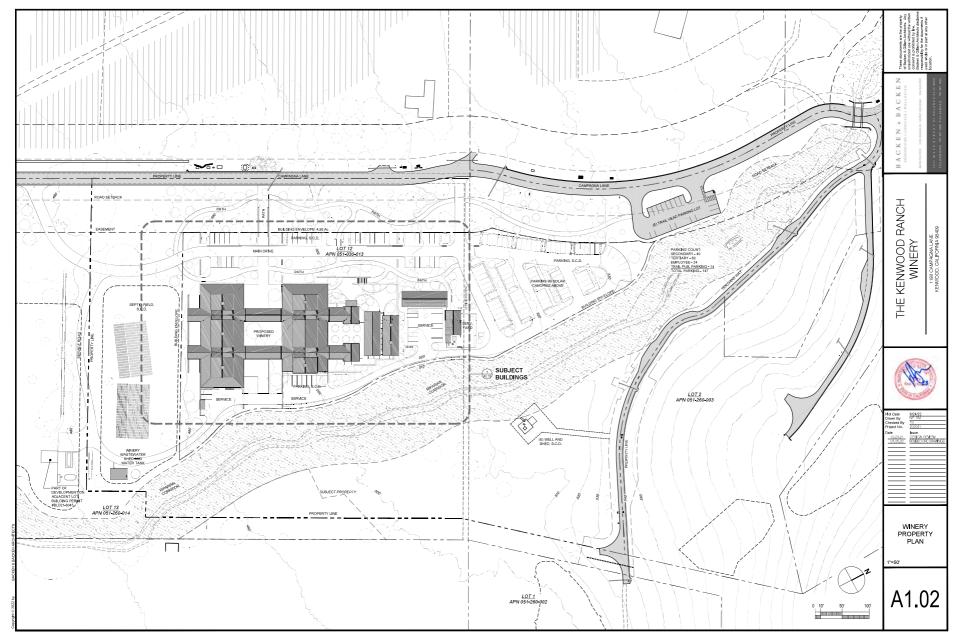
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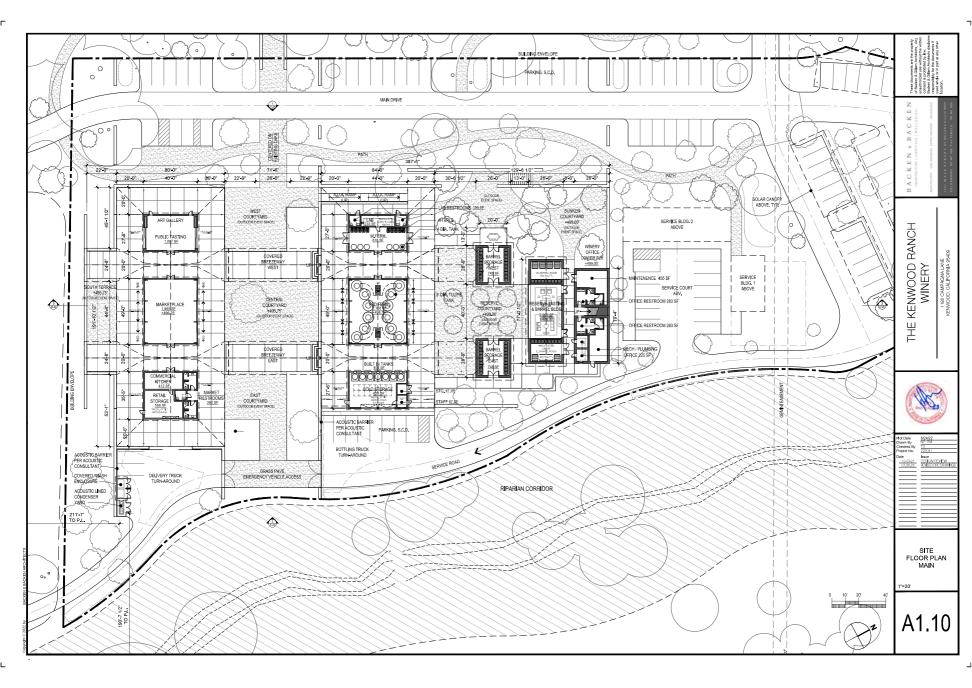
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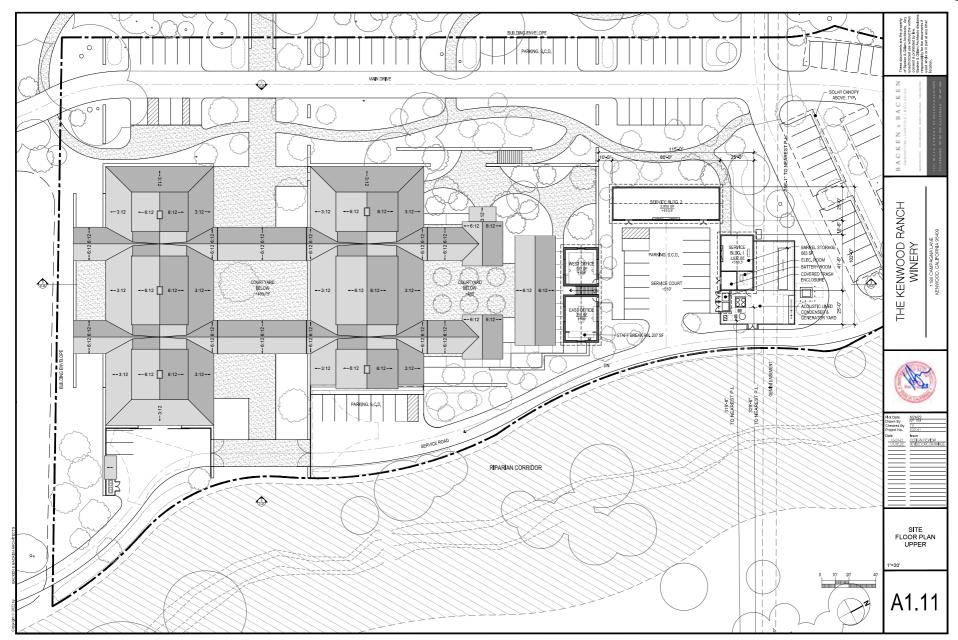


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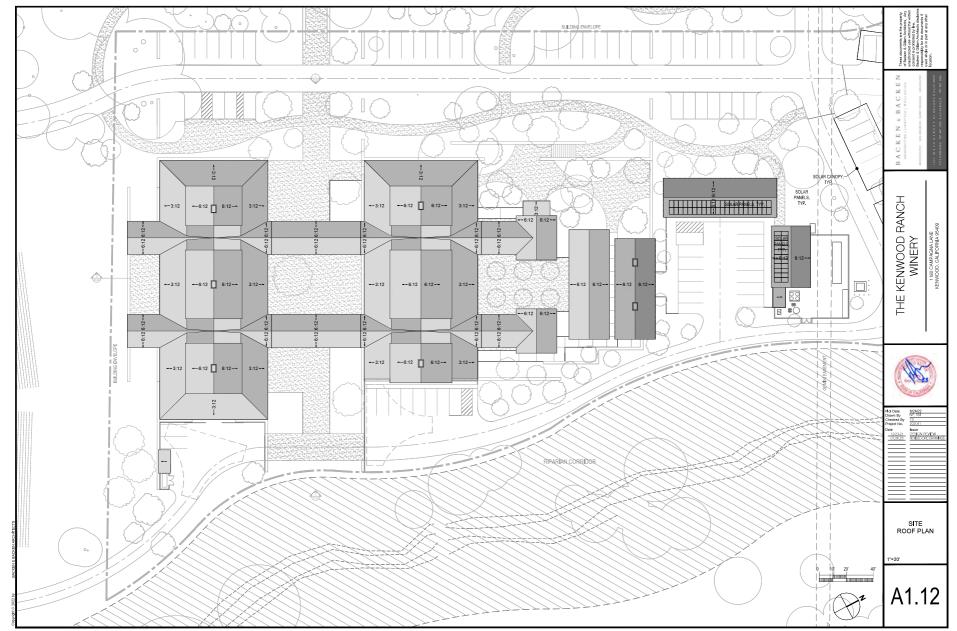


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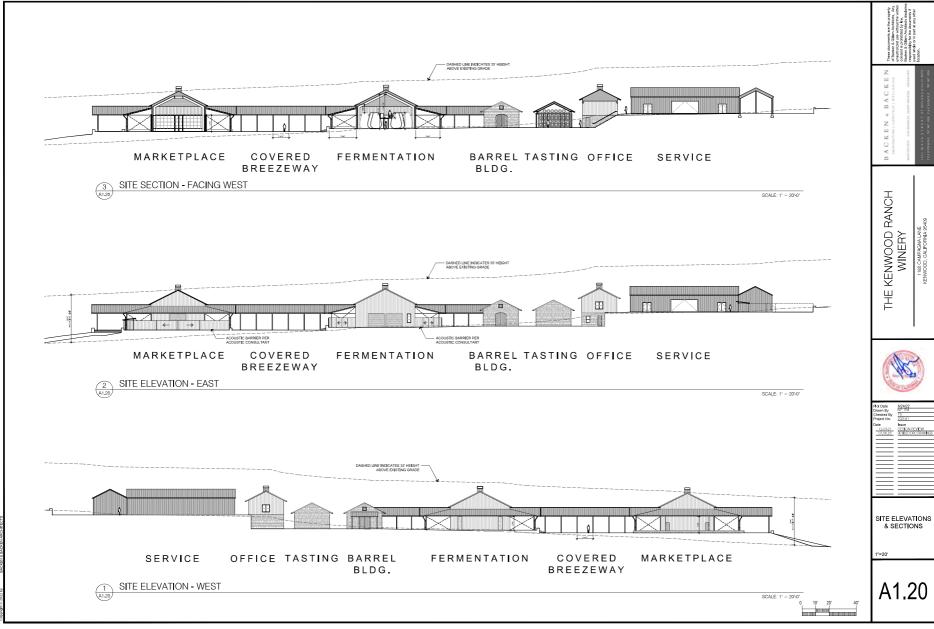


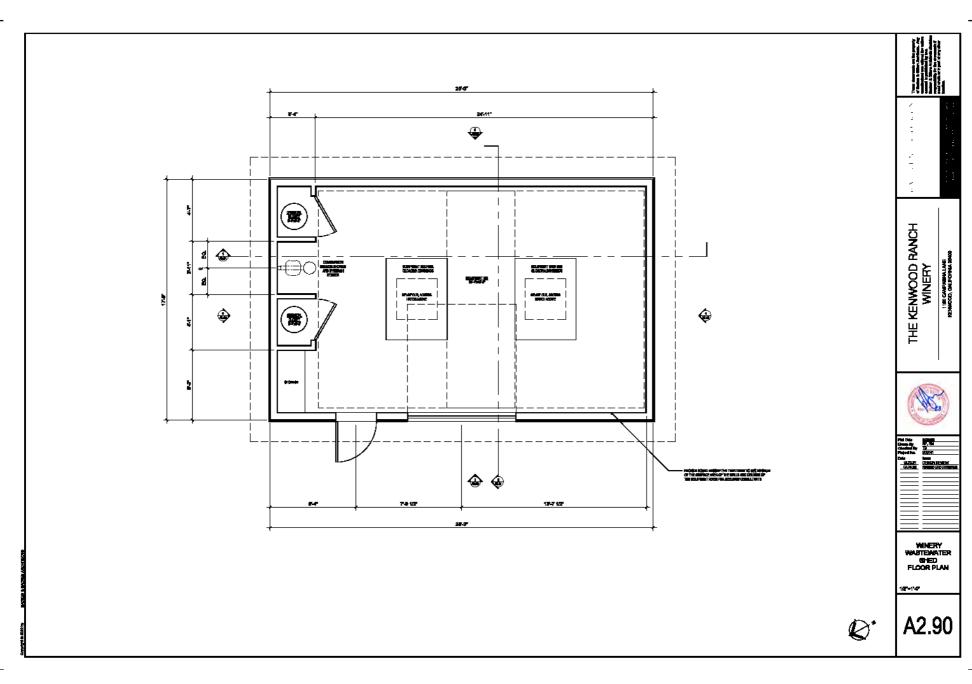


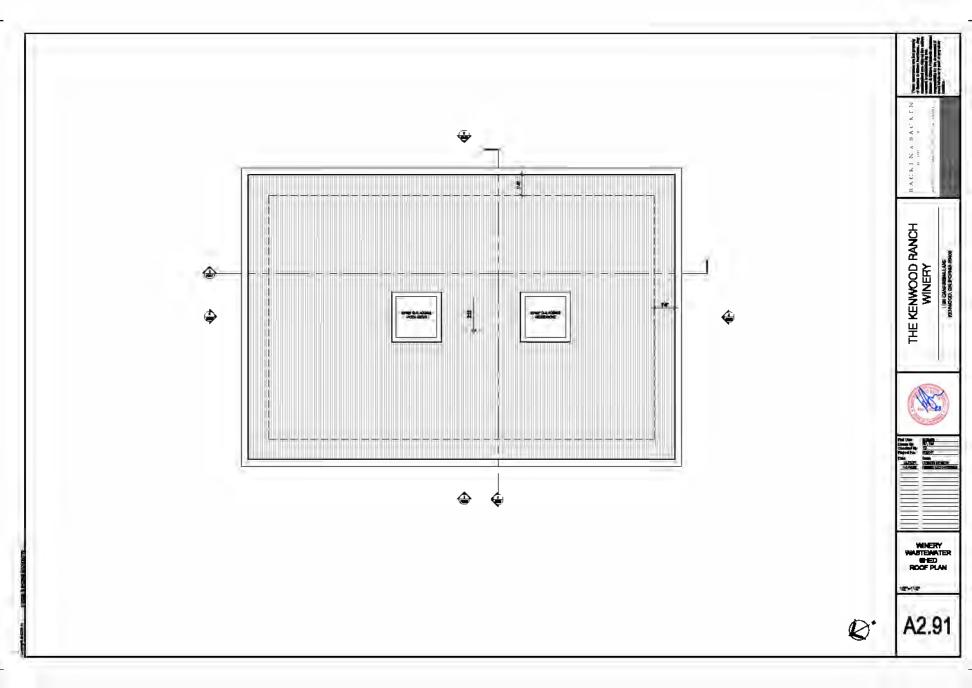
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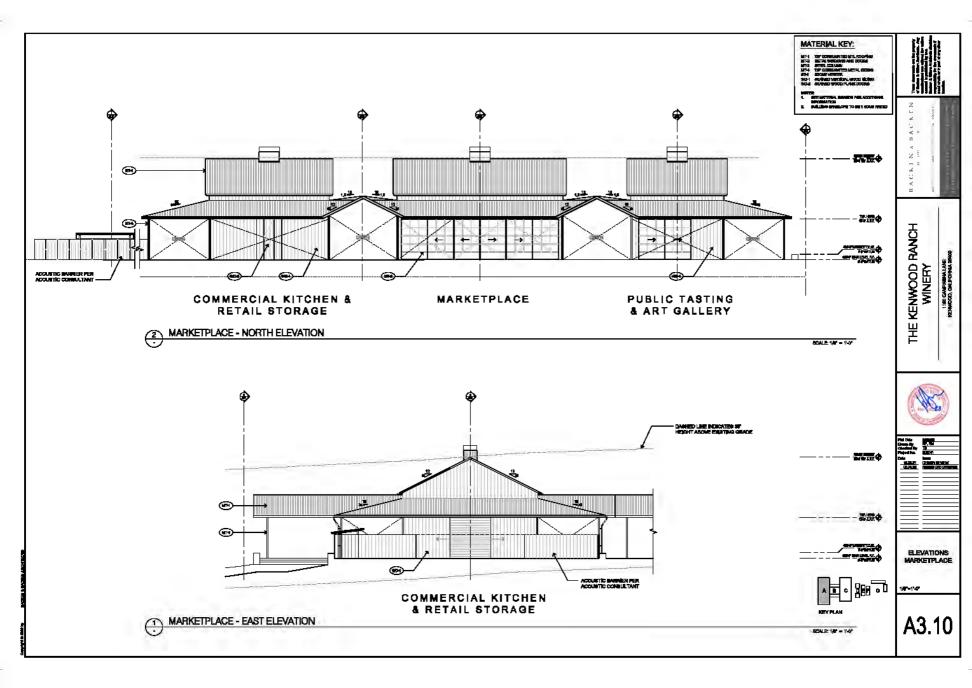


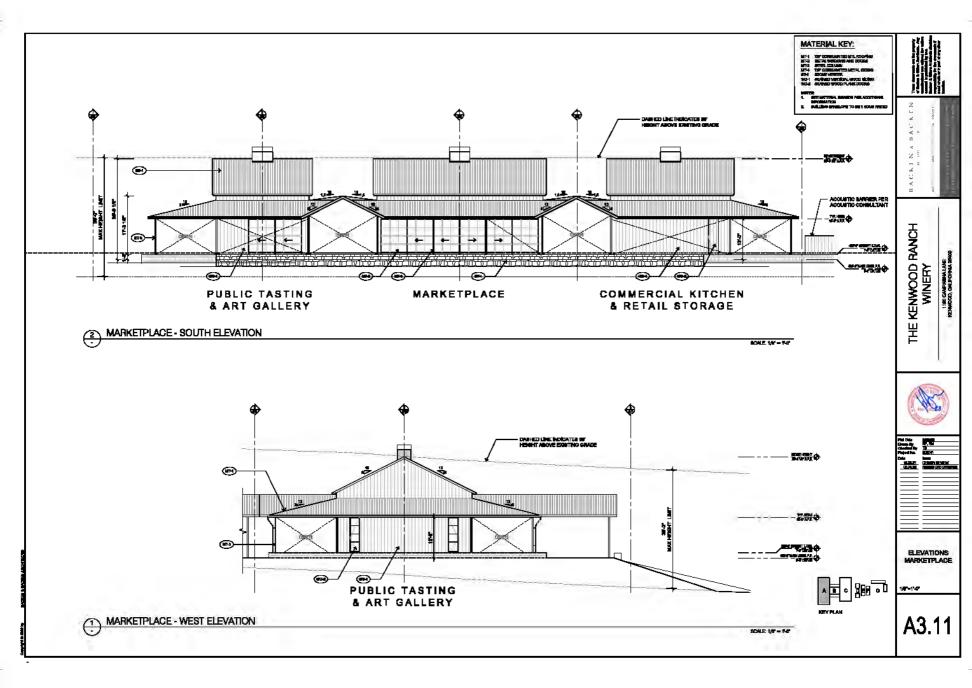
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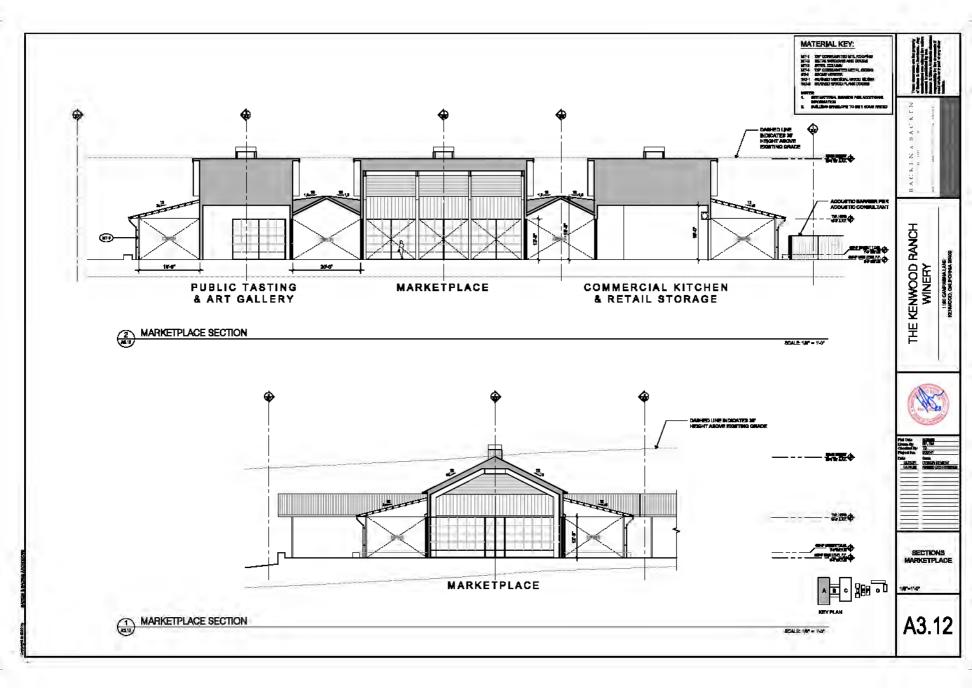


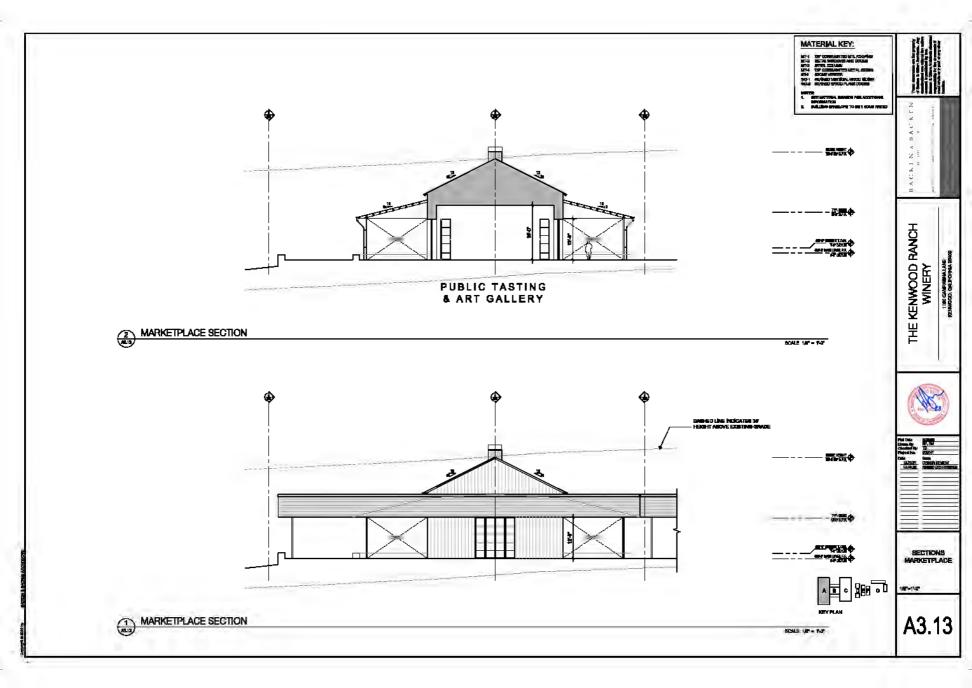


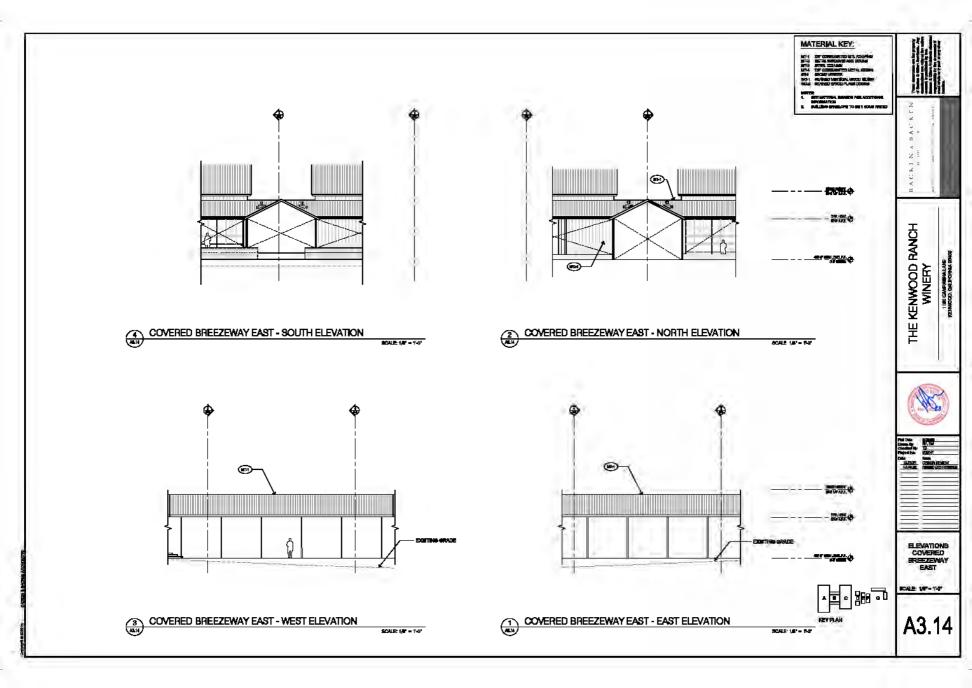


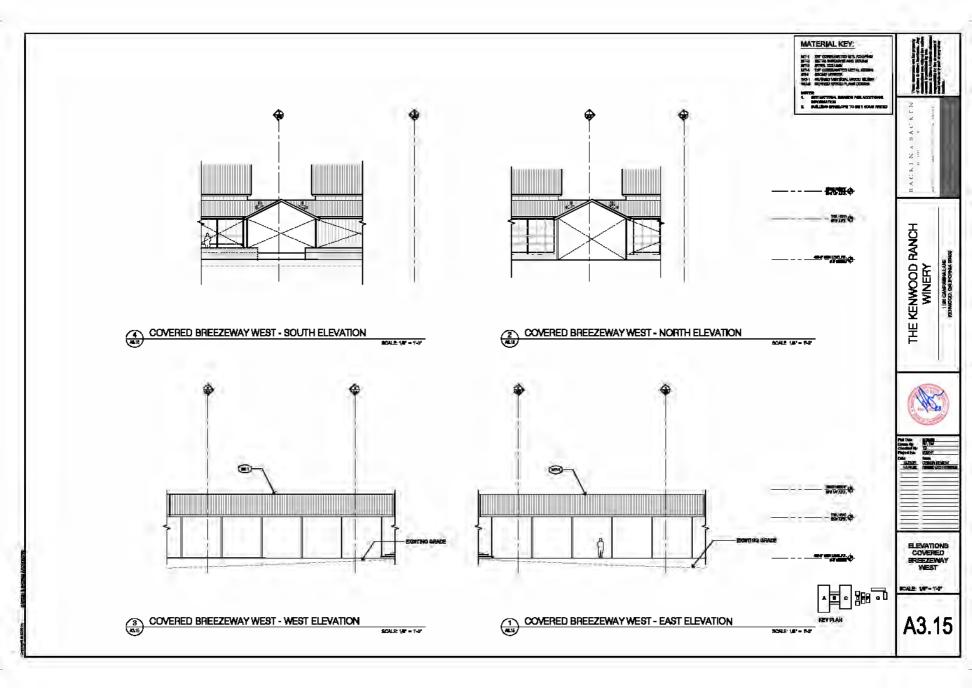


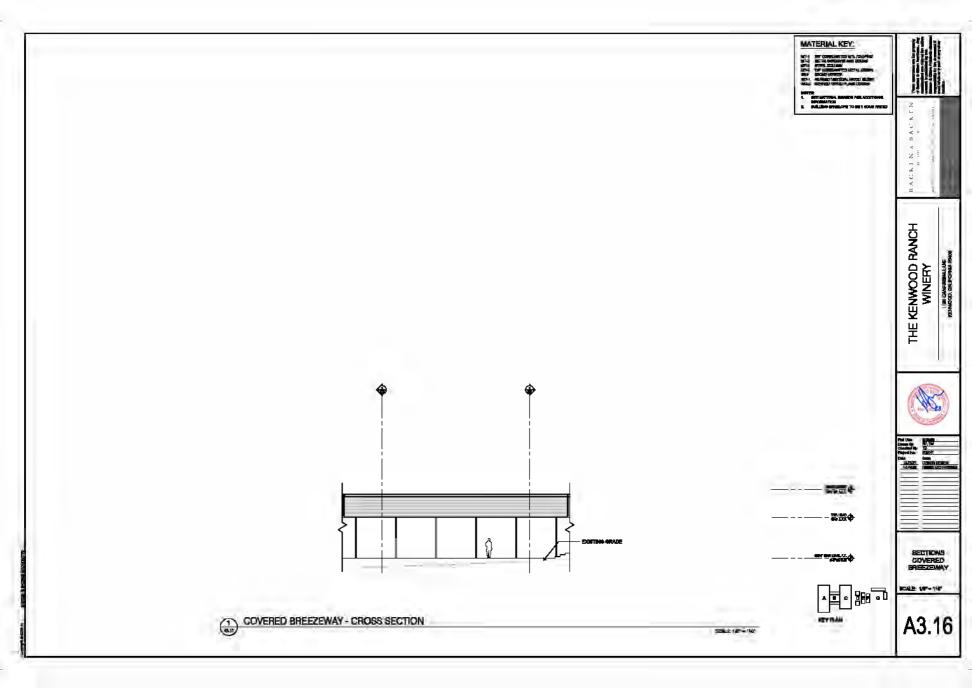


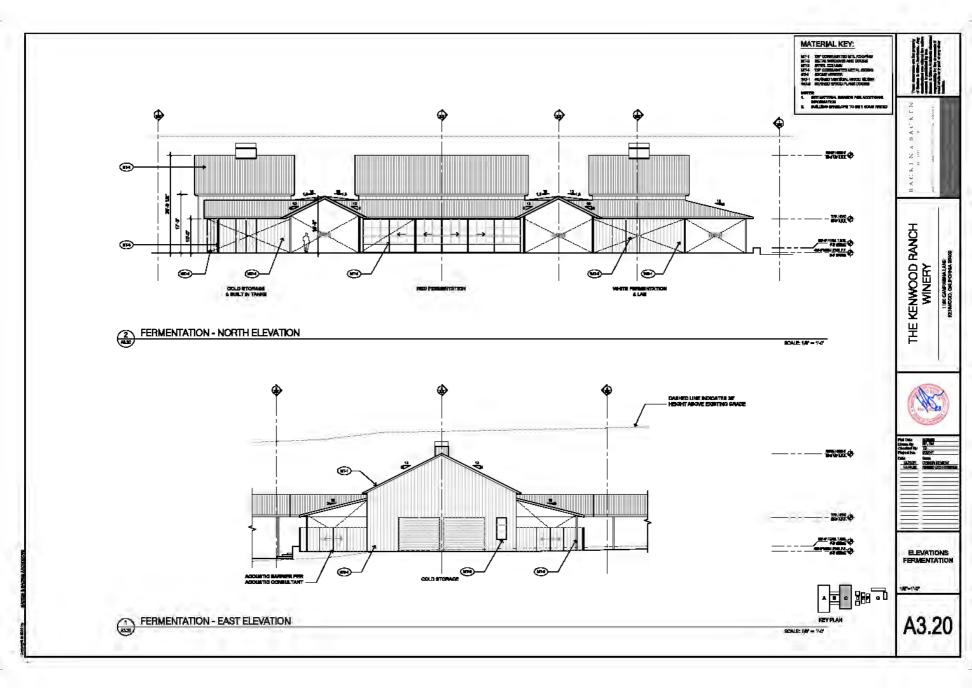


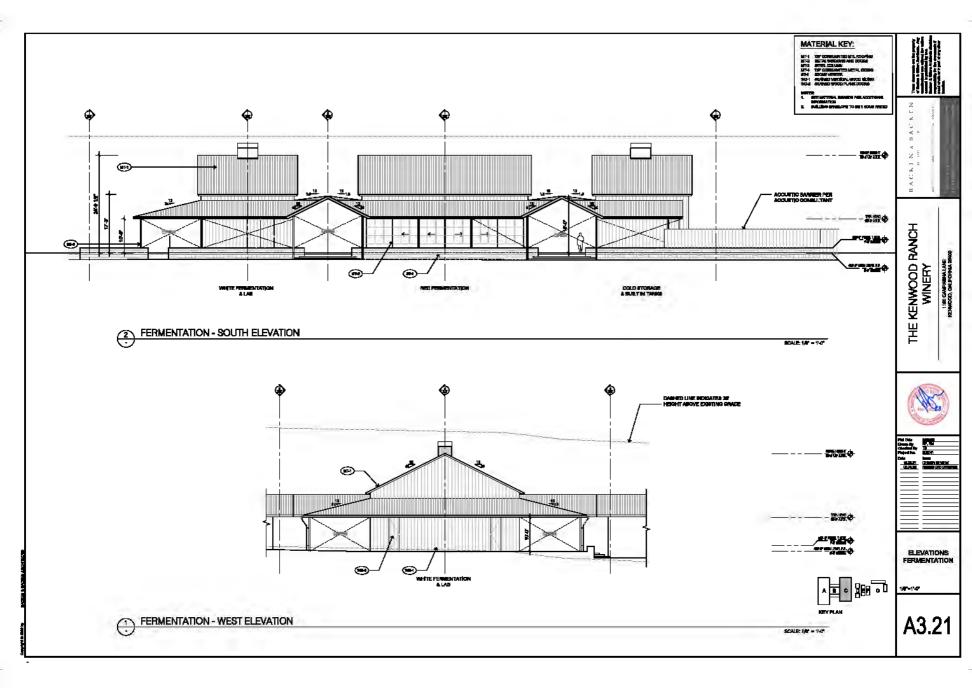


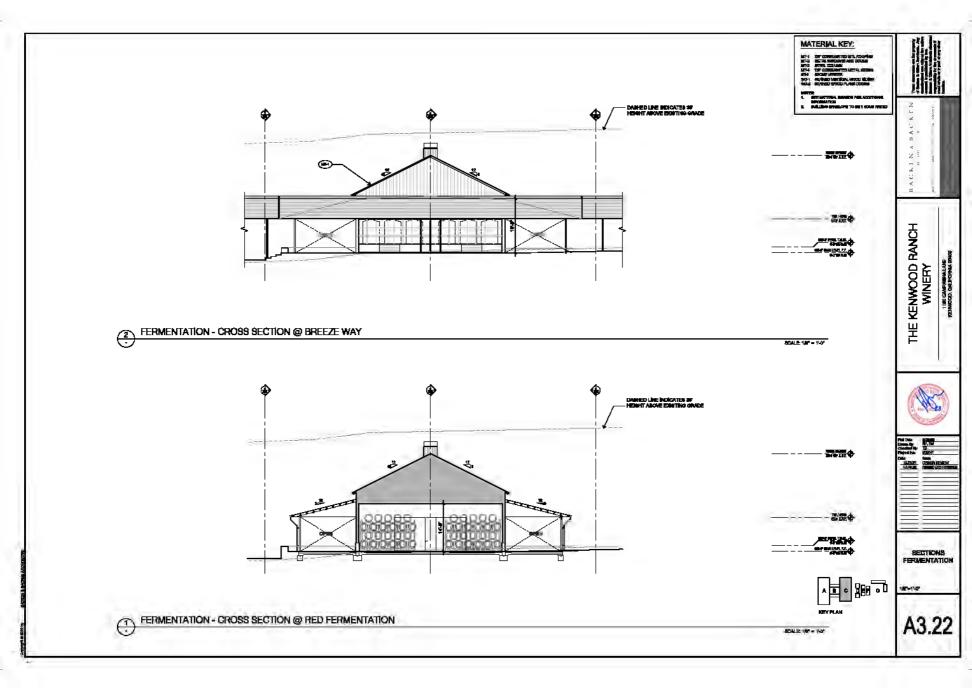


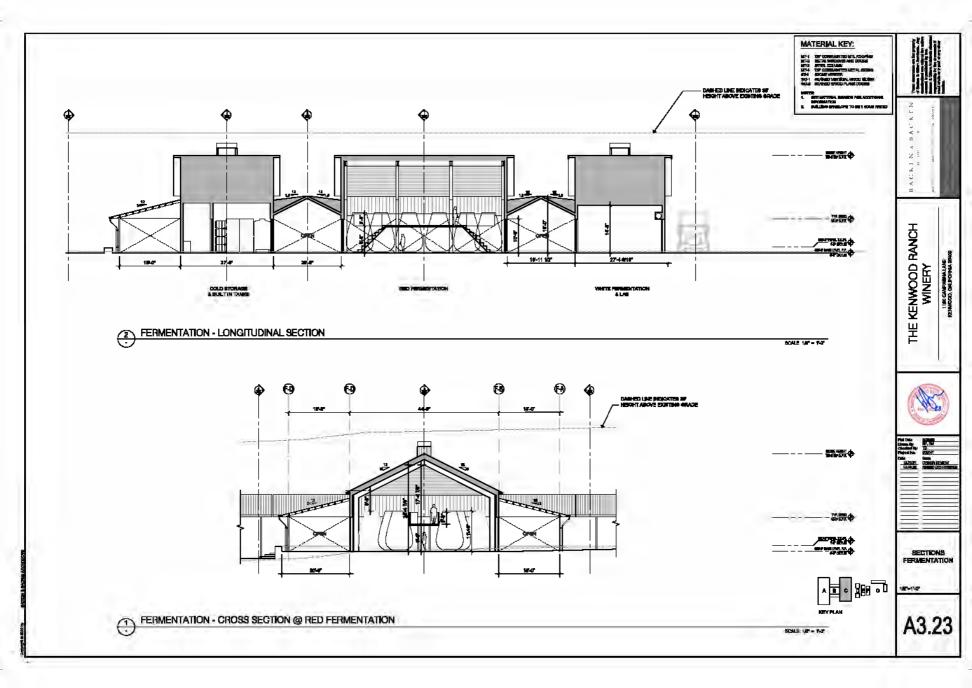


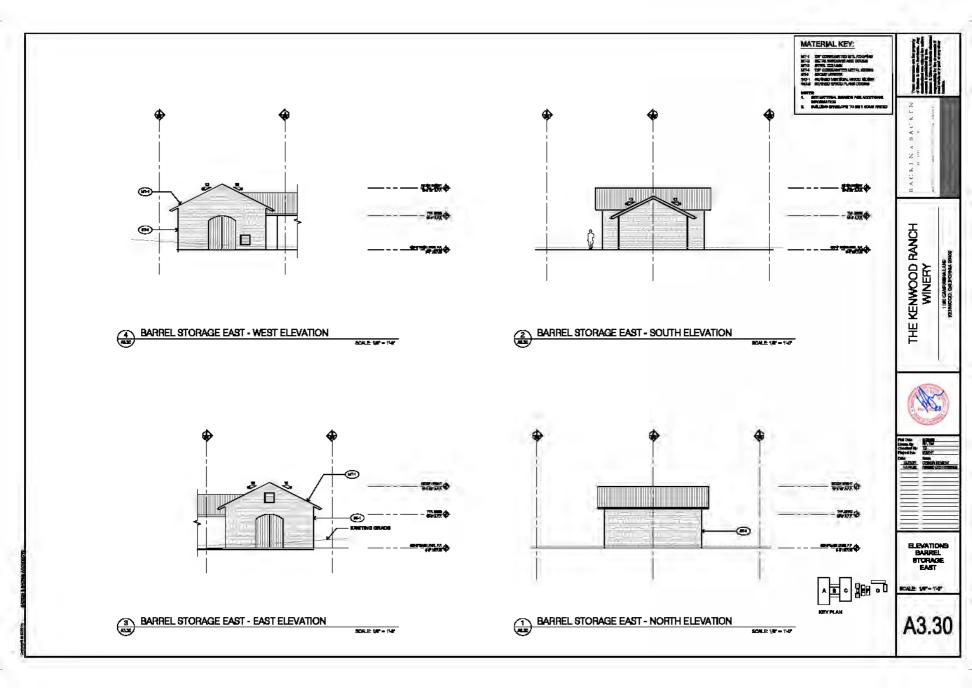


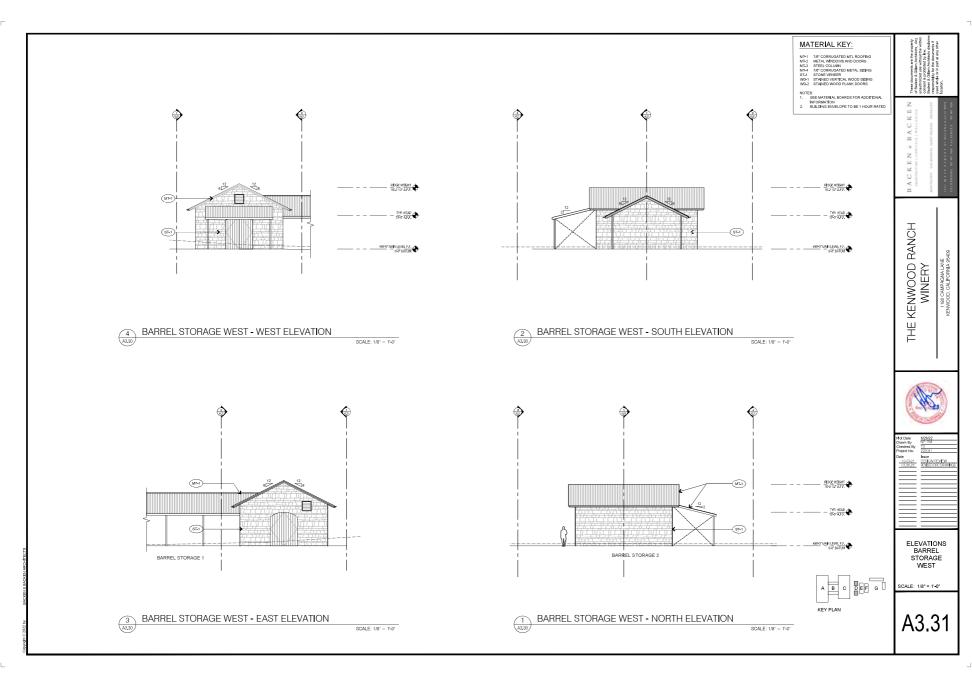


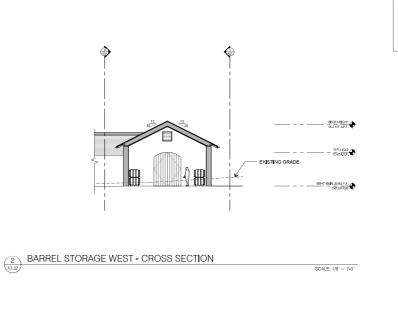












MATERIAL KEY:

MF-1 7/8" CORRUGATED MTL ROOF NG
METAL WINDOWS AND DOORS
MF-3 STEEL COLUMN
47-47 CORRUGATED METAL SIGING
51-1 STONE VENEER
WD-1 STANED VERTEAL WOOD SIDING
WD-2 STAINED WOOD PLANK DOORS

NOTES:

1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION

2. BUILDING ENVELOPE TO BE 1 HOUR RATED

BACKEN & BACKE

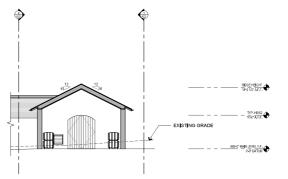
THE KENWOOD RANCH WINERY



SECTIONS BARREL STORAGE

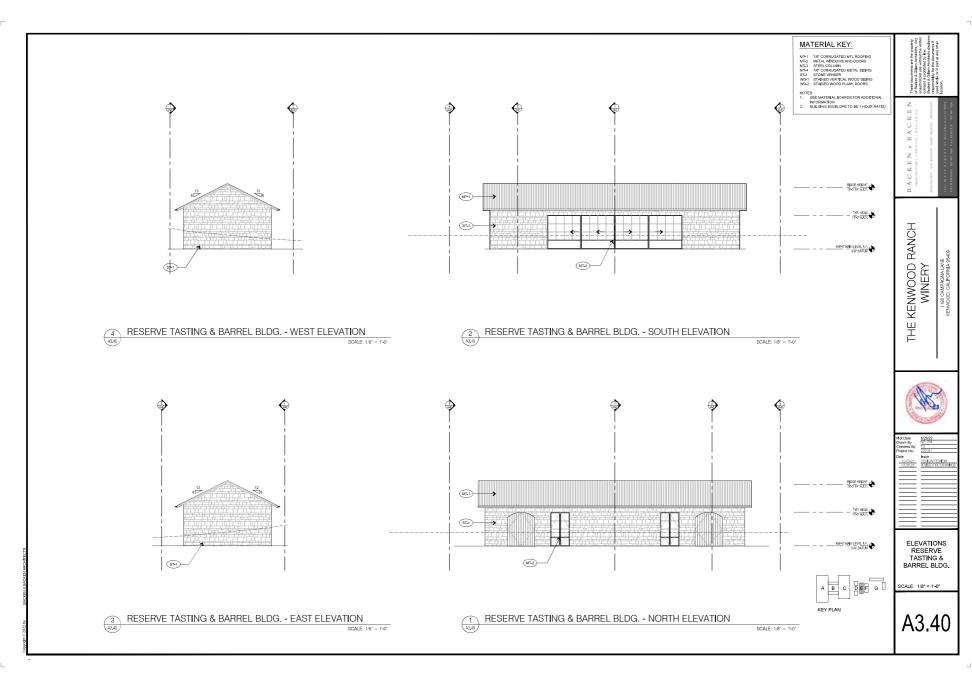
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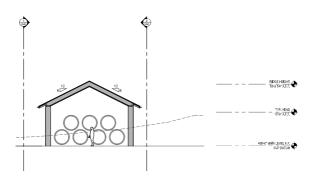
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BARREL STORAGE EAST - CROSS SECTION

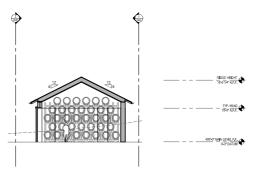
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RESERVE TASTING & BARREL BLDG. @ BARREL ROOM - CROSS SECTION

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



RESERVE TASTING & BARREL BLDG. @ RESERVE TASTING - CROSS SECTION

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

MATERIAL KEY:

- MF-1 7/8" CORRUGATED MTL ROOF NG
 METAL WINDOWS AND DOORS
 MF-3 STEEL COLUMN
 47-47 CORRUGATED METAL SIGING
 51-1 STONE VENEER
 WD-1 STANED VERTEAL WOOD SIDING
 WD-2 STAINED WOOD PLANK DOORS

- NOTES:

 1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION

 2. BUILDING ENVELOPE TO BE 1 HOUR RATED

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THE KENWOOD RANCH WINERY

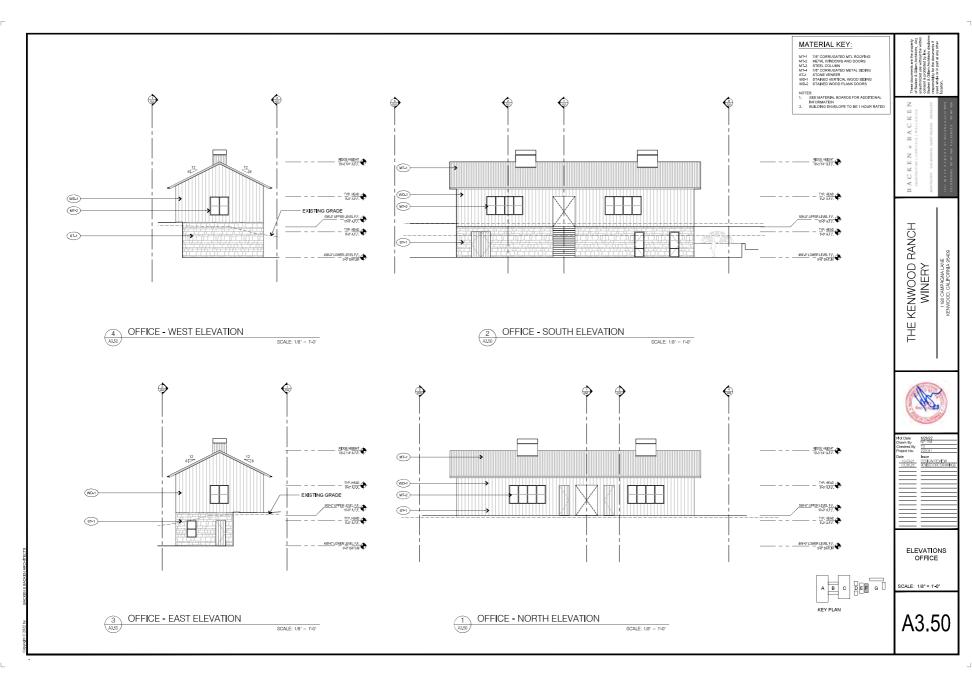


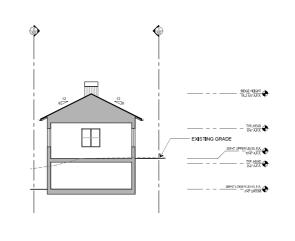


SECTIONS TASTING BLDG

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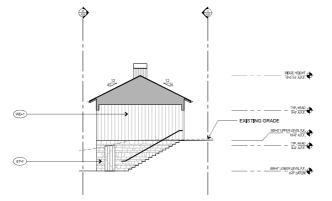
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OFFICE - CROSS SECTION

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



OFFICE - CROSS SECTION

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

MATERIAL KEY:

- MF-1 7/8" CORRUGATED MTL ROOF NG
 METAL WINDOWS AND DOORS
 MF-3 STEEL COLUMN
 47-47 CORRUGATED METAL SIGING
 51-1 STONE VENEER
 WD-1 STANED VERTEAL WOOD SIDING
 WD-2 STAINED WOOD PLANK DOORS

NOTES:

1. SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION

2. BUILDING ENVELOPE TO BE 1 HOUR RATED

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THE KENWOOD RANCH WINERY

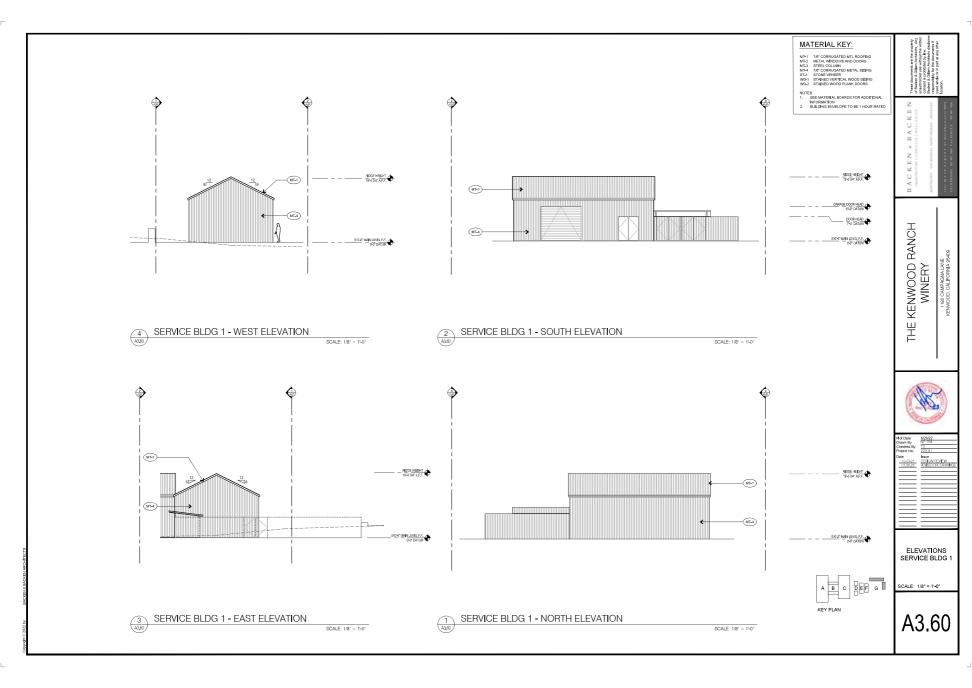


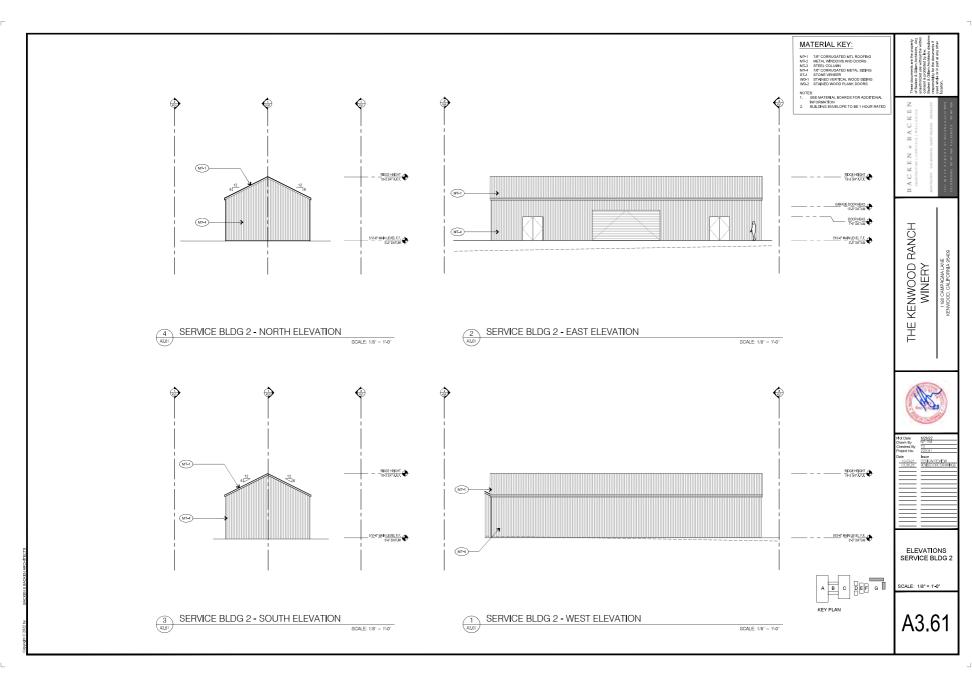


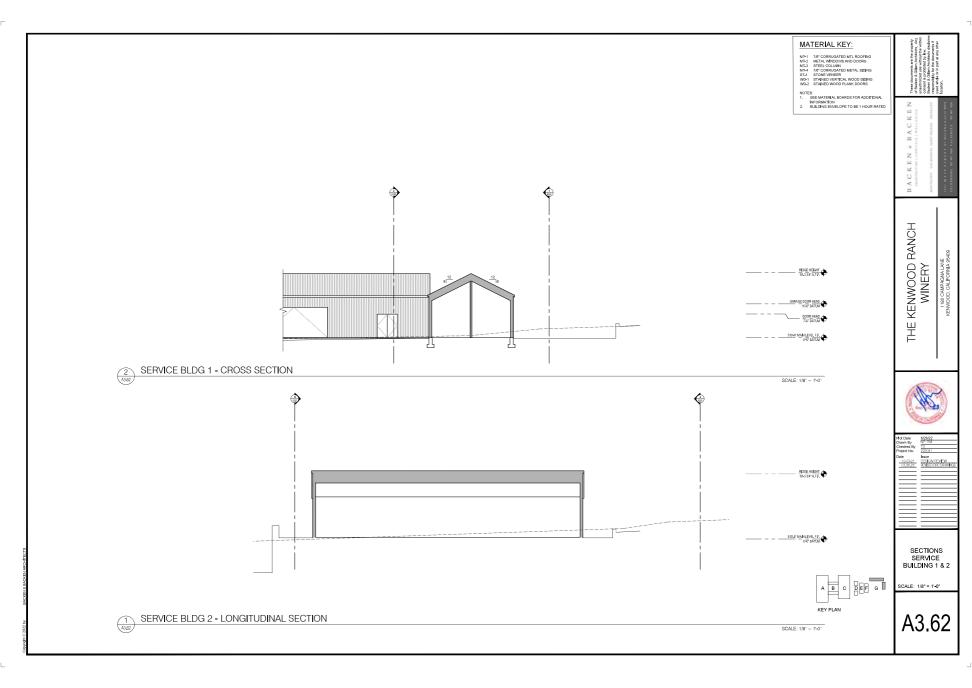
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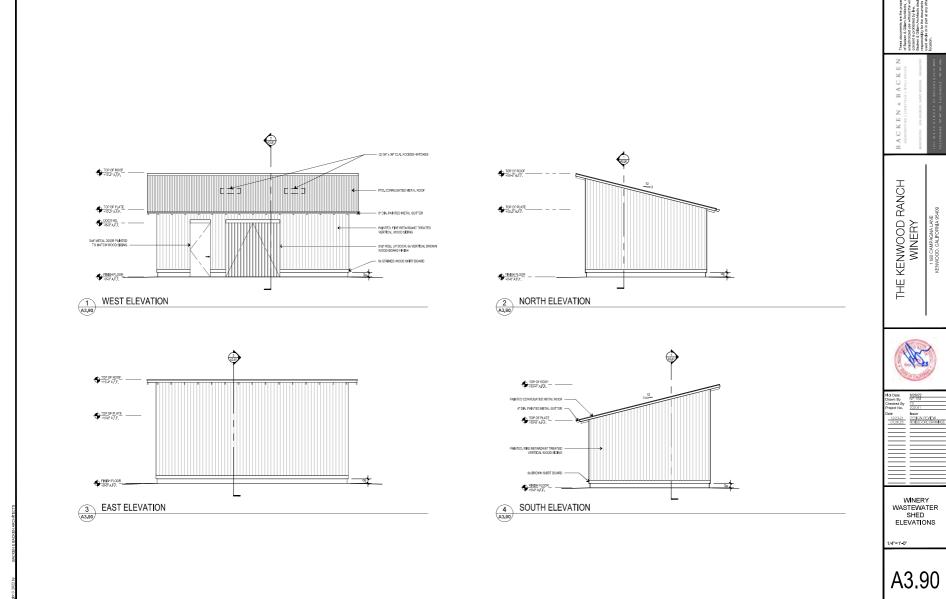
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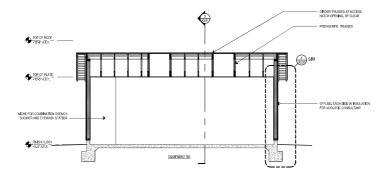




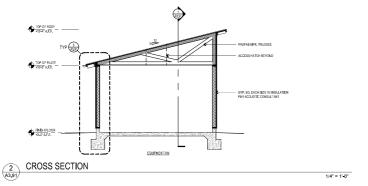




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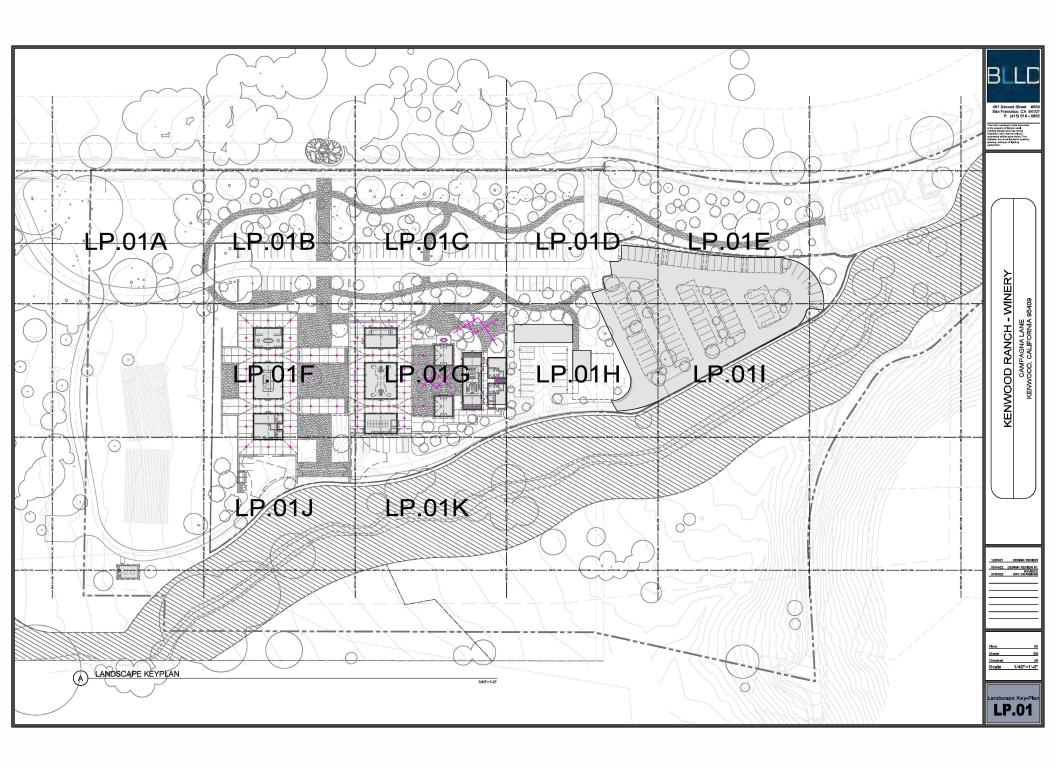


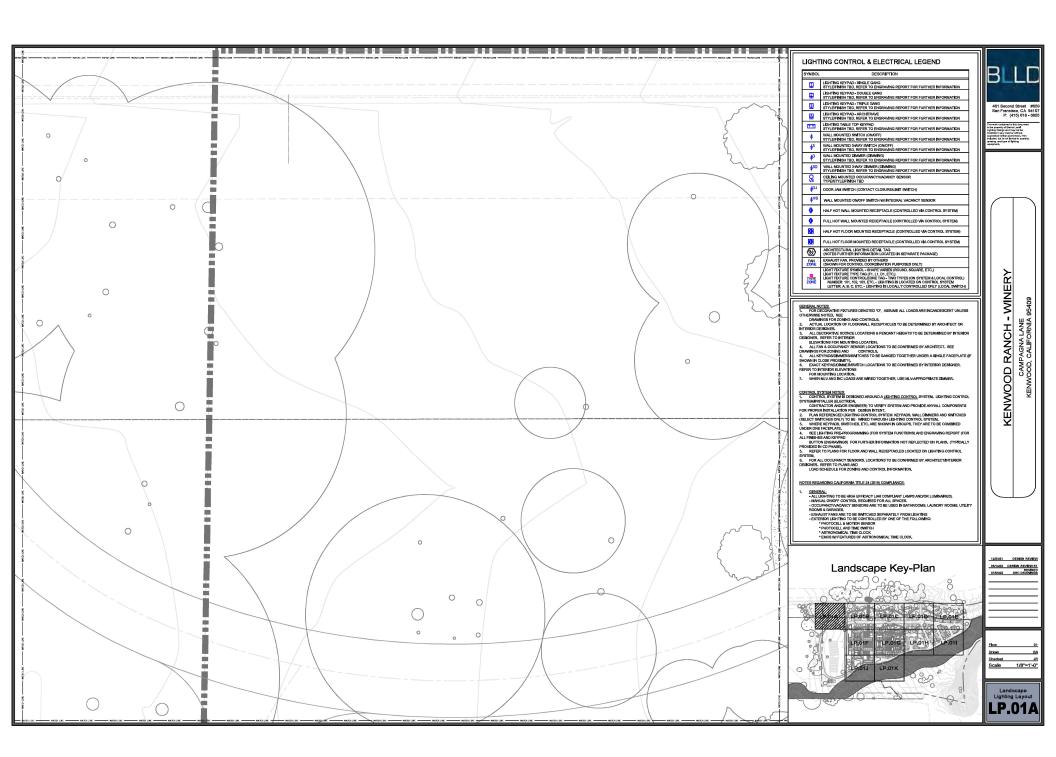
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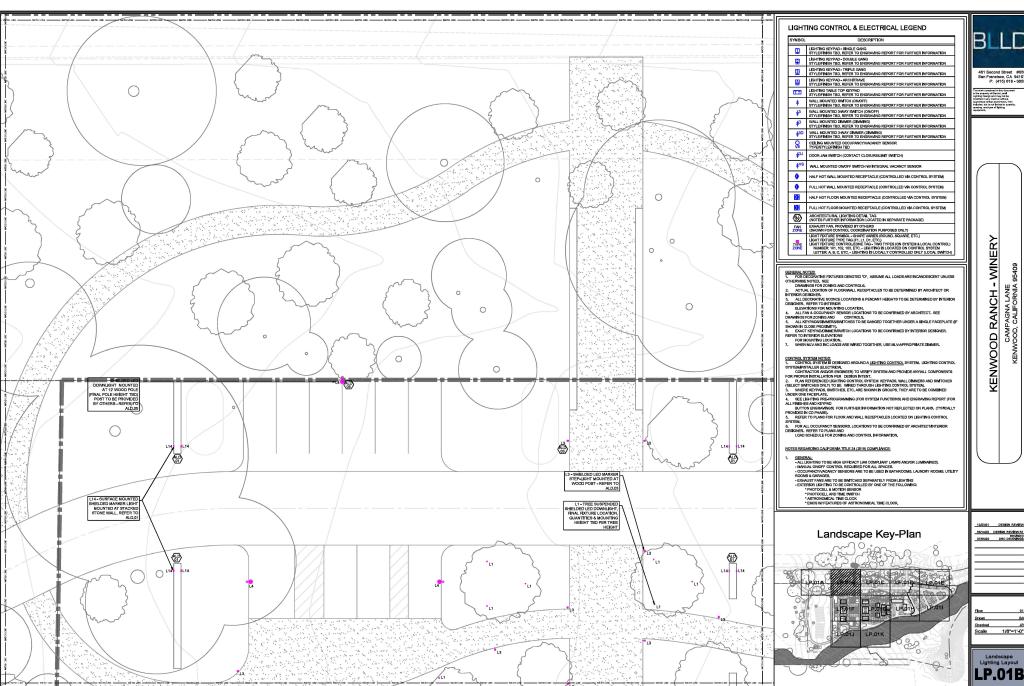
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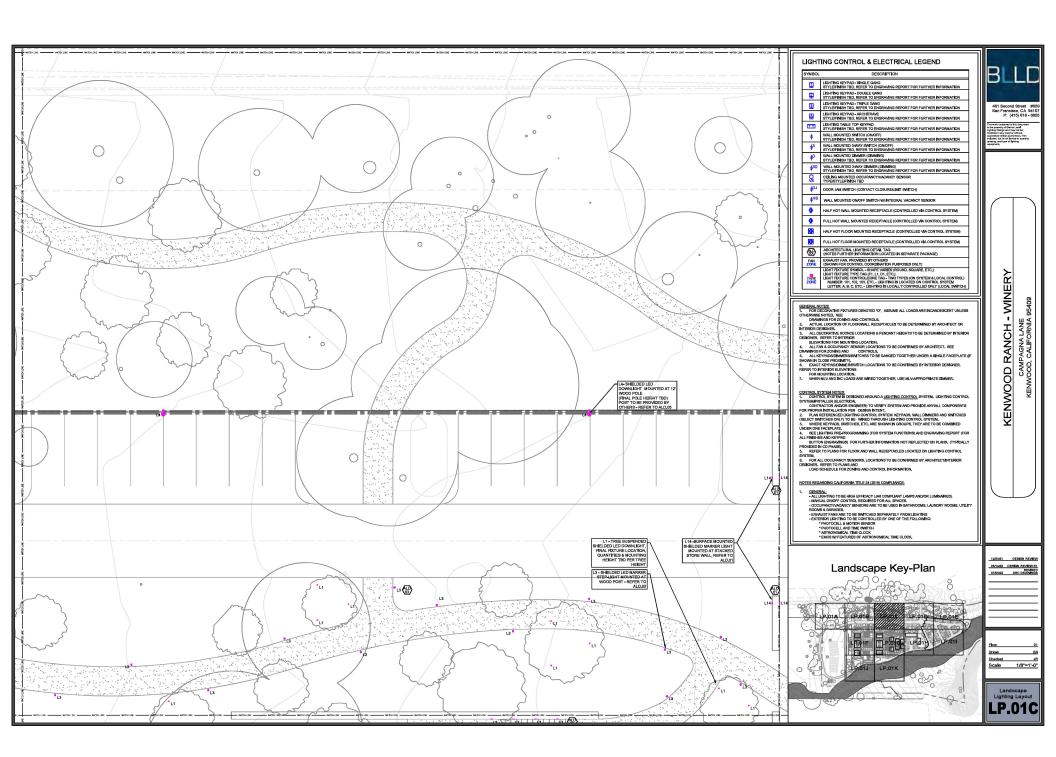
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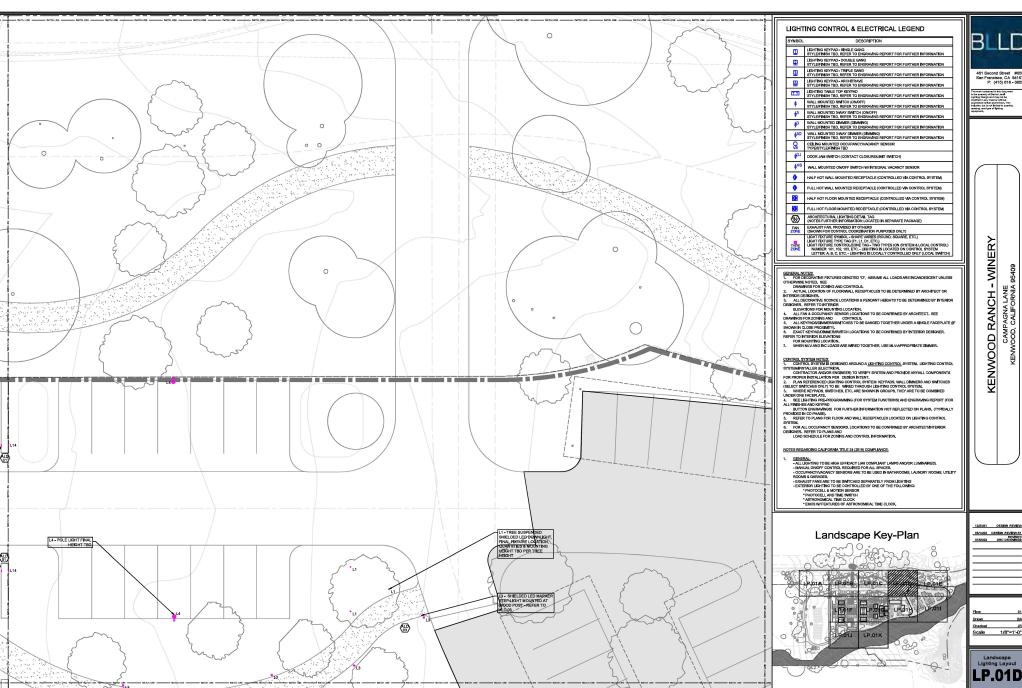
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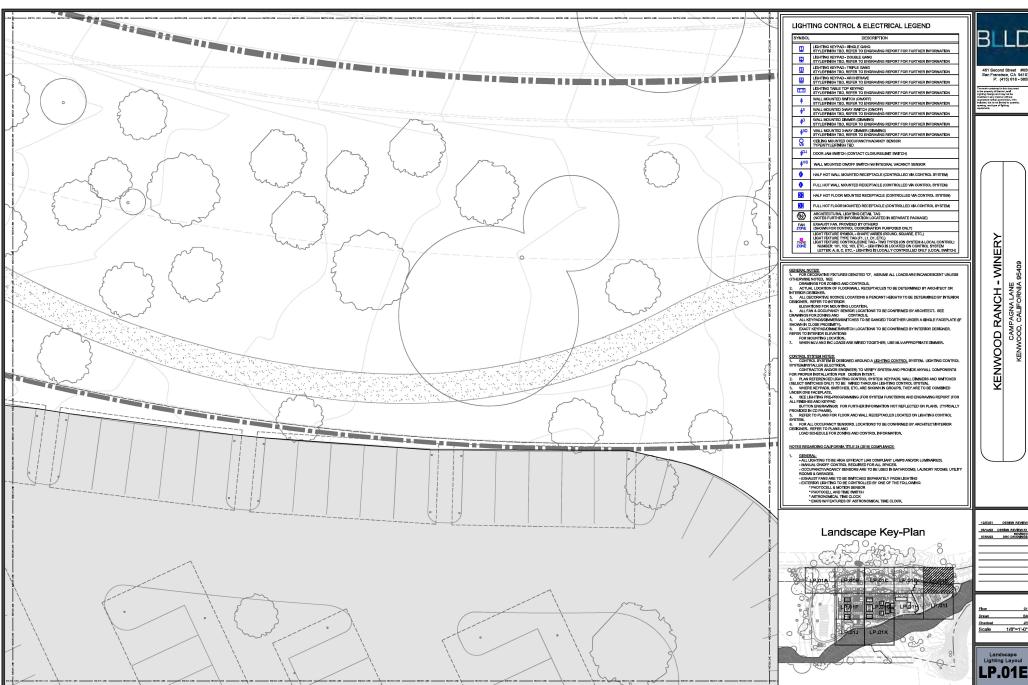


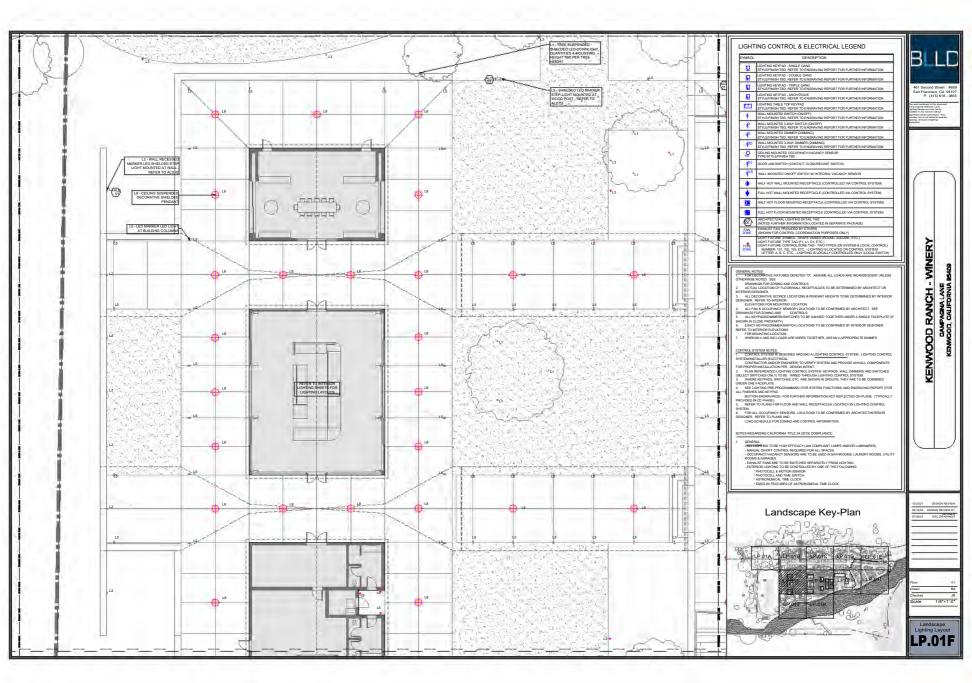


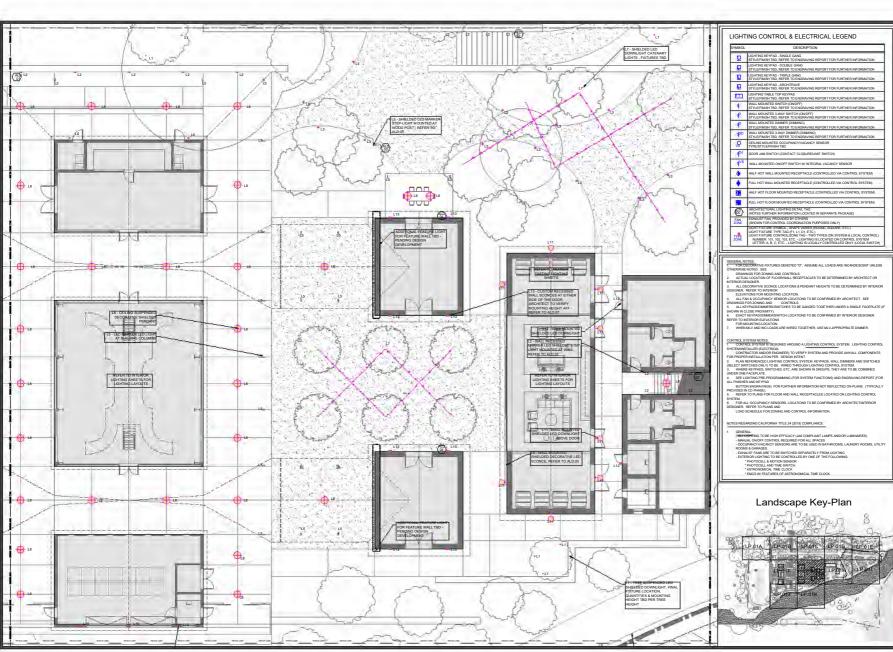




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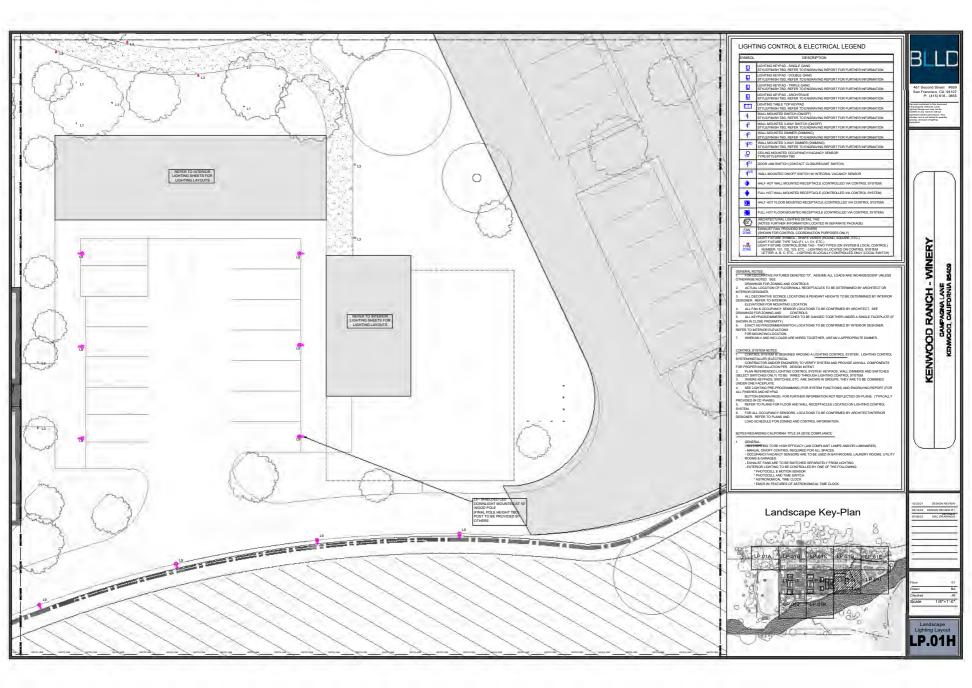
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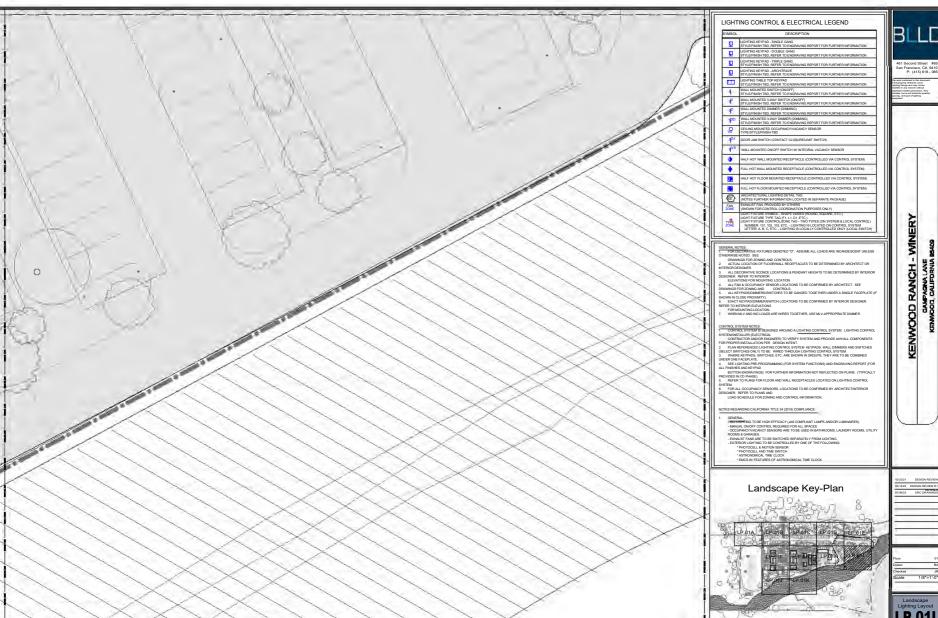
KENWOOD RANCH - WINERY

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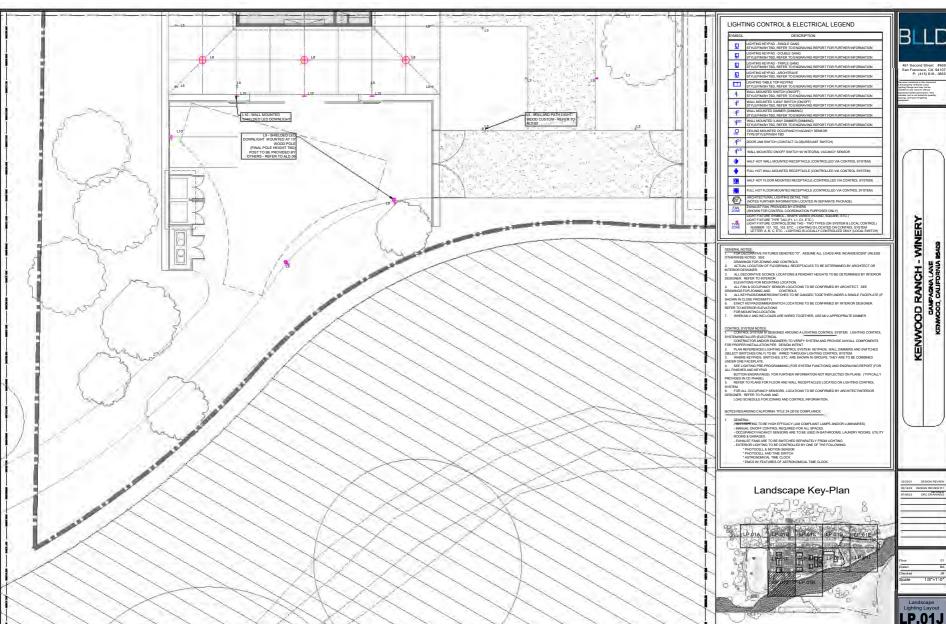
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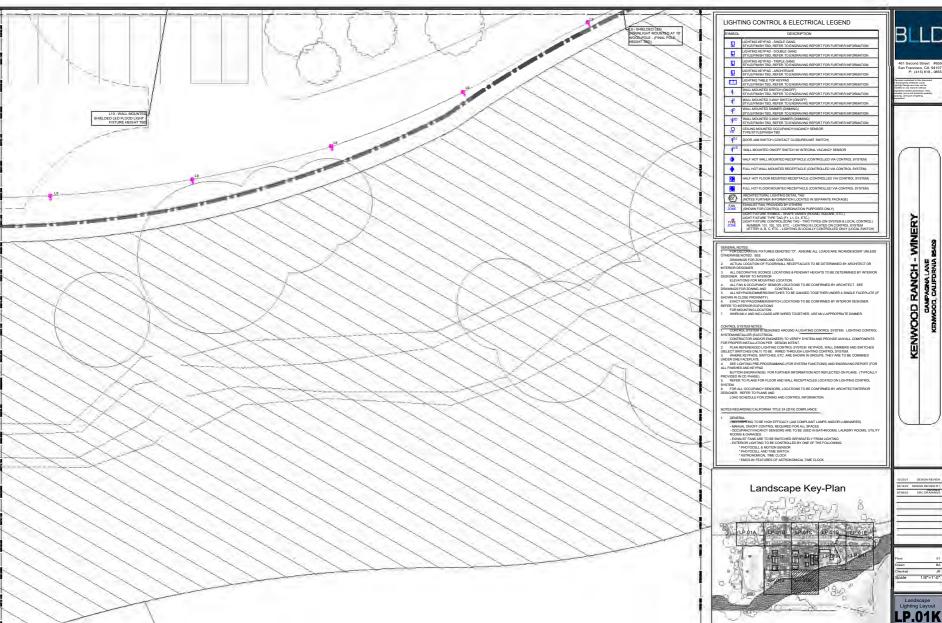
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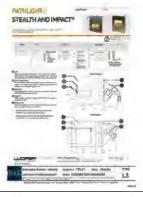


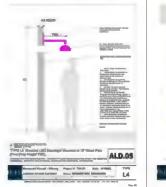






















12/23/21 DESIGN REVIEW
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07/06/02 DRC DRAWINGS

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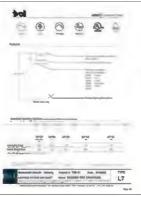
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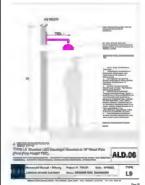




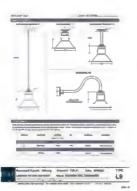
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KENWOOD RANCH - WINERY

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Landscape Lighting Specs



filed via e-mail

June 12, 2023

Planning Commission c/o Permit Sonoma County of Sonoma

Re: DRH21-0010-Appeal from DRC Action 05-31-23

Dear Chair Deas and Commissioners.

The Valley of the Moon Alliance (VOTMA) files this Appeal from the Design Review Committee's (DRC) action on May 31, 2023 approving 1) the design, landscaping and, implicitly, submission of a new fire evacuation plan for the Kenwood Ranch Winery (to also apparently be applicable to the Kenwood Ranch Inn/Spa/Restaurant), and 2) an Addendum #2 to the 2004 Final Environmental Report (FEIR) in PLP01-0006 (Winery Phase), both as recommended by Permit Sonoma Staff.

The DRC's action addressed the design review for a winery project site that has been dormant for more than 15 years and that was severely burned during the 2020 Glass fire. In conjunction with its design review, the DRC was tasked by Permit Sonoma (PM) staff to approve and then did approve, without questions, an addendum (Addendum #2) to the Final Environmental Impact Report (FEIR) for the two phased projects addressed in PLP01-0006 (Inn/Spa Restaurant; Winery). Addendum #2 covers the Winery phase of the unified projects. Addendum #1 addressed the Inn/Spa/Restaurant was adopted in conjunction with DRH16-0006.

VOTMA appreciates that applicant Kenwood Ranch (KR) undertook the effort and analysis that resulted in the preparation of the Initial Study (I/S) and Addendum #2. That action appropriately recognized that proceeding now with DRH21-0010 required a review of the environmental impacts associated with the revised proposed design. This is especially important here considering the long passage of time since the FEIR was certified for the KR project, and because of

the severe impacts of the Glass Fire on the winery project site.

While the I/S and Addendum #2 effort was a noteworthy one, those documents do not fully or adequately capture the extent to which the changes in the surrounding area over the last 20 years and the experiences learned from the Tubbs and Glass fires combine to significantly change the impacts that the 2022 Winery project will have on the conditions as they exist in the Sonoma Valley project impact area today. VOTMA requests that the Planning Commission (PC) review the I/S and Addendum #2 with that background in context. The Design Review Committee's efforts in that regard were not substantively grounded, since its preview extends specifically to design review issues.

VOTMA's appeal for a closer look by the PC at Addendum #2 and the associated discussion in the I/S and its attachments focuses primarily, but not exclusively, on three areas—1) the existing traffic and transportation context in Sonoma Valley today vs. as assessed in 2004; 2) the proposed 2022 Winery project evacuation plan and the impact that evacuation of the Kenwood Ranch project will have on evacuation by others in Sonoma Valley, and on the emergency response within the project impact area; and 3) the cumulative impacts of the 2022 Winery project as viewed in conjunction with other pending or planned projects in the Sonoma Valley, including the Elnoka project, the Sonoma Developmental Center Specific Plan project, and the Hanna Center project. VOTMA will comment on each of those areas in turn.

Traffic and Transportation Impacts

Addendum #2 and the associated I/S take the position that the significant traffic and transportation impacts identified in the 2004 analysis remain appliable to the 2022 Project, and that no new impacts would result from the changes to the project. It rejects any requirement to put the 2022 project through the Vehicle Miles Traveled and GHG screens. As a result, the Addendum and supporting I/S conclude that no LOS traffic/VMT assessment is required to be performed to gauge the impacts the 2022 Winery project will have on Sonoma Valley's already fragile and overextended road system. This approach seems inadequate as a planning matter for a project that has slumbered for the last 20 years. If for no other reason than to provide context and analytic support for testing the impacts of the new proposed evacuation plan, the PC should require a County compliant traffic study to daylight the full impacts of the 2022 Winery project in the light of today's traffic patterns and loads.

Proposed Evacuation Plan

Although the Fehr & Peers (F&P) *Evacuation Travel Time Assessment* (Appendix V to the I/S [att. 22 to att. 5]) approaches the wildfire evacuation issue with an admirable rigor that the SDC SP could have benefitted from, there are three shortcomings to the Evacuation Plan and thus the travel time assessment in turn. First, the numbers of evacuating persons used for the evaluation in a max case for the combined Inn/Spa/Restaurant and Winery at 816 persons ignores both the guests (friends, relatives, etc.) of the Inn patrons who might well be lounging

at the pool, <u>and</u> completely ignores the capacity space available for use in the two meeting rooms on the bottom floor of the Inn. Those rooms could hold a considerable number of meeting attendees who would also need to be evacuated in an emergency.

Second, the evacuation timing estimate appears to ignore the additional ongoing normal congestion impacts of the Elnoka project (Burbank Housing, the new owner, is likely to propose a much denser project); the SDC project does not appear to be factored in quantitively; and the Hanna Center was not factored in at all. As to the project impact area, the noted prior congestion south of Madrone on Arnold suggests that the Hanna Center should be included the project impact area as well.

Finally, there is no basis, and no permit history supporting, the proposal that an undeveloped road running from the Gray Ranch subdivision to Highway 12 with a driveway only 300 yards west of Campagna Lane, should be allowed to function as a prominent exit route for the 2022 Winery project, let alone the Inn/Spa/Restaurant. The F&P study hinges for its result of no significant impact on evacuation completion time using that narrower road, never identified as a 2004 Winery or Inn/Spa/Restaurant project road, to carry 40% of the cars exiting the Kenwood Ranch project. It bears noting that the suggested exit driveway is not within the middle turn lane zone that was required to be established for use of Campanga Lane to service the Winery and Inn projects.

At a minimum, the F&P study must be revised to 1) utilize a current traffic assessment that adds the meeting room and poll visitors, 2) incorporate a revised Elnoka project (similar to the 700 plus units previously the subject of an EIR), a SDC development of at least 750 units plus daytime visitors, a Hanna Center project of a similar size to SDC, and a revised project impact area that includes Hanna; and 3) reflect a recalculation of evacuation exit times from the Winery and the Inn/Spa/restaurant that utilizes the only authorized project exit road—Campagna Lane. The PC should have that revised study in hand to properly gauge the evacuation exit time impacts with the Winery in operation along with the other projects.

Cumulative Impacts

Addendum #2 and the I/S should be revised with respect to the mandatory findings of significance (Criterion 3.21) to address the forecast cumulative impacts of the 2022 Winery project together with the 2022 Inn/Spa/Restaurant, as well as the Elnoka, SDC and Hanna projects. Within the relatively small area running from Agua Caliente Road on the eastern side of Sonoma Valley to Melita Road on the western edge, there is an avalanche of development on the horizon. The collective impacts on water, sanitary, traffic, flood exposure, emergency exposure, noise, GHG, and other associated environmental impacts is hard to fathom. Some attention to that collective effect is required as a matter of responsible planning.

Permitting Issues Relating to the Use of the Gray Ranch Road for Evacuation and the Status of the Inn/Spa/Restaurant's Participation in the Evacuation Plan

As a collateral matter to the Winery project, VOTMA is unsure whether the new proposal for both the Inn/Spa/Restaurant and the Winery to use a yet to be constructed road on the adjacent Gray subdivision parcel, with an access driveway on to Highway 12, closely adjacent to Campagna Lane, as an integral part of the proposed emergency evacuation plan for both projects, itself constitutes a significant project change that requires an amendment to the existing use permits held by the Kenwood Ranch. That is a matter for Permit Sonoma and the Planning Commission to evaluate and determine. VOTMA does not believe that the existence, let alone use, of the Gray Ranch road was ever an issue addressed in PLP01-0006 as to the Winery and Inn phases. Campagna Lane was identified as the only access/exit project road to Highway 12 as applied to the Inn/Spa/Restaurant and the Winery. To that extent, and given the direct impact such use would have on any driveway proposed to be developed with a Highway 12 interface, VOTMA believes that the Planning commission should be evaluating that proposed plan and grant, deny or condition its usage for evacuation purposes, rather than leave that decision to be governed by a mutual easement among interested parties, as applicant proposes.

As to other issues, rather than restate them here, VOTMA incorporates by reference the issues raised during the May 30, 2023 hearing and in the comments VOTMA filed on the initial referral and in response to the agenda materials released prior to the DRC hearing. It is VOTMA's position that both the I/S and the proposed Addendum #2 do not fully address the severe impacts the Glass fire has had on the project site and the adjoining Inn/Spa/Restaurant site. The applicant's efforts to ring fence that assessment and limit it to the impacts of "project changes" from 2004 ignores the scope of the appropriate review when the conditions addressed in Public Resources Code Section 21166(c) and CEQA G/L section 15162 (a)(3) are present.

VOTMA requests that this appeal be set for public hearing and consideration by the Planning Commission on a schedule as it deems appropriate.

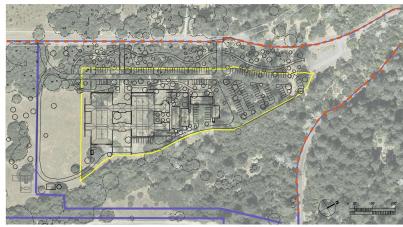
Respectfully submitted,

Roger Peters

Roger Peters
Valley of the Moon Alliance



EXHIBIT 3.0-15 LAYOUT OF WINERY



PROPOSED LAYOUT OF WINERY

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

Design Element	Vested Right	Current Design
Art Gallery	Incorporated into tasting room (BOS¹ §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).

THE KENWOOD RANCH WINERY