



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
Supervisory 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-foot min. conservation setback and 25-foot 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.



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

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	A mix of residential and agricultural properties with vineyards.
West	Undeveloped lots created by the Graywood Ranch Subdivision, agricultural and rural residential uses.

Significant Applications Nearby

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

Access

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

Wildfire Risk

The Phase II Proposed Winery Site is located within a State Responsibility Area (SRA) and a Very High Fire Hazard Severity Zone (VHFHSZ), as determined by CAL FIRE (CAL FIRE 2007, 2022 [as proposed, but not yet approved]). Currently, the northern portion of the property is designated as VHFHSZ and the southern portion as Moderate

FHSZ. Since the 2004 EIR was prepared and certified, two fires have impacted the 2004 Project Site: the 2017 Nuns Fire and the 2020 Glass Fire.

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

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

The 2004 EIR was prepared prior to the inclusion of wildfire impacts as a standalone topic of consideration in CEQA Guidelines and impacts of wildfire were not considered. The Phase II Proposed Winery includes extensive construction-related and operational wildfire protection and evacuation measures. An analysis and associated appendices have been prepared to respond to the requirements of the California Environmental Quality Act; best practices and recommendations provided by technical experts in the fields of wildfire prevention, management, evacuations, and response; and the recently released State of California Office of the Attorney General Guidance related to Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects under the California Environmental Quality Act.

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



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:

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 big-eared bat (*Corynorhinus townsendii*), fringed myotis (*Myotis thysanodes*), and long-legged myotis (*Myotis Volans*). To further reduce less-than-significant effects on special-status bats, the applicant has agreed to the Voluntary Condition of Approval No. 1 in the *Letter to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc.*, March 16, 2023 (Attachment 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.



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 <i>File No. PLP01-0006 Vested Rights & Conditions of Approval</i>	PHASE II PROPOSED WINERY DESIGN <i>File No. DRH21-0010</i>
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.).

Other components	Included within overall sf. at 37,000 sf. (BOS §1.1 sub (3)(e)(1));	Marketplace restrooms total sf. and 362 sf. lab restrooms at 156 sf. Staff restroom at 566 sf. (combined restroom total at 1,084 sf.) Plus Winery Wastewater Shed of 501 sf.
Total square footage	37,000 sf. (BOS §1.1 sub (3)(e)(2))	18,901 sf.

The *Kenwood Ranch Winery – Tree Construction and Fire Impact Summary* (MacNair & Associates, January 13, 2023) evaluates the 2020 Glass Fire tree damage within the winery building envelope and the zone between Campagna Lane and the building envelope in April 2021. The total number of trees marked for removal (April 2021) were 223. The total number of trees tagged and surveyed (August 2021) were 213. These trees were re-evaluated in December 2022 and 56 of the original 213 trees initially surviving the fire have died and been removed. A recent assessment found 3 additional trees. There are 160 surviving trees. The current total removal of trees within the grading limits is 74 trees, consistent with the EIR estimate of 70 to 120 trees.

To further reduce potential impacts to any nesting bird species, special-status bats, and American badger, the project includes three Voluntary Conditions that are consistent with current BMPs for protection of special-status wildlife, as proposed in the *Letters to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023 and March 23, 2023* (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 (<i>Valley of the Moon Alliance v. County of Sonoma</i>)
10/2007	Permit Sonoma determines Use Permits for the inn, spa and restaurant, winery and subdivision were vested.
08/30/2016	Application for final design review per 2004 Resort Conditions of Approval (DRH16-0006) deemed complete
10/19/2016	DRC approval of final design for Phase I Proposed Resort portion of the project.
10/31/2016	DRC approval appealed by Valley of the Moon Alliance
07/20/2017	Addendum 1 to the 2004 FEIR prepared for Phase I Resort portion of project
08/03/2017	Planning Commission denies appeal and approves final design for Phase I Proposed Resort



08/14/2017	Denial of appeal and approval of final design for Phase I Resort by Planning Commission appealed by Valley of the Moon Alliance.
02/16/2018	Revised Addendum 1 to the 2004 FEIR prepared for Board of Supervisors hearing (Attachment 16)
03/27/2018	Board of Supervisors adopt Revised Addendum, deny appeal and approve final design for Phase I Proposed Resort
08/2020	Kenwood Ranch, LLC purchased property
12/28/2021	DRH21-0010 Application filed for final design review per 2004 Winery Conditions of Approval, project renamed “Kenwood Ranch”.
12/29/2021	Referrals sent to appropriate agencies and organizations
12/30/2021	Early Neighborhood Notice sent
11/12/2022	Neighborhood meeting hosted by the applicant and owner.
12/20/2022	DRH21-0010 Application deemed complete
December 2022 – February 2023	Building permits issued for Phase I Proposed Resort for Main House, Villas, D & E Cottages, and Support Building. Construction underway.
01/25/2023	Sonoma Valley CAC, Sonoma Springs MAC, and the Agua Caliente MAC meeting on DRH21-0010.
02/22/2023	Sonoma Valley CAC approves design at second meeting after applicant responding to SVCAC questions from January 25, 2023 meeting
03/2023	Addendum 2 to the 2004 FEIR prepared for Phase II Proposed Winery portion of project
04/07/2023	Courtesy Notice for Design Review Committee meeting
4/19/2023	Design Review Committee meeting
5/19/2023	Courtesy Notice for Design Review Committee meeting
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



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-plus-trailer parking to serve the public trail.*

Special events at the winery facility shall be restricted to:

Weekdays: 7:00 p.m. to 10:00 p.m.

Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)

Sundays: 9:00 a.m. to Noon and 7:00 p.m. to 10:00 p.m. Only wine tasting dinners are permitted. (Note: Special events shall not start before or end after the times stated above.)

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

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

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

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

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

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

- All light sources shall be fully shielded from off-site view.*
- All lights to be downcast except where it can be proved to not adversely affect other parcels.*
- Escape of light to the atmosphere shall be minimized.*
- Low intensity, indirect light sources shall be encouraged.*
- On-demand lighting systems shall be encouraged.*
- Mercury, sodium vapor, and similar intense and bright lights shall not be 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 luminaire (fixture) shall be 20 feet above the finished grade.
Maximum wattage of any lamp bulb shall be 100 watts.
Impact 5.8-4*

Mitigation Monitoring: *The applicant's lighting engineer shall provide certification to PRMD that the*



lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.

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

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

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

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.



Sonoma County Permit and Resource Management Department
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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.

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.*



- *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.*



- *The certified Sonoma County 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 County 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



Sonoma County Permit and Resource Management Department
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www.PermitSonoma.org



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 Campagna 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.



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 pre-dates 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.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

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 **Supervisory 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
X			

VOTE:

Landscape Member:
Architect Member:
Planning Member:

Committee	Motion	2nd	Decision
Sierra Hart		X	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 on-site 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

6. 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

- 9. 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 ☒ Attached ☒ Noted:

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 1
Conditions 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" BY _____ DATE _____

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

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

2. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the California Building Code. The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
3. Prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation shall be prepared to develop seismic design criteria for proposed structures at the site. These reports shall include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The project applicant shall incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the site.

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

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

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

Impact 5.7-3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Impact 5.7-10.

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

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

- (a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
- (b) Cover all hauling trucks or maintain at least two feet of freeboard.
- (c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- (d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
- (e) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).
- (f) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- (g) Limit traffic speeds on any unpaved roads to 15 miles per hour.
- (h) Replant vegetation in disturbed areas as quickly as possible.

- (l) Suspend any activities that cause visible dust plumes that cannot be controlled by watering.
- (j) Install wheel washers for all exiting trucks or pave project site entrance road prior to initiating construction of the inn or winery.
- (k) Provide contact information and phone number for the person responsible for ensuring these measures are implemented during construction.
- (l) The applicant shall incorporate the measures listed in Mitigation Measure 5.10-1 in the contracts of contractors or subcontractors performing applicant implemented construction.
Impact 5.10-1

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

DRAINAGE:

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

The conditions below have been satisfied" BY _____ DATE _____

- 13. All improvement plans shall establish a setback line along the waterway which shall be measured from the toe of the streambank outward a distance of 2-1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
- 14. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency's Flood Control Design Criteria for approval by the Flood and Drainage Review Section and shall be shown on the improvement drawings. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.3-3*
- 15. The developer's engineer shall include a site grading plan and an erosion control plan as part of the required improvement drawings.
- 16. Prior to issuance of grading or building permits, the applicant shall submit for review and approval of the grading and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.
- 17. Delineation of the existing wetlands on the Final Map as well as on the construction plans is necessary. In addition, wetlands protection measures during the construction process shall be shown on the improvement plans. Appropriate permits from the Corps of Engineers shall be obtained
- 18. a. Prior to the issuance of a grading permit, the applicant shall file with the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall meet the following objectives related to construction activities:

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

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

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

15. Parking construction equipment over drip pans or absorbent materials, to capture dripping oil and/or other possible pollutants.
- b. Also required under the General Permit is the development and implementation of a monitoring program. The monitoring program shall include inspections (by a qualified professional appointed by the applicant/owner) of the construction site prior to anticipated storm events and after actual storm events. During storm events of extended duration, inspections shall be made during each 24-hour period. The inspections are used to identify areas contributing to storm water discharge, to evaluate the effectiveness of BMPs, and to determine whether additional BMPs or corrective maintenance are needed. All corrective maintenance and BMPs shall be made as soon as possible (provided working conditions are safe), and all necessary equipment, materials, and workers shall be available for rapid response. The SWPPP shall also include post-construction storm water management practices. Post-construction water quality impacts are mitigated under Mitigation Measure 5.3-2.
- c. The applicant shall obtain a County General Grading Permit for all components of the project from the Sonoma County Permit and Resource Management Department. The grading plan shall adhere to current Uniform Building Code and County of Sonoma requirements and shall employ sound construction practices. The amount of total grading on the project site shall be minimized, and the amount of development and grading for sloping areas of the project site shall be reduced. Pier foundations shall be used for structures where this could substantially reduce construction grading.
- d. The applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the project. The drainage plan can be reviewed by the PRMD at the same time as the grading plan. The applicant will be responsible for obtaining coverage under the NPDES General Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project. The applicant would also be responsible for obtaining County permits. Applicant shall submit a copy of the NOI, SWPPP, and erosion control plan to County at time of grading permit applications. This plan should conform to all standards adopted by the County. Many elements of the drainage plan would overlap with the SWPPP. This plan should include application of Best Management Practices, including, but not limited to, the following:
 1. Site construction practices including restricting grading to the dry season, specifying construction measures that minimize exposure of bare soil to rainfall, winterization, traffic control, and dust control.
 2. All improvement plans showing development within 100 feet of a stream course shall show a setback line along that waterway that shall be measured from the toe of the stream bank outward a distance of $2 \frac{1}{2}$ times the height of the stream bank plus 30 feet, or 30 feet from the top of bank, whichever distance is greater. No grading, building, or other development permit shall be issued until evidence is submitted and approved by the PRMD Drainage Review Section that all structures meet or exceed the required setback along the waterway, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
 3. Existing wetlands and the riparian setback shall be delineated on the Final Map as well as on the construction plans.
 4. Designing the access roads to use the minimum amount of grading necessary. Road grading and construction within 100-feet of all streams and major drainages shall be conducted

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

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

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

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

- a. Identify specific types and sources of storm water pollutants associated with the proposed project development and land use activities;
- b. Identify the location and nature of potentially significant water quality impacts; and
- c. Specify appropriate permanent control measures to be incorporated into overall site development and residential design/management guidelines to eliminate any potentially significant impacts to receiving water quality from storm water runoff.

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

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

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

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

20. The following mitigation measures shall be incorporated into the improvement plans, construction plans and building plans to reduce water quality impacts from construction activities and project-related runoff pollutants.
- a. The applicant shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
 - b. To reduce increased project site runoff impacts to a less-than-significant level: The applicant shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. Examples of applicable BMPs include the following:
 1. Storm water detention facilities to capture and regulate off-site runoff. Storm water detention facilities shall not be in any natural drainage way (i.e., on-stream);
 2. Maintenance of the detention facilities shall be included in the drainage plan and shall include:
 - Regular inspection (annually and after each major storm) for accumulated debris, sediment buildup, clogging of inlets and outlets, and possible erosion problems;
 - Removing accumulated sediments from the basin on an annual basis (if a dry detention pond is used), and every two to five years (when ten to 15 percent of the storage volume has been lost) if a wet detention pond is used; and
 - Mow and maintain pond vegetation, and replant or reseed vegetation as necessary to control erosion.
 3. Permeable pavements to promote infiltration and minimize runoff; and
 4. Cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff.
 - c. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria.
 - d. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. *Impact 5.3-3*

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

21. Prior to issuance of permits, the applicant will be responsible for all maintenance of on-site drainage facilities in accordance with the drainage plan. To mitigate the project's cumulative contribution to flooding of Sonoma Creek, the applicant shall also include in their drainage plan (see Mitigation Measure 5.3-3(b)) provisions for maintaining the pre-development 100-year runoff levels. The design calculations shall demonstrate that the post-development 100-year runoff would not exceed pre-development runoff levels. This can be achieved by BMPs such as those outlined in Mitigation Measure 5.3-3(b) (for example, Storm water detention facilities). The applicant will be responsible for preparing the drainage plan and submitting it to the Sonoma County Permit and Resource Management Department. *Impact 5.3-8*

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

HEALTH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

37. For a mound, pressure distribution, filled land, or shallow sloping sewage system, the applicant must submit to the Project Review Health Specialist the approved form Declaration of Restrictions with either a Grant Deed/Straw Transfer or Owner's Statement on the map. (Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.)
38. Back up power is required for the collection elements (grinder pumps/alarms), equalization tank/anoxic tank, treatment unit, and pumping to and from the pond and irrigation system per the Liquid Waste Specialist letter of June 12, 2001.

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

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

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

40. Gas and odors shall be contained into a collection system and dispersal element underground, with or without carbon filters. The Chlorine Contact Chamber and Gas Collection System (the Blower Unit) shall be enclosed or placed underground to further control odors. A professionally engineered Hydrogen Sulfide/Oxygen monitoring program including sensors with alarms for the gas collection system and any personnel entering confined spaces is required to meet all OSHA standards. The engineered monitoring program shall be submitted to a qualified OSHA consultant for review and comment. To mitigate possible impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, gases and odors shall be contained in an underground collection and dispersal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants shall be enclosed or placed underground to further control odors. To ensure the protection of operating personnel, a hydrogen sulfide/oxygen monitoring program shall be engineered and implemented, and all personnel entering confined spaces shall be required to meet all Occupational Safety and Health Administration (OSHA) standards. A qualified OSHA consultant shall review the hydrogen sulfide/oxygen monitoring program. *Impact 5.10-5.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (2) To ensure that the building would provide sufficient noise reduction when needed, the following conditions shall be initiated:
 - Keep windows closed and open doors only briefly as needed to permit entry and exit during indoor events.
 - Construct the building of double faced assemblies, for example stud walls with gypsum board on interior faces and plywood or cement plaster outer faces.
 - Other proven methods of noise reduction.
- (3) Provide a permanent outdoor loudspeaker system
 - Outdoor levels of amplified noise shall be controlled by a specially designed amplification system installed as part of the project. The loudspeakers shall be placed to minimize noise propagation to surrounding parcels, and an electronic limiter device will be included to prevent excessive levels. Users will be required to utilize the on-site system, rather than a temporary system for a particular event.
- (4) Sound Barriers
 - Construct solid walls around the outdoor activity area, creating an enclosed patio. Noise walls shall be designed to control noise from outdoor sources. To obtain substantial reductions of noise levels at the receiving locations, a wall height of eight feet or more is required. The walls shall comprise continuous membranes around the outdoor event area. The locations of any gaps shall be chosen to minimize noise leaks toward the closest noise sensitive areas.

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

Weekdays: 7:00 p.m. to 10:00 p.m.

Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)

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

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

c) Disclosure Statements

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

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

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

(d) Monitoring Reports

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

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

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

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

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

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

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

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

Condition Compliance: Monthly reporting to PRMD is an on-going requirement.

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

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

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

established in the WDRs adopted by the Regional Board. They are anticipated to include the following: influent and effluent flow rates, BOD (20°C, 5-day), TSS, settleable solids, total Kjeldahl nitrogen, nitrate-nitrogen, pH, and total and fecal coliform organisms.

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

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

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

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

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

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

Impact 5.4-4.

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

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

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

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

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

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

58. Development of the site shall not exceed the available capacity of the leachfields as proposed, unless it is shown that the site can provide additional capacity for leachfield disposal according to the County requirements. *Impact 5.4-3*

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

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

Category	<u>Maximum Exterior Noise Level Standards, dBA</u>		
	Cumulative Duration of Noise Event in Any One-Hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30-60 minutes	50	45
2	15-30 minutes	55	50
3	5-15 minutes	60	55
4	1-5 minutes	65	60
5	0-1 minutes	70	65

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
- B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.

60. Groundwater elevations and quantities of groundwater extracted for this site shall be monitored and reported to PRMD pursuant to section RC-3b of the Sonoma County General Plan and County policies. Groundwater use shall be limited to 19.4 acre-feet per year, and shall not include the use by the residential parcels.

PUBLIC WORKS:

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

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

61. The Developer shall obtain a State of California Encroachment Permit before making any improvements or constructing any driveway (or intersection) with State Highway 12 and shall construct the improvements (driveway or intersection) in accordance with Caltrans Standards.
62. The Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit which results from approval of this application.
63. If the winery is constructed prior to recordation of the Final Map the following condition shall apply: Prior to building, grading or septic permit issuance, the applicant shall provide proof that all permits needed from any State or Regional Agency (i.e., Caltrans, Public Utilities Commission, etc.) to construct the following improvements have been issued. The required improvements are: construction of center turn lanes on Highway 12 between the entrance to Graywood Ranch and Lawndale Road and at the Randolph Avenue intersection, as illustrated on the conceptual mitigation plan dated May 17, 2004, prepared by Adobe Associates. These improvements must be installed under permits from Caltrans and all work done to their specifications. Because this mitigation addresses a significant cumulative traffic impact that is area specific and not related to the Countywide Traffic Impact Fees, the applicant may enter into a reimbursement agreement with the County to allow reimbursement of fair-share contributions from other private new development in the area that likewise contributes to the cumulative impact. For purposes of this agreement, the fair-share for the Sonoma Country Inn project (including the residential units, inn and winery uses) is calculated at 8% of the project costs based on projected 2012 traffic conditions and the method defined by Caltrans, "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. All reimbursements would come from contributions required for discretionary private development in the local area and shall not include reimbursements from any public funds, or traffic mitigation fees. The term of any reimbursement agreement shall be limited to 10 years. It is understood that there may not be full or partial reimbursement for the costs of this improvement due to traffic generated outside of the County's jurisdiction.

Prior to building occupancy all improvements shall be completed and documentation submitted to PRMD from Caltrans indicating that the improvements have been accepted. *Impact 5.2-5 and 5.2-8.*

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

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

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

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

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

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

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

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

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

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

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

(3) Prohibit parking within the dripline of oak trees and installation of protective fencing prior to issuance of grading, building or septic permits. *Impact 5.2-15.*

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

Operational Conditions:

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

67. No parking will be allowed along Highway 12.

REGIONAL PARKS:

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

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

68. An easement of sufficient width for a six to eight foot wide multi-use (hikers, bicyclists, equestrians, etc.) public trail shall be dedicated to Sonoma County Regional Parks on the Map or prior to development of the winery site. The easement width shall be sufficient to avoid the road drainage and the need for retaining walls. Where the trail is not adjacent to the road it shall be at least a 12 foot wide easement. The easement for the trail will begin at the Winery Parking Lot and run parallel to the alignment of the roadway to the corner of Lot 11. The alignment shall minimize or eliminate the need for the trail to cross the roadway. The alignment shall be agreed upon by Parks, the applicant and PRMD prior to recordation of the Final Map. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

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

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

70. Prior to recordation of the Final Map or development of the winery site, the applicant shall grant to Regional Parks the right to use "Road A" to access the trail for operations, maintenance and emergency access. If construction on the winery is planned prior to the recordation of the Final Map then, the applicant shall provide for the right to use "Road A" to access the trail for operations, maintenance and emergency access via a deeded easement in favor of Regional Parks.
71. Prior to recordation of the Final Map or development of the winery site, the applicant shall enter a covenant with Regional Parks to establish a trail on Lot 11 from the end of the dedicated trail easement to Hood Mountain Regional Park. The County Regional Parks Department shall be responsible for establishing the trail alignment through Lot 11 and for constructing the trail from Lot 11 to Hood Mountain Regional Park on a reasonable grade. The width of the easement shall be sufficient to accommodate an 8 foot wide trail and landings, but in no case shall it be less than 15 feet wide. Selection of the trail easement in the vicinity of the population of *Ceanothus sonomensis* shall be coordinated with the California Department of Fish and Game. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.
72. Prior to recordation of the Final Map the applicant shall grant a public access easement for the trail head parking lot located in the winery parking area and access to the parking area across "Road A" from Highway 12 to the parking area. If construction on the winery starts prior to recordation of the Final Map then access across "Road A" shall be made via a deeded easement granting public access over this portion of the road.
73. Regional Parks shall design the trail. The applicant will cooperate and coordinate efforts with Regional Parks in order to minimize the disturbance from construction activities. The design of the trail shall be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement within the riparian corridor and grading required to accommodate the proposed right-of-way improvements. *Impact 5.6-2.*

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

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

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

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

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

Operational Conditions:

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

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

DEPARTMENT OF EMERGENCY SERVICES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING:

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

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

Special events at the winery facility shall be restricted to:

Weekdays: 7:00 p.m. to 10:00 p.m.

Saturdays: 9:00 a.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. (A maximum of six special events may start before 3:00 p.m. and end after 7:00 p.m., but no event shall conclude between these hours.)

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

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

85. The use shall be constructed and operated in conformance with the proposal statement prepared by Common Ground Land Planning Services, dated December 2000, with Amendment #1 dated August 15, 2001 and Addendum #2 dated February 2002, and the inn/spa/restaurant site plan included in the project EIR prepared by Nichols Berman Environmental Planning dated May 2003 except as modified by the following conditions.
86. The applicant shall pay all applicable development fees prior to issuance of building permits.
87. The applicant shall pay within five days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of \$35 for County Clerk processing (check shall be made payable to Sonoma County Clerk and submitted to the Permit and Resource Management Department), and \$850 because an EIR was prepared, for a total of \$885. This fee must be paid or the approval of this project is not valid.

88. Prior to issuance of permits, the applicant shall submit to the Permit and Resource Management Department a deposit of \$1,678 towards the cost of monitoring compliance with conditions and Mitigation Monitoring. PRMD staff will provide an estimate of costs at the time of application for building permits.
89. This "At Cost" entitlement (PCAS # 6314) is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
90. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building, grading and septic permit applications.
91. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD.
Impact 5.1-4
92. A declaration shall be recorded on the property to notify potential future buyers of the Inn or Winery parcels that they will be required to provide employees for the winery with the following notification at the time of hire: *Impact 5.1-4.*

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

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

93. The following measures shall be incorporated into development plans prior to issuance of permits to mitigate potential impacts on sensitive natural communities:
 - a. Revise the proposed development plan/tentative map to avoid disturbance to the sensitive natural communities. At minimum this shall include:
 1. Prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
 2. Use retaining walls and other methods where feasible to minimize tree removal along Road A through the Graywood Creek corridor.
 3. Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of Valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree.
 4. Expand the proposed Oak Tree Preserves to include creation of additional valley oak habitat along the boundary of the site east of the proposed northern preserve and extending to the riparian corridor of Graywood Creek (see Attachment 1). All agricultural activity shall also be prohibited within these preserves, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Any mitigation tree planting within the oak preserve shall be scattered to create an open savanna and shall maintain grassland over at least 25 percent

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

5. Establish a Riparian Preserve over the Graywood Creek corridor, extending 50 feet from the top-of-bank along the length of the main channel (see Attachment 1). This preserve shall function as a natural riparian corridor across the site, within which all structures other than Road A, new creek crossing, and park trail shall be restricted. All agricultural activity shall also be prohibited within this preserve, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves shall be determined in the field in consultation with the CDFG.
 6. Identify locations where restoration of natural habitat shall occur along Graywood Creek as part of the revised Vegetation Management Plan for the project. These shall include the existing crossing location of the main channel and road segments where they approach the creek crossing, and the existing off-site road segment that would no longer be used when Road A is constructed where it veers eastward away from the creek channel.
- b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with the botanist as called for in Mitigation Measure 5.6-1(b) and 5.6-1(c). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by Mc Nair & Associates in 2000 shall incorporate additional provisions to protect and manage the expanded Brodiaea Preserve recommended in Mitigation Measures 5.6-1(a) and 5.6-1(b), the seasonal wetland habitat recommended in Mitigation Measures 5.6-1(a) and 5.6-3(a), the expanded Sonoma Ceanothus Preserve and associated chaparral habitat in Mitigation Measures 5.6-1(a) and 5.6-1(b), the expanded Oak Tree Preserves and their function to maintain valley oak habitat on the site in Mitigation Measure 5.6-2(a), and the Riparian Corridor Preserve along Graywood Creek in Mitigation Measure 5.6-2(a). These shall include use of rustic fencing or other methods and signage to prevent vehicle and pedestrian access into preserves, where necessary.

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

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

94. To mitigate potential impacts on wetlands and jurisdictional waters, the following measures shall be incorporated into development plans prior to issuance of building permits or Final Map recordation whichever occurs first.
- a. Revise the proposed Development Plan or tentative map to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. At minimum this shall include:
 1. Accurately map the ephemeral drainages which cross the inn parcel (Parcel B) and proposed residential lots 5, 6, and 7 using GPS, and adjust the proposed building envelopes, leachfields, and parking on these parcels to provide a minimum 30-foot setback from these drainages. No equipment operation or other disturbance shall occur within this setback zone, except for roadway and driveway crossings.

- b. As recommended in Condition #17, a Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site. The plan shall contain detailed measures to control erosion of exposed soil, provide for revegetation of graded slopes before the start of the first rainy season following grading, address non-point source pollutants to protect wetlands and water quality in the drainages, and specify procedures for monitoring of the effectiveness of the measures. These measures shall be integrated with the provisions to prevent changes in peak flow and runoff volumes that could adversely affect the seasonal wetlands, as recommended in Mitigation Measure 5.3-5.
- c. A bridge or arched culvert shall be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. The width of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvements implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow period in the creek, from July through October, and construction debris kept outside of the creek channel through use of silt fencing.
- d. Restrict construction of roadway and driveway improvements within 100 feet of the seasonal wetlands and ephemeral drainages to the summer months after these features contain no surface water to minimize disturbance and the potential for sedimentation.
- e. All necessary permits shall be secured from regulatory agencies as required to allow for modifications to wetlands and stream channels on the site. This may include additional requirements for mitigation as a condition of permit authorization from the Corps, CDFG, and RWQCB. Evidence of permit authorization shall be submitted to the County Permit and Resource Management Department prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and federal regulations. *Impact 5.6-3*

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

95. The following measures shall be incorporated into development plans to mitigate potential impacts on natural habitat and wildlife movement opportunities:
- a. Revise the proposed development plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:
 - 1. Adjust proposed parking and roadway improvements for the winery to avoid additional tree resources, based on a survey of tree trunk locations required as part of the final Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b).
 - 2. Design and construct the network of roads and driveways using the minimum width as approved by the Department of Emergency Services.
 - b. A final Vegetation Management Plan shall be prepared by the applicant's certified arborist in consultation with a qualified professional botanist called for in Mitigation Measure 5.6-2(b) subject to review and approval by PRMD. The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and

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

1. Expand the provisions related to Fire Hazard Management to define tree removal required to meet minimum canopy separation for trees within 150 feet of structures.
 2. Revise the Tree Protection Procedures to include a requirement for a survey of all trees to be preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a more accurate process to distinguish trees to be preserved and removed as final plans are developed.
 3. Specify under landscaping provisions that non-native ornamental species used in landscape plants shall be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots, and that non-native, invasive species which may spread into adjacent undeveloped areas shall be prohibited in landscaping plans.
 4. Specify under Noxious Weed Control that unsuitable species be prohibited from use in landscaping on the site and that future maintenance of common areas prevent or control undesirable species on the site. These shall include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp. and *Genista* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), English ivy (*Hedera helix*), German ivy (*Senecio milanioides*), Himalayan blackberry (*Rubus discolor*), cotoneaster (*Cotoneaster pannosus*), fennel (*Foeniculum vulgare*), yellow star thistle (*Centaurea solstitialis*), purple star thistle (*Centaurea calcitrapa*), and periwinkle (*Vinca* sp.).
 5. Specify under site grading that any graded slopes in preserves, along road cuts, and around parking lots shall be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass (*Nassella pulchra*), to increase the diversity of the grassland cover. Highly invasive annuals typically used for erosion control shall not be used.
- c. Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for replacement plants in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. A minimum of 500 liner-sized trees shall be planted as part of the planting program. The program shall include provisions for ensuring that they are established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including areas to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires. The plan shall be incorporated into the development plan for the site.
- d. Measures recommended in Mitigation Measures 5.6-1, 5.6-2, 5.6-3 and 5.6-4(a) through 5.6-4(c) would serve to partially protect important natural habitat on the site for wildlife, avoid the potential loss of raptor nests, provide for preservation of wildlife movement opportunities along Graywood Creek and the upper elevations of the site where it borders Hood Mountain Regional Park, control the loss of woodland/forest habitat, and provide for replacement tree planting. The following additional provisions shall be implemented to further protect wildlife habitat resources, and shall be included in CC&R's or as recorded deed restrictions prior to issuance of permits.

1. Fencing that obstructs wildlife movement shall not be allowed on the winery site. A restriction on exclusionary fencing of any agricultural use on the lower elevations of the site shall be incorporated in consultation with CDFG.
2. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas. Lighting from the winery shall be turned off after employees leave the site at the end of the day or evening, except the minimum necessary for security purposes.
3. Livestock shall be prohibited on the residential lots and the preserve areas on the site to prevent trampling and removal of groundcover vegetation.
4. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.
- e. Vehicles and motorcycles shall not be allowed to travel off designated roadways to minimize future disturbance to grassland and understory in the undeveloped portions of the site. Methods shall be established to prevent unauthorized vehicle activity during and after construction. *Impact 5.6-4*

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

96. Prior to building permit issuance, the applicant shall develop a long-term funding plan for the maintenance and management of the biotic preserves. This plan shall provide for funding from all land uses on a "fair-share" basis so that 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 luminaire (fixture) shall be 20 feet above the finished grade.

Maximum wattage of any lamp bulb shall be 100 watts.

Impact 5.8-4

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

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

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

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

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

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

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

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

(3) In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per *State CEQA Guidelines* 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (B) the coroner determines whether the remains are Native American. If the remains are Native American the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

In the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. *Impact 5.9-1*

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

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

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

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

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

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

Operational conditions:

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

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

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

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

104. The days and hours for special events shall be subject to any restrictions or modifications as set forth by a future winery events coordinator program established by the County or at the County's direction. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program and shall submit an annual request for any special events. *Impact 5.2-8 (b)*

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

105. All grape pomace residue shall be removed from the site or spread in vineyards in remote areas of the property farthest away from neighbors.
106. The "country store" (intended for ancillary retail sales) shall occupy a maximum of 3,000 square feet of building area. This may be a separate building or attached to the main winery building. The store is primarily for the sale of Sonoma County agricultural products such as fruits, vegetables, jams, jellies, cheeses, oils, herbs, and related retail goods. A maximum of 33% of the store's floor area may be devoted to storage and support. A minimum of 90% of the remaining floor area shall be devoted to the sale of agricultural products grown primarily in Sonoma County. Related retail goods may occupy a maximum of 10% of the retail floor area.
107. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as determined by the Director. Such changes may require a new or modified Use Permit and full environmental review.
108. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

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

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 than 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 KRW 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 allowed 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. Issues and Questions

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 big-leaf 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 Ranch Winery--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 scheduled 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 times 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 become 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

Sent from my iPhone

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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.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA 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 INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, UNLESS OTHERWISE NOTED.
- 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 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 RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER ANY CLEANING TO PREVENT ANY DIRECT DERRIS 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, BRASS AND OTHER HARDWARE, BOTH NEW AND EXISTING.
- 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 SUBMISSION.
- GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS WITH SONOMA COUNTY ARE REQUIRED TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.
- THE SITE MEETING HELD WITH CITY BUILDING INSPECTOR, GENERAL CONTRACTOR, OWNER OR OWNERS AGENT, SOILS ENGINEER, GEOLOGIST (IF APPLICABLE), GRADING CONTRACTOR, AND PLANNING DEPARTMENT REPRESENTATIVE PRIOR TO ANY WORK COMMENCING ON THE SITE.
- 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.
- 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.
- FINAL APPROVAL REQUIRED BY PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORERS, CURBS/GUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR APPROACH TO DRIVEWAYS AND ANY WORK IN HIGH-OF-WAY.
- 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.
- 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.
- ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH, FINISH FLOOR, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS NOTED "VERIFY" AND "V.L.C." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
- 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.
- CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FINISHING CONDITIONS.
- COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
- PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
- PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING UTILITIES, WALLS, FINISHES, TREES AND SHRUBS, PAVING, ETC. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL AND DESIGN/BUILD DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY WORK.
- 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.
- ALL REQUIRED CUTS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
- SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- 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.
- INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS, UNLESS OTHERWISE NOTED IN DOOR DETAILS.
- GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE PAINT AND STAIN SAMPLES ON SITE PER SPECIFICATIONS TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO ANY WORK COMPLETED.
- ALL HARDWARE SELECTED FOR THE PROJECT WILL BE REVIEWED WITH THE ARCHITECT AND THE CONTRACTOR WILL PROVIDE SAMPLES UNLESS OTHERWISE NOTED.
- WATERPROOFING SHOWN FOR DESIGN INTENT PURPOSES ONLY AND NOT SUITABLE FOR CONSTRUCTION. ALL WATERPROOFING TO BE VERIFIED AND SPECIFIED BY WATERPROOFING DESIGNER/CONTRACTOR OR CONSULTANT.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL NEW EQUIPMENT AND APPLIANCES SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- STRUCTURAL OBSERVATION BY ENGINEER OF RECORD WILL BE REQUIRED AT A) FOUNDATION, B) FRAMING, C) RETAINING WALLS.
- THE PROJECT SHALL MEET ALL THE REQUIREMENTS OF GREEN BUILDING STANDARDS (S.W.F. THROUGH 5.508).
- PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 402.2 AND CBC SECTION 195. MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT, PER CALIFORNIA GREEN BUILDING STANDARDS CODE 5407.1.
- EXPLORE MOISTURE CONTROL MEASURES BY THE FOLLOWING: PREVENT IRRIGATION SPRAY ON STRUCTURES FROM SPRINKLERS, DESIGN EXTERIOR ENTRANCES AND/OR OPENINGS TO PREVENT WATER INTRUSION PER CALIFORNIA GREEN BUILDING STANDARDS CODE 5407.2-5.407.2.2.
- SUBMITTAL DOCUMENTS CONSISTING OF CONSTRUCTION DOCUMENTS, STATEMENT OF SPECIAL INSPECTIONS, GEOTECHNICAL REPORT AND OTHER DATA SHALL BE SUBMITTED IN TWO MORE SETS WITH EACH PERMIT APPLICATION PER CBC SECTION 107.1.

ABBREVIATIONS

And	C.J.	Control Joint	(E)	Existing	FT.	Foot or Feet	INT.	Interior	N.L.C.	Not in Contact	REFR.	Refrigerator	S.Q.	Square	UNF.	Unfinished
Angle	C.L.G.	Ceiling	E.F.F.S.	Exterior Insulation & Finish System	F.T.	Footings	INTER.	Intermediate	N.O. or #	Number	REG.	Register	S.S.	Stainless Steel	U.L.J.	Unless Otherwise Noted
At	C.M.G.	Caulking	E.F.	Exhaust Fan	F.H.R.	Furring	N.O.M.	Nominal	N.T.S.	Not to Scale	RE.B.F.	Rebuilt	S.S.D.	See Structural Drawings	V.H.	Varies
Diameter or Round	C.M.	Clear	E.J.	Extension Joint	F.U.T.	Futures	J.N.R.	Junior	O.D.	Outside Diameter (Dim.)	REQ.	Required	S.S.D.	See Structural Drawings	V.H.	Varies
Per or Number	C.M.U.	Concrete Masonry Unit	E.L.	Deviation	F.T.	Futures	J.T.	Joint	O.A.	Overall	RET.	Retaining	S.S.D.	See Structural Drawings	V.H.	Varies
As Conditioning or Asphaltic Concrete	C.O.	Chase-Out	E.M.R.	Emergency	G.A.	Gauge	K.R.	Kitchen	O.C.	On Center	REV.	Revised/Revised	S.T.L.	Steel	VER.	Vertical
Acoustical	C.O.C.	Column	E.M.R.	Emergency	G.A.	Gauge	K.R.	Kitchen	O.C.	On Center	REV.	Revised/Revised	S.T.L.	Steel	VER.	Vertical
Area Drain	C.P.F.	Control of Post	E.P.B.	Electrical Panel Board	G.D.	Garbage Disposal	O.P.N.S.	Opening	REMOV.	Removal	S.T.R.	Structural	V.C.D.F.	Vertical Grain Douglas Fir		
Adjacent	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Above Finish Floor	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Aggregate	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Alternate	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Aluminum	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Approximate	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Architectural	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Asphalt	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Architectural Site Review Board	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Beam	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Bottom	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Building	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Block	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Blocking	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Beam	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Bottom	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Building	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Between	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Catch Basin	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Ceramic	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field
Each	C.O.M.C.	Concrete	E.Q.	Equipment	G.E.N.	Ground	L.A.V.	Lavatory	O.P.	Opposite	R.O.	Rough Opening	S.V.	Shear Wall	V.E.	Void in Field



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THE KENWOOD RANCH WINERY

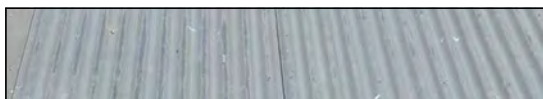
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95049



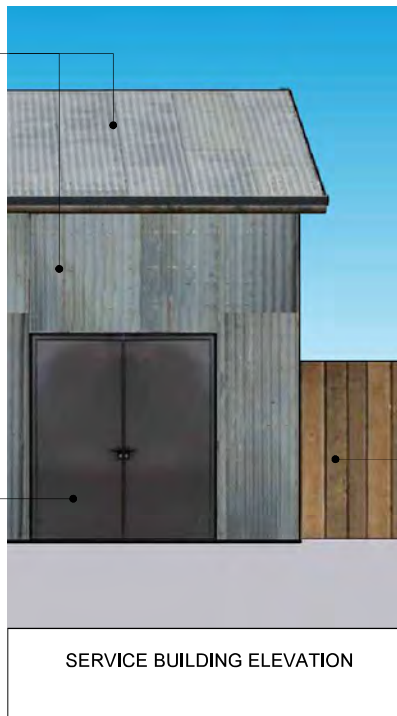
File Date	8/26/22
Drawn By	CB
Checked By	CB
Project No.	2022-01
Date	8/26/22
Notes	1. SEE PLAN FOR DETAILS
	2. SEE PLAN FOR DETAILS
	3. SEE PLAN FOR DETAILS
	4. SEE PLAN FOR DETAILS
	5. SEE PLAN FOR DETAILS
	6. SEE PLAN FOR DETAILS
	7. SEE PLAN FOR DETAILS
	8. SEE PLAN FOR DETAILS
	9. SEE PLAN FOR DETAILS
	10. SEE PLAN FOR DETAILS

WINERY
RENDERING
SOUTH MEADOW
VIEW

A0.20

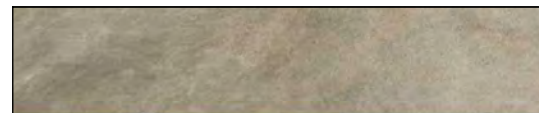


CORRUGATED METAL SIDING AND ROOFING



NOTES:

1. COLORS USED FOR EXTERIOR BUILDING SURFACES SHALL MATCH THE HUE, LIGHTNESS, AND SATURATION OF COLORS OF THE IMMEDIATELY SURROUNDING TREES. SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE, SEVERAL COLORS MATCHING THOSE OF THE SURROUNDING TREES SHALL BE USED TO MINIMIZE UNIFORMITY.
2. ROOF MATERIALS SHALL BE NON-GLOSSY, DARK IN COLOR, AND SYMPATHETIC WITH COLORS IN THE SURROUNDING LANDSCAPE.
3. ALL BUILDING MATERIAL SHALL BE NON-REFLECTIVE.
4. ALL GLASS SHALL BE NON-GLARE/NON-REFLECTIVE.
5. RECLAIMED CORRUGATED METAL PANELS WILL VARY IN TONE AND PERCENTAGE OF WEATHERING AREA



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VIRGINIA BEACH 757.499.1100
WASHINGTON STATE 206.462.1100
WICHITA 316.263.1100
WYOMING 307.442.1100

THE KENWOOD RANCH
WINERY

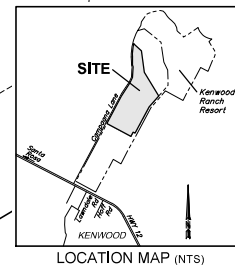
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409[illegible]

EXTERIOR MATERIALS

SERVICE BLDG.

A0.24

APN 051-260-013



OVERALL SITE PLAN

60' 30' 0 30' 60' 120' 180'

Graphic Scale: 1" = 60'

The overall site plan shows a road layout with a north arrow pointing towards the top right. A graphic scale bar is located below the north arrow, with markings at 60', 30', 0, 30', 60', 120', and 180'. The scale is labeled "Graphic Scale: 1" = 60'".

PARKING REPORT

+ TOTAL PARKING SPACES : 147

+ ACCESSIBLE SPACES : 7 (TOTAL)

VAN ACCESSIBLE : 3

SHEET INDEX	
C1.0	OVERALL SITE PLAN
C2.0-2.4	DRIVEWAY PLAN & PROFILE
C3.0-3.2	GRADING, DRAINAGE & EROSION CONTROL PLANS
C4.0-4.1	UTILITY PLANS
C5.0	STORMWATER CONTROL PLAN
C6.0	TYPICAL DETAILS

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409



Plot Date	7/2022
Drawn By	QTN
Checked By	PRD
Project No.	20200 01

Date	Issue
12.23.21	DESIGN REVIEW
07.06.22	REVISED ORC DRAW

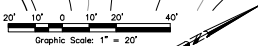
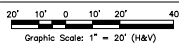
OVERALL
SITE PLAN

SCALE : AS NOTED

C1.0

1 OF 13

PRELIMINARY - NOT FOR CONSTRUCTION



- PAVING LEGEND**

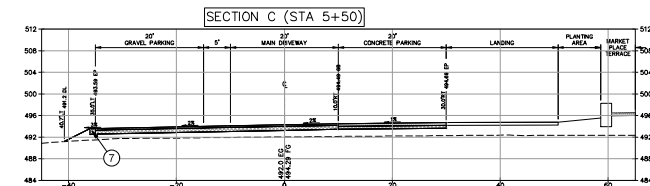
	ASPHALT CONCRETE PAVEMENT 3" MIN OVER 9" CL II AB
	DECOMPOSED GRANITE (STABILIZED, *)
	GRAVEL PAVING (12" CL II AB)

CONCRETE PAVING:

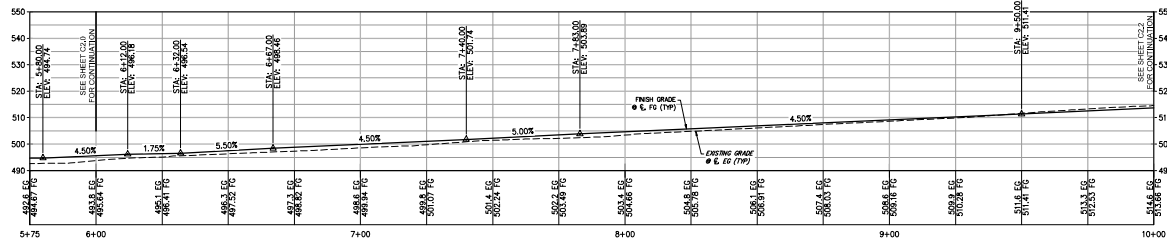
	VEHICULAR: 6" PCC w/ #3 REBAR @ 18"
	O.C.E.W 6" OVER 6" CL II AB
	PEDESTRIAN: 4" PCC OVER 4" CL II AB (*)

(*) SEE LANDSCAPE PLANS FOR DETAILS

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

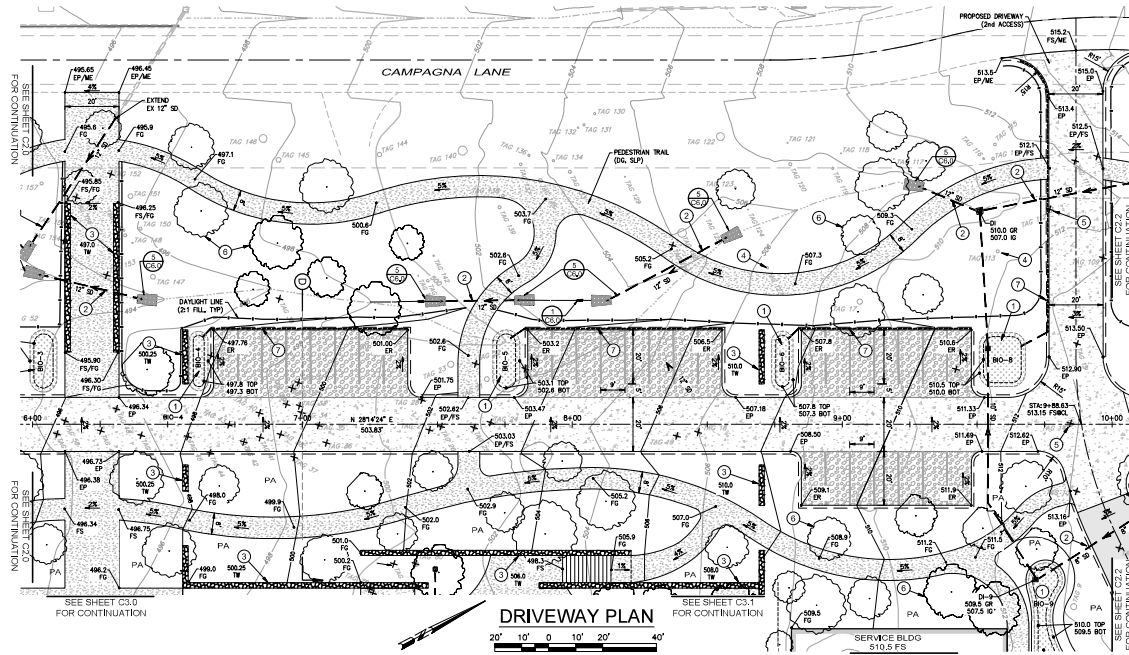


Graphic Scale: 1" = 10' (H&V)



DRIVEWAY PROFILE

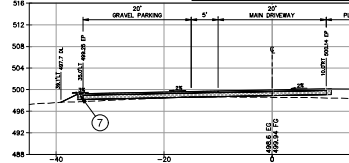
Graphic Scale: 1" = 20' (H&V)



DRIVEWAY PLAN

Graphic Scale: 1" = 20'

SECTION D (STA 7+00)

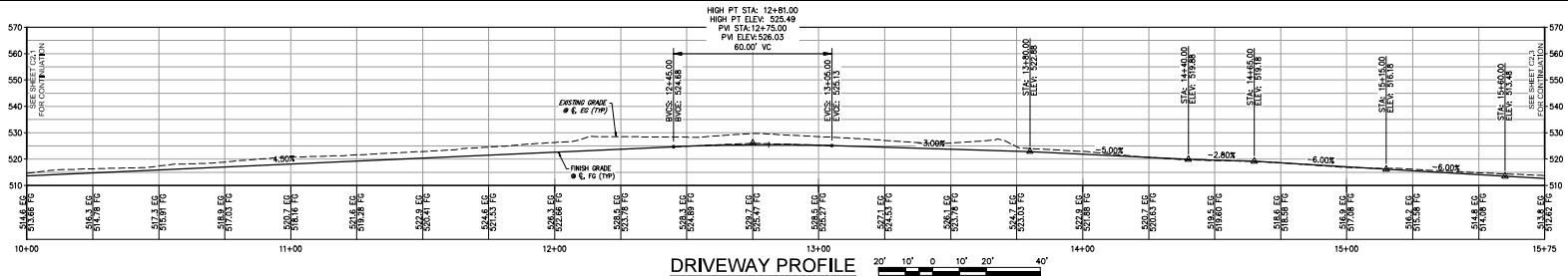


TYPICAL SECTION

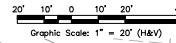
Graphic Scale: 1" = 10' (H&V)

- KEY NOTES**
- BIORETENTION FACILITY
 - STORM DRAIN/ CULVERT
 - LANDSCAPE ROCK WALL (SLP)
 - EX TREE TO REMAIN
 - EX TREE TO BE REMOVED
 - NEW TREE (SLP)
 - FRENCH DRAIN UNDER ROCK SHOULDER
 - 3-FT TRUNCATED DOMES (TYP)

- PAVING LEGEND**
- ASPHALT CONCRETE PAVEMENT
3" AC OVER 9" CL # AB
 - DECOMPOSED GRANITE (STABILIZED, *)
 - GRAVEL PAVING (12" CL # AB)
 - CONCRETE PAVING:
+ VIBRICULAR 6" PCC w/ 3% REBAR @ 18"
+ G.C.E.W OVER 4" CL # AB
+ PEDESTRIAN 4" PCC OVER 4" CL # AB (*)
- (*) SEE LANDSCAPE PLANS FOR DETAILS
NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.

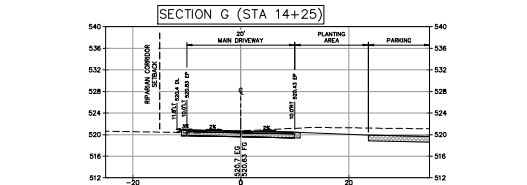
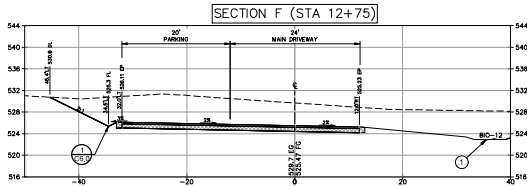
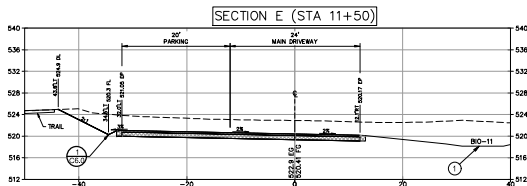


DRIVEWAY PROFILE

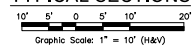


- KEY NOTES**
- 1 BORENTENTION FACILITY
 - 2 STORM DRAIN / CULVERT
 - 3 LANDSCAPE ROCK WALL (SLP)
 - 4 EX TREE TO REMAIN
 - 5 EX TREE TO BE REMOVED
 - 6 NEW TREE (SLP)
 - 7 FRENCH DRAIN UNDER ROCK SHOULDER
 - 8 3-FT TRUNCATED DOMES (TYP)

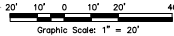
- PAVING LEGEND**
- ASPHALT CONCRETE PAVEMENT
5" AC OVER 9" CL II AB
 - DECOMPOSED GRANITE (STABILIZED, *)
 - GRAVEL PAVING (12" CL II AB)
 - CONCRETE PAVING:
+ VEHICULAR: 6" PCC w/ #3 REBAR @ 18"
CLEAR OVER 4" CL II AB
+ PEDESTRIAN: 4" PCC OVER 4" CL II AB (*)
- (*) SEE LANDSCAPE PLANS FOR DETAILS
NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION.



TYPICAL SECTIONS



DRIVEWAY PLAN

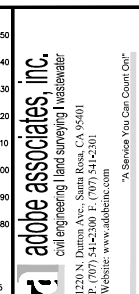


Plot Date	7/2022
Drawn By	2072
Checked By	2072
Project No.	20200.01
Date	
12.23.21	DESIGN REVIEW
07.06.22	REVISED SH DRAMING

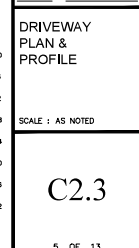
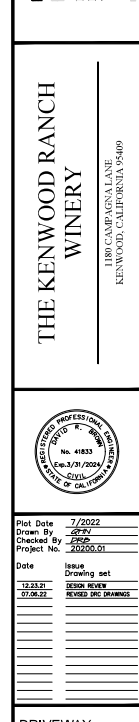
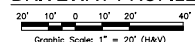
DRIVEWAY
PLAN &
PROFILE

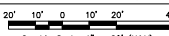
SCALE: AS NOTED

C2.2

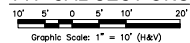
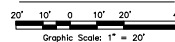


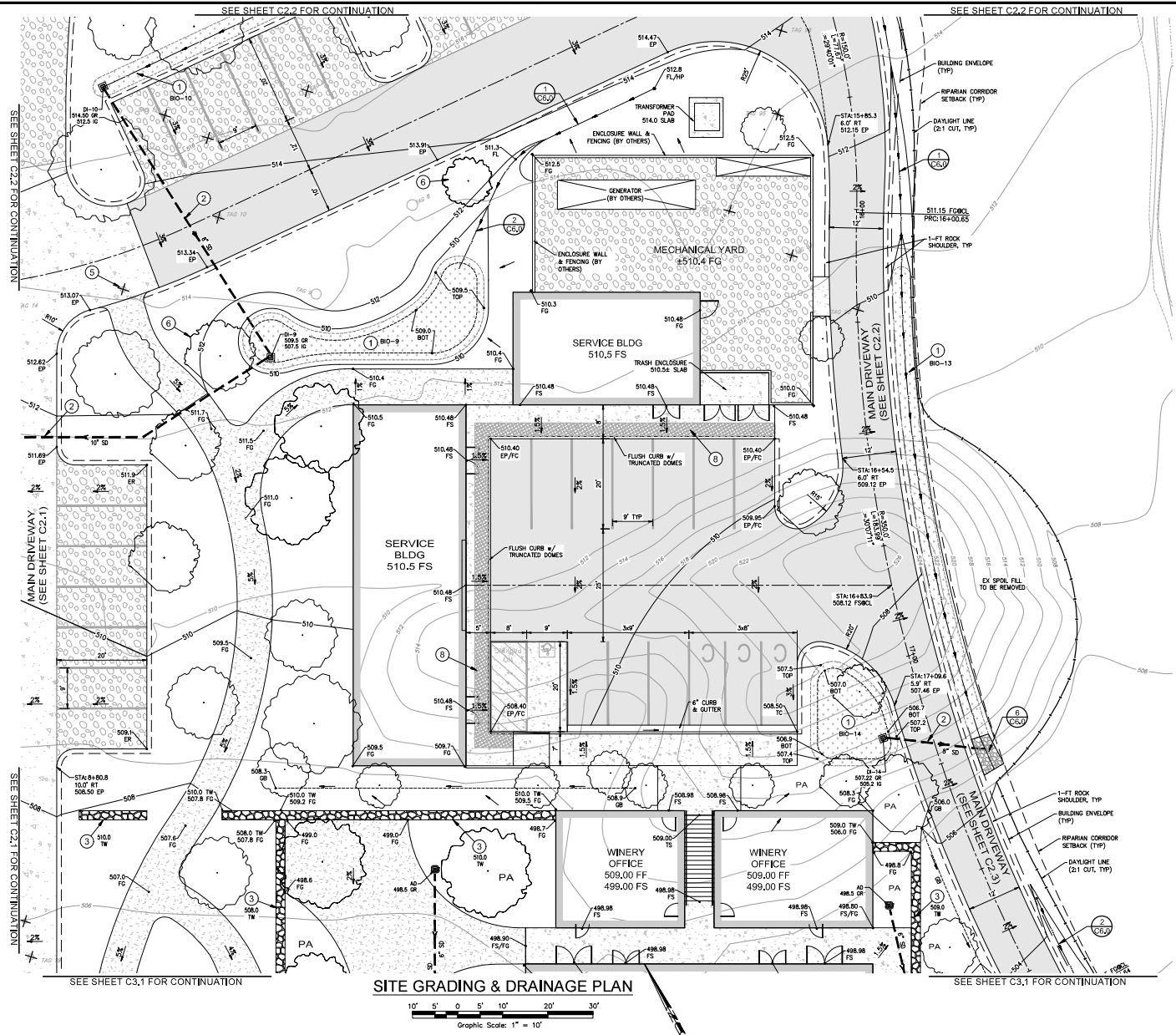
- | <u>PAVING LEGEND</u> | |
|---|---|
|  | ASPHALT CONCRETE PAVEMENT
3" AC OVER 9" CL II AB |
|  | DECOMPOSED GRANITE (STABILIZED, *) |
|  | GRAVEL PAVING (12" CL II AB) |
| <u>CONCRETE PAVING:</u> | |
|  | • VEHICULAR: 6" PCC w/ #3 REBAR @ 18"
O.C.E.W OVER 6" CL II AB |
|  | • PEDESTRIAN: 4" PCC OVER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





- (*) SEE LANDSCAPE PLANS FOR DETAILS
- NOTE: SEE SOILS ENGINEER'S RECOMMENDATIONS
FOR SUBGRADE PREPARATION.





THE KENWOOD RANCH
WINERY

1180 CAMPANA LANE
KENWOOD, CALIFORNIA 94949

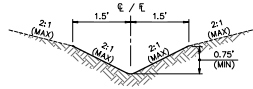


Plot Date	7/2022
Drawn By	GPV
Checked By	GPV
Project No.	202200.01
Date	Issue
12.23.21	ISSUE REVIEW
07.06.22	REVISED SDC DRAWINGS

SITE GRADING
& DRAINAGE
PLAN

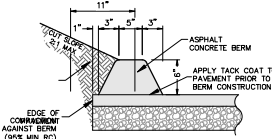
SCALE: 1" = 10'

C3.2

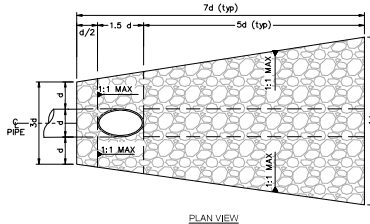
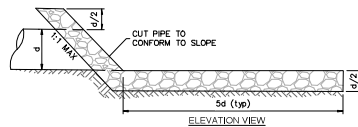


- NOTES:**
1. SWALE DEPTH IS 0.75' MIN UNLESS OTHERWISE NOTED.
 2. SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MIN SLOPE 0.5% SLOPE OF ROADSIDE SWALES SHALL FOLLOW ROADWAY PROFILE UNLESS OTHERWISE NOTED ON THE PLANS.
 3. INSTALL EROSION CONTROL BLANKETS (ROLLMAX S150 OR EQVA) WHERE VEGETATION IS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

1 VEGETATED SWALE
NTS

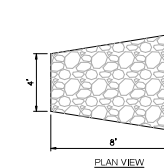
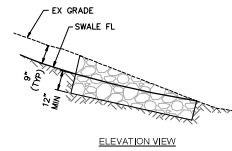


3 AC BERM
NTS



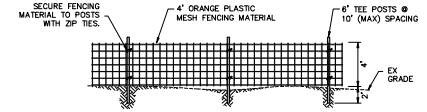
- NOTE:** ROCKS TO BE PLACED PER CALTRANS 2018 SPECIFICATIONS SECTION 72, METHOD B, CLASS II (9" DIAMETER ROCKS WITH NOMINAL MEDIAN PARTICLE WEIGHT $W_{50} = 60$ LBS)

5 ROCK RIP-RAP STORM DRAIN INLET/OUTLET
NTS

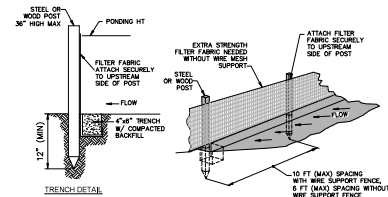


- NOTE:** ROCKS TO BE PLACED PER CALTRANS 2018 SPECIFICATIONS SECTION 72, METHOD B, CLASS II (9" DIAMETER ROCKS WITH NOMINAL MEDIAN PARTICLE WEIGHT $W_{50} = 60$ LBS)

6 ROCK RIP-RAP SWALE OUTFALL
NTS

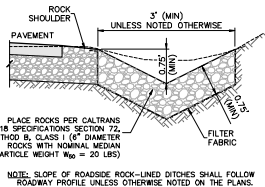


7 PROTECTION FENCING
NTS

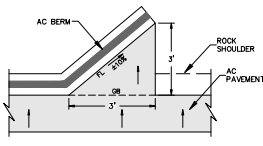


- NOTES:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

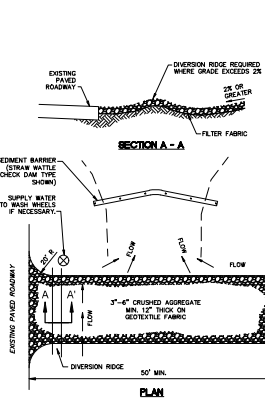
8 SILT FENCE
NTS



2 ROCK-LINED DITCH
NTS

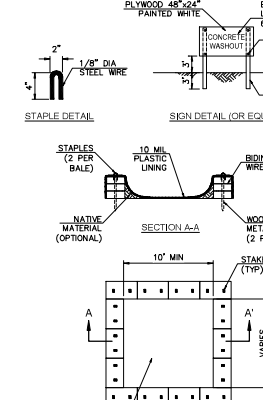


4 AC BERM OUTFALL
NTS



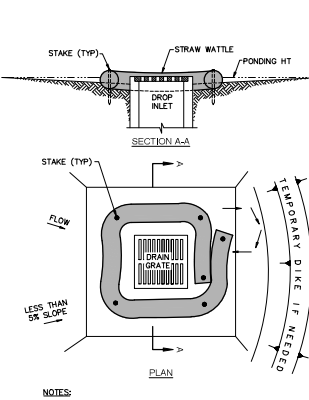
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC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

9 TEMPORARY CONSTRUCTION ENTRANCE
NTS



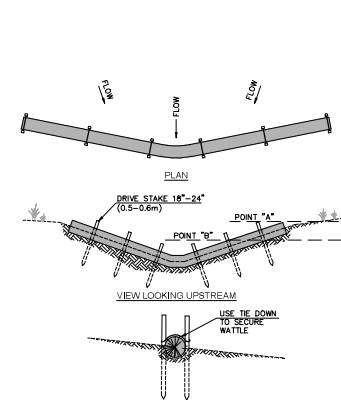
- NOTES:**
1. ACTUAL LAYOUT AND LOCATION DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

10 CONCRETE WASHOUT
(NOT TO SCALE)



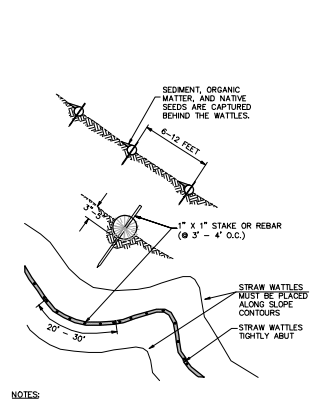
- NOTES:**
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
 2. USE 1/4" WOOD OR EQUIVALENT METAL STAKES, (3FT MIN LENGTH).
 3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

11 STRAW WATTLE DROP INLET SEDIMENT BARRIER
NTS



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

12 STRAW WATTLE CHECK DAM
NTS



- NOTES:**
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROX. 6" DIA AND 20' - 30' FT LONG.
 2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
 3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DRAIN ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

13 STRAW WATTLE SLOPE PROTECTION
NTS

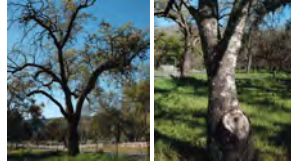
LEGEND

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

POOR SUITABILITY FOR PRESERVATION



FAIR SUITABILITY FOR PRESERVATION



MODERATE SUITABILITY FOR PRESERVATION



TREE PROTECTION NOTES

- (1) Underground trenching for utilities shall avoid tree roots within the protection perimeter. If avoidance is impractical, trenches shall be made below major roots. If trenching is impractical and cutting roots is required, it shall be done by hand-cutting cuts after hand digging trenches. Trenches shall be closed after to restore to original condition as much as possible.
- (2) Construction within the tree root protection perimeter shall be avoided.
- (3) Piling with other concrete or asphalt over the protection perimeter shall be avoided. If piling over the protection perimeter cannot be avoided, affected trees shall be treated or removed for purposes of reducing ground surface.
- (4) Whenever possible, septic systems and/or basins shall not be located on the uphill side of a protected tree.

THE KENWOOD RANCH WINERY

1190 Campagna Lane
Kenwood, CA 95409

APN: 051-260-013

Issue set: REVISED DRC DRAWINGS
Issue date: 07/06/22

Revisions:

REV	DESCRIPTION	DATE
	DESIGN REVIEW	12.25.21
	REVISED DRC DRAWINGS	07/06/22

Tree Protection Plan

Scale: 1" = 40'
Drawn by: JH

Winery Parcel Building Envelope- Individual Tree Evaluation Data

Health and Structural Rating Key:		Suitability for Preservation Ratings:	
L0	Moderate or Better Condition	Good	Trees in good health and structural condition with high potential for longevity
L1	Fair Condition	Moderate	Trees in fair health and/or with structural defects that can be treated with treatment
L2	Marginal Condition	Fair	Trees in marginal health or structural condition that could possibly be mitigated or improved
L3	Poor or Marginal Condition	Poor	Trees in poor health and/or structural condition that probably cannot be effectively abated
L4	Poor Condition		

Total Trees To Be Removed for Construction: 26

Total (N) Oaks to be Planted: 155

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 oak (Quercus velutina)	11.17	2	L2	L2	Moderate
2	Coast live oak (Quercus agrifolia)	10	1	L1	L1	Poor
3	Coast live oak	10.1	1	L1	L1	Poor
4	Coast live oak	10.5.1	2	L1	L1	Poor
5	Coast live oak	10.5	1	L1	L1	Poor
6	Coast live oak	10.13	2	L1	L1	Poor
7	Coast live oak	13.15	2	L1	L1	Poor
8	Coast live oak	12.15.15	3	L1	L1	Poor
9	Coast live oak	12.14	2	L1	L1	Poor
10	Coast live oak	10	1	L1	L1	Poor
11	Coast live oak	11.1.5	2	L1	L1	Poor
12	Coast live oak	11	1	L1	L1	Poor
13	Coast live oak	10	1	L1	L1	Poor
14	Coast live oak	20	1	L1	L1	Poor
15	Coast live oak	17	1	L1	L1	Poor
16	Coast live oak	17	1	L1	L1	Poor
17	Coast live oak	22.15	2	L1	L1	Poor
18	Coast live oak	18	1	L1	L1	Poor
19	Coast live oak	15	1	L1	L1	Poor
20	Coast live oak	14	1	L1	L1	Poor
21	Coast live oak	12	1	L1	L1	Poor
22	Coast live oak	11	1	L1	L1	Poor
23	Valley oak (Q. lobata)	10	1	L1	L1	Poor
24	Coast live oak	10	1	L1	L1	Poor
25	Coast live oak	10 (low)	1	L1	L1	Poor
26	Coast live oak	10	1	L1	L1	Poor
27	Coast live oak	10	1	L1	L1	Poor
28	Coast live oak	10	1	L1	L1	Poor
29	Coast live oak	10	1	L1	L1	Poor
30	Valley oak	10	1	L1	L1	Poor
31	Coast live oak	11	1	L1	L1	Poor
32	Coast live oak	10	1	L1	L1	Poor
33	Coast live oak	10.5	1	L1	L1	Poor
34	Coast live oak	11	1	L1	L1	Poor
35	Coast live oak	10.5	1	L1	L1	Poor
36	Coast live oak	10	1	L1	L1	Poor
37	Coast live oak	10	1	L1	L1	Poor
38	Valley oak	10	1	L1	L1	Poor
39	Coast live oak	10.5	1	L1	L1	Poor
40	Coast live oak	10	1	L1	L1	Poor
41	Coast live oak	10	1	L1	L1	Poor
42	Coast live oak	12.17	2	L1	L1	Poor
43	Coast live oak	11	1	L1	L1	Poor
44	Coast live oak	11	1	L1	L1	Poor
45	Coast live oak	10	1	L1	L1	Poor
46	Coast live oak	11	1	L1	L1	Poor
47	Valley oak	13	1	L1	L1	Poor
48	Valley oak	20	1	L1	L1	Poor
49	Valley oak	11	1	L1	L1	Poor
50	Black oak	10	1	L1	L1	Poor
51	Valley oak	20	1	L1	L1	Poor
52	Chaparral white oak (Q. agrifolia)	20	1	L1	L1	Poor
53	Chaparral white oak	20	1	L1	L1	Poor
54	Black oak	20	1	L1	L1	Poor
55	Coast live oak	12.14	2	L1	L1	Poor
56	Coast live oak	10	1	L1	L1	Poor
57	Coast live oak	12	1	L1	L1	Poor
58	Coast live oak	12	1	L1	L1	Poor
59	Coast live oak	24	1	L1	L1	Poor
60	Coast live oak	20.5	2	L1	L1	Poor
61	Valley oak	20	1	L1	L1	Poor
62	Coast live oak	22	1	L1	L1	Poor
63	Coast live oak	21.10	2	L1	L1	Poor
64	Coast live oak	19.10.13.15	4	L1	L1	Poor
65	Coast live oak	24	1	L1	L1	Poor
66	Coast live oak	11	1	L1	L1	Poor
67	Coast live oak	11	1	L1	L1	Poor
68	Coast live oak	11	1	L1	L1	Poor
69	Coast live oak	10.19	2	L1	L1	Poor
70	Coast live oak	10	1	L1	L1	Poor
71	Coast live oak	15.20 (low)	2	L1	L1	Poor
72	Coast live oak	10	1	L1	L1	Poor
73	Valley oak	10	1	L1	L1	Poor
74	Coast live oak	12	1	L1	L1	Poor
75	Coast live oak	10	1	L1	L1	Poor
76	Coast live oak	12	1	L1	L1	Poor
77	Coast live oak	14.19	2	L1	L1	Poor
78	Valley oak	10.12	2	L1	L1	Poor
79	Valley oak	11	1	L1	L1	Poor
80	Valley oak	28	1	L1	L1	Poor
81	Coast live oak	17	1	L1	L1	Poor
82	Coast live oak	20	1	L1	L1	Poor
83	Coast live oak	11	1	L1	L1	Poor
84	Coast live oak	10.19	2	L1	L1	Poor
85	Coast live oak	15.6.7.8	4	L1	L1	Poor
86	Coast live oak	10.15	2	L1	L1	Poor
87	Coast live oak	12	1	L1	L1	Poor
88	Coast live oak	20	1	L1	L1	Poor
89	Coast live oak	20	1	L1	L1	Poor
90	Coast live oak	11	1	L1	L1	Poor
91	Coast live oak	10	1	L1	L1	Poor
92	Coast live oak	12	1	L1	L1	Poor
93	Coast live oak	12	1	L1	L1	Poor
94	Coast live oak	12	1	L1	L1	Poor
95	Coast live oak	13	1	L1	L1	Poor
96	Coast live oak	13	1	L1	L1	Poor
97	Coast live oak	13	1	L1	L1	Poor
98	Coast live oak	22	1	L1	L1	Poor
99	Coast live oak	22	1	L1	L1	Poor
100	Coast live oak	16	1	L1	L1	Poor
101	Madroño (Arbutus menziesii)	10	1	L1	L1	Poor
102	Red Bay (Gordonia californica)	10.5	2	L1	L1	Poor
103	Black oak	17	1	L1	L1	Poor
104	Coast live oak	16	1	L1	L1	Poor
105	Coast live oak	17.19.16	3	L1	L1	Poor
106	Coast live oak	16	1	L1	L1	Poor

Health and Structural Ratings:
Rating of relative conditions such as vigor, extent of decay, structure, and insect or disease infestation.
Good and Moderate ratings indicate limited structural problems, acceptable vigor, and an absence of significant pest or disease problems.
Fair ratings indicate possible health and structural issues that could be significant.
Poor and Marginal ratings indicate serious health or structural problems especially if the tree is situated near structures or public areas. Trees rated as poor or marginal are at risk of decline or structural failure.

Suitability for Preservation Factors:
Tree Health: Vigorous and healthy trees are better able to tolerate construction impacts including root loss or injury.
Structural Condition: Preserved trees should be structurally sound or have defects that can be effectively abated in areas near structures or high use areas.
Tree Age and Species: Older trees may have reduced ability to tolerate construction impacts and adjust to changing site conditions. Additionally, individual tree species have varying tolerances to environmental impacts and changes.

Tree #	Species	Trunk Diameter (inches)	# of Trunks	Health Rating	Structural Rating	Suitability for Preservation
107	Coast live oak	7	1	L1	L1	Poor
108	Coast live oak	10	1	L1	L1	Poor
109	Black oak	19	1	L1	L1	Poor
110	Coast live oak	11	1	L1	L1	Poor
111	Coast live oak	10	1	L1	L1	Poor
112	Valley oak	20	1	L1	L1	Poor
113	Coast live oak	15	1	L1	L1	Poor
114	Coast live oak	11	1	L1	L1	Poor
115	Coast live oak	10	1	L1	L1	Poor
116	Coast live oak	9	1	L1	L1	Poor
117	Coast live oak	15.5	1	L1	L1	Poor
118	Valley oak	11	1	L1	L1	Poor
119	Black oak (trunk)	2.5, 3.5, 3.5	3	L1	L1	Poor
120	Coast live oak	14	1	L1	L1	Poor
121	Coast live oak	15.3	2	L1	L1	Poor
122	Valley oak	16	1	L1	L1	Poor
123	Coast live oak	8	1	L1	L1	Poor
124	Groenland white oak	4	1	L1	L1	Poor
125	Coast live oak	4	1	L1	L1	Poor
126	Valley oak	40	1	L1	L1	Poor
127	Groenland white oak	11	1	L1	L1	Poor
128	Coast live oak	10	1	L1	L1	Poor
129	Coast live oak	4	1	L1	L1	Poor
130	Coast live oak	10	1	L1	L1	Poor
131	Coast live oak	10	1	L1	L1	Poor
132	Coast live oak	10	1	L1	L1	Poor
133	Groenland white oak	10	1	L1	L1	Poor
134	Groenland white oak	10	1	L1	L1	Poor
135	Coast live oak	18	1	L1	L1	Poor
136	Groenland white oak	10	1	L1	L1	Poor
137	Groenland white oak	12	1	L1	L1	Poor
138	Groenland white oak	14	1	L1	L1	Poor
139	Coast live oak	14	1	L1	L1	Poor
140	Coast live oak	10.24	2	L1	L1	Poor
141	Groenland white oak	10	1	L1	L1	Poor
142	Coast live oak	8	1	L1	L1	Poor
143	Coast live oak	10	1	L1	L1	Poor
144	Valley oak	20	1	L1	L1	Poor
145	Valley oak	22	1	L1	L1	Poor
146	Black oak	12-12.15	2	L1	L1	Poor
147	Coast live oak	9.12	2	L1	L1	Poor
148	Coast live oak	5	1	L1	L1	Poor
149	Valley oak	10	1	L1	L1	Poor
150	Coast live oak	14	1	L1	L1	Poor
151	Coast live oak	10	1	L1	L1	Poor
152	Coast live oak	11	1	L1	L1	Poor
153	Valley oak	12	1	L1	L1	Poor
154	Valley oak	10	1	L1	L1	Poor
155	Coast live oak	10	1	L1	L1	Poor
156	Coast live oak	10	1	L1	L1	Poor
157	Coast live oak	6.7	2	L1	L1	Poor
158	Valley oak	18	1	L1	L1	Poor
159	Valley oak	15	1	L1	L1	Poor
160	Black oak	24	1	L1	L1	Poor
161	Coast live oak	10	1	L1	L1	Poor
162	Valley oak	16	1	L1	L1	Poor
163	Coast live oak	10	1	L1	L1	Poor
164	Coast live oak	8	1	L1	L1	Poor
165	Coast live oak	11	1	L1	L1	Poor
166	Coast live oak	8	1	L1	L1	Poor
167	Coast live oak	17.12	2	L1	L1	Poor
168	Coast live oak	16	1	L1	L1	Poor
169	Coast live oak	17	1	L1	L1	Poor
170	Coast live oak	16.18	2	L1	L1	Poor
171	Black oak	26	1	L1	L1	Poor
172	Black oak	19	1	L1	L1	Poor
173	Valley oak	48	1	L1	L1	Poor
174	Black oak	10	1	L1	L1	Poor
175	Coast live oak	18	1	L1	L1	Poor
176	Valley oak	16	1	L1	L1	Poor
177	Black oak	24	1	L1	L1	Poor
178	Black oak	20	1	L1	L1	Poor
179	Black oak	16	1	L1	L1	Poor
180	Coast live oak	12	1	L1	L1	Poor
181	Black oak	12.18.24	3	L1	L1	Poor
182	Valley oak	13	1	L1	L1	Poor
183	Valley oak	28	1	L1	L1	Poor
184	Valley oak	24	1	L1	L1	Poor
185	Coast live oak	24.24	2	L1	L1	Poor
186	Black oak	16	1	L1	L1	Poor
187	Coast live oak	17.12	2	L1	L1	Poor
188	Black oak	15	1	L1	L1	Poor
189	Black oak	18.20	2	L1	L1	Poor
190	Black oak	20	1	L1	L1	Poor
191	Black oak	19	1	L1	L1	Poor
192	Black oak	10	1	L1	L1	Poor
193	Coast live oak	18	1	L1	L1	Poor
194	Black oak	10	1	L1	L1	Poor
195	Coast live oak	15	1	L1	L1	Poor
196	Coast live oak	14	1	L1	L1	Poor
197	Coast live oak	15.15	2	L1	L1	Poor
198	Coast live oak	16	1	L1	L1	Poor
199	Coast live oak	16	1	L1	L1	Poor
200	Valley oak	16	1	L1	L1	Poor
201	Coast live oak	19	1	L1	L1	Poor
202	Coast live oak	11	1	L1	L1	Poor
203	Coast live oak	20	1	L1	L1	Poor
204	Coast live oak	10	1	L1	L1	Poor
205	Coast live oak	12	1	L1	L1	Poor
206	Valley oak	15	1	L1	L1	Poor
207	Coast live oak	10	1	L1	L1	Poor
208	Coast live oak	10.7	2	L1	L1	Poor
209	Black oak	26	1	L1	L1	Poor
210	Black oak	15	1	L1	L1	Poor
211	Valley oak	10	1	L1	L1	Poor
212	Valley oak	10.8	2	L1	L1	Poor
213	Valley oak	10	1	L1	L1	Poor
214	Valley oak	10	1	L1	L1	Poor



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THE KENWOOD RANCH WINERY

1890 Campagna Lane
Kenwood, CA 95409

APN: 051-260-013

Common Areas: Roadways & Driveways

Shoulder area extends 5' from paved surfaces

NOTES

- All brush and shrub species must be removed from shoulder areas (5' from paved surfaces). Individual oak and ornamental trees can be retained adjacent to the roadway, provided a minimum 15' clearance is maintained over the roadway.
- Annual grasses can be retained in the shoulder areas, provided the grasses are moved 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 dimensions per the table on drawing P15 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 Hazard.

Defensible Space Zone 0

Areas within 5' of building structures

NOTES

- Hard surfaces such as concrete or noncombustible rock mulch are used in the 0-5' zone around structures. In specifically designed 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, branches and vegetative debris (leaves, needles, cones, bark, etc.)

Defensible Space Zone 1

Areas within 30' of building structures

NOTES

- Trim trees regularly to keep branches a minimum of 10' from other trees.
- 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.
- Relocate wood piles to Zone 2.

Defensible Space Zone 2

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

NOTES

- Create horizontal and vertical space between grass, shrubs and trees according to all 148 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 grade clearance).
- Cut or mow annual grass down to a maximum height of 4' or as directed.
- Create vertical space between shrubs and trees.
- 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 mineral soil in all directions.

Defensible Space Zone 3

Edge of Zone 2 to 150' distance from building structures

NOTES

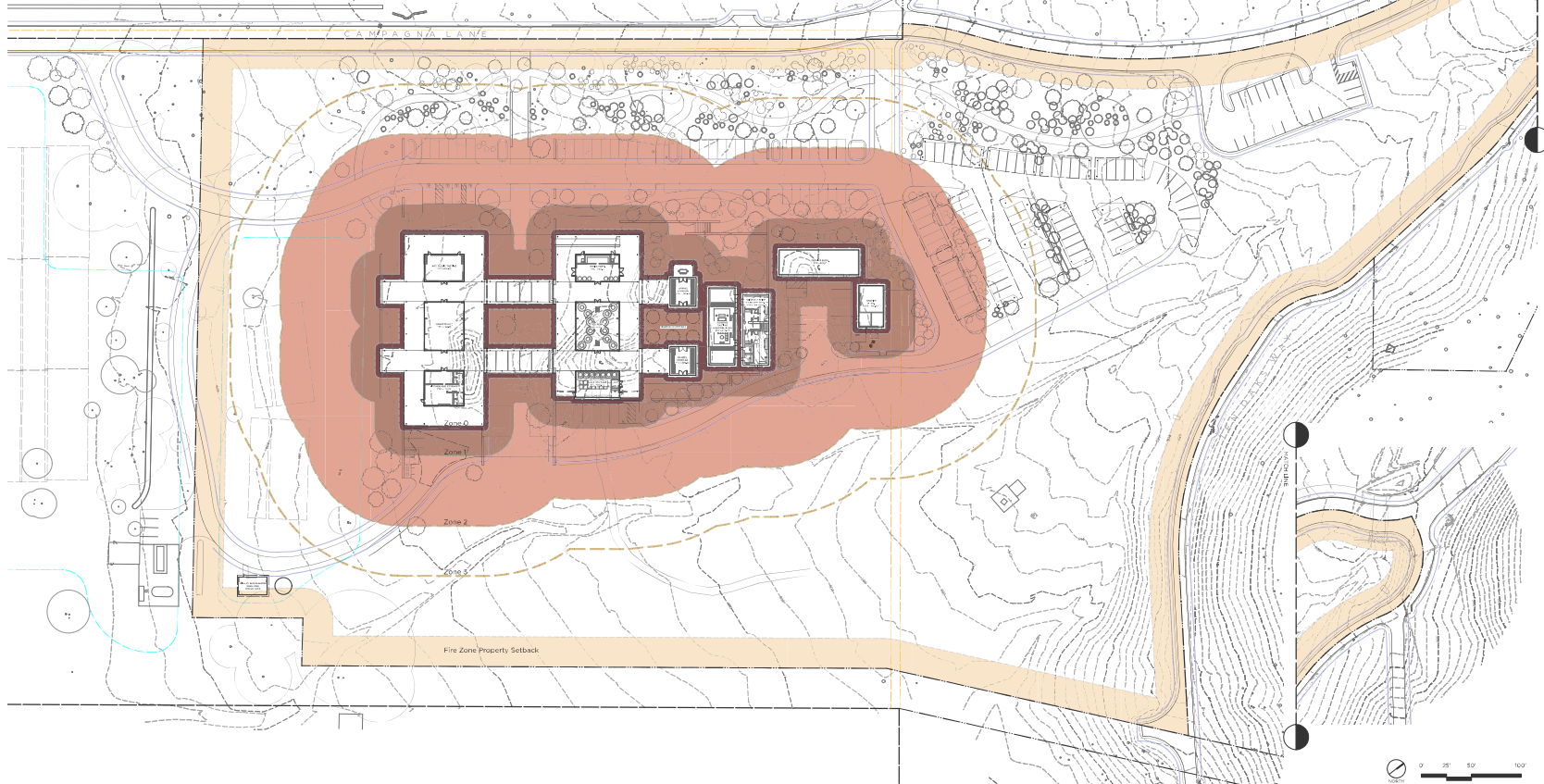
- The same guidelines as described above will be applied. The overall landscape will be less dense with greater separation between shrub and tree groupings.

NOTES

1. The guidelines herein have been developed in accordance with the vegetation 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:

- Fire-resistant plant species are required. Landscape shrubs and groundcovers will be low 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' diameters. Shrub and groundcover island plantings shall be separated by a distance no less than two times the overall shrub height (see mature or maintained height). The maximum number of woody shrubs or groundcovers shall not exceed 30% of the total area within Zone 2.
- 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.
- Trees, 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. Limited numbers of irrigated low-growing ground cover (≤ 18") may be used below trees (subject to review). A 2" deep dark mulch (coarse, 30" minus grade) 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.



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	DATE
	DESIGN REVIEW	12.23.21
	REVISED DRC DRAWINGS	07.06.22

Defensible Space Requirements Plan

Scale: 1" = 50'
Drawn by: IH

L0.03

LEGEND

- 1 SEEDD CONCRETE PAVING
- 2 AC PAVING
- 3 CRUSHED ROCK W/ STABILIZER
- 4 CRUSHED ROCK PAVING
- 5 CONCRETE PAVING
- 6 CONCRETE STEPS
- 7 STONE SITE WALLS
- 8 TIMBER FENCING



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THE KENWOOD RANCH WINERY

1180 Campagna Lane
Kenwood, CA 95409

APN: 05-0260-012

Issue set: REVISED DRC DRAWINGS
Issue date: 07/06/22

Revisions:

REV	DESCRIPTION	DATE
1	DESIGN REVIEW	12/21/21
2	REVISED DRC DRAWINGS	07/06/22

Landscape Site Plan

Scale: 1" = 50'
Drawn by: JH

L1.0

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes	Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES											
	4	Acer macrophyllum	Big Leaf Maple	36" box	Drip Irrigation as shown		12	Garrya elliptica	Waxleaf Yucca	5 gal + 15 gal	Drip Irrigation as shown
	56	Quercus agrifolia	California Live Oak	36" box, 48" box	Multi or Std.		143	Heteromeles arbutifolia	Toyon	5 gal, 15 gal, 24" box	as shown
	6	Quercus engelmannii	Pasadena oak	48" box	as shown		111	Rhamnus californica 'Eve Case'	Eve Case Coffeeberry	5 gal + 15 gal	as shown
	32	Quercus kelloggii	Black Oak	36" box, 48" box	as shown		109	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal + 15 gal	as shown
	29	Quercus lobata	Valley Oak	36" box, 48" box	as shown						
	32	Quercus wislizeni	Interior Pine oak	36" box, 48" box	as shown						

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

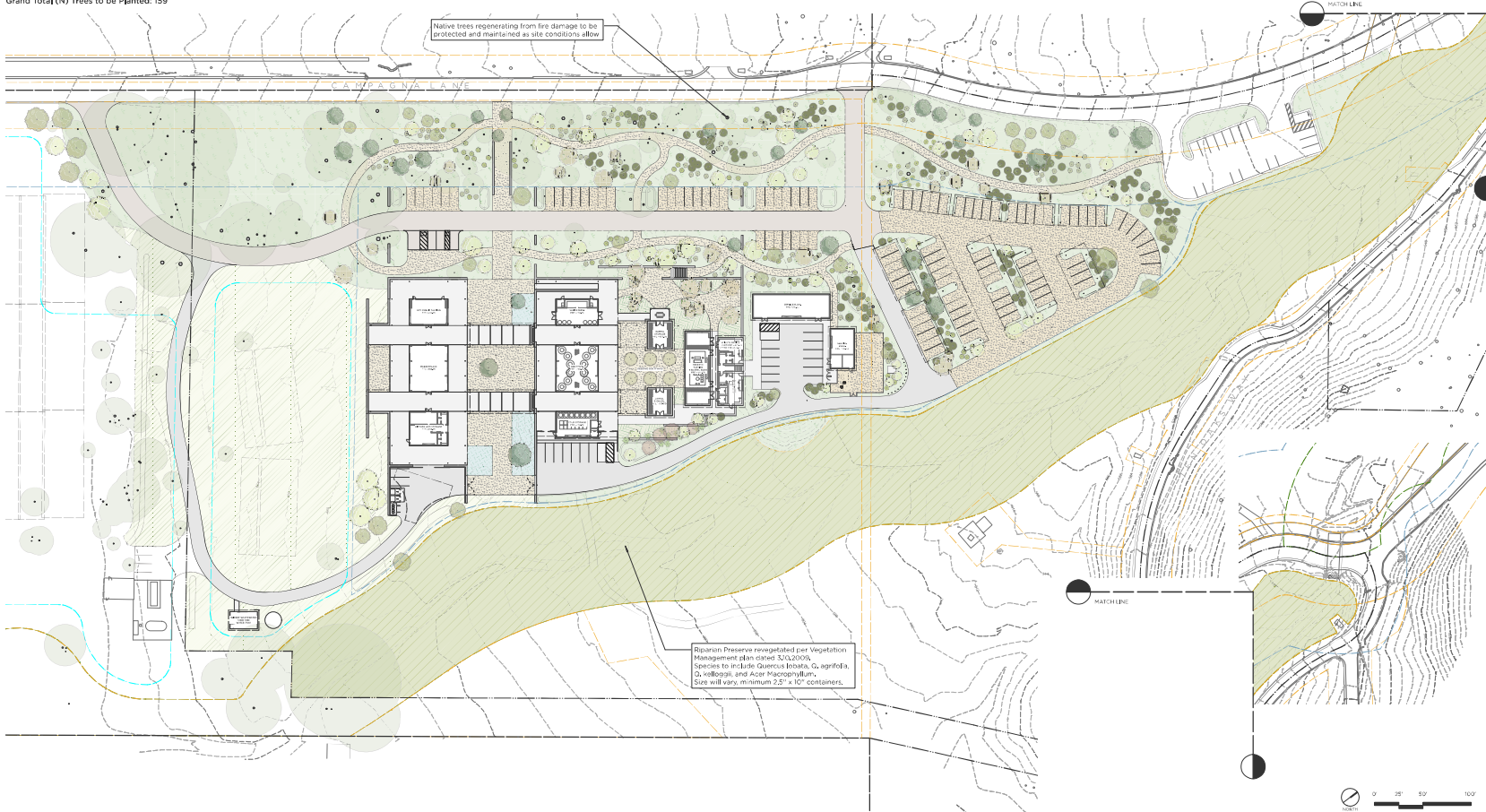
Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
NATIVE WOODLAND MEADOW					
	158,339 sq. ft.	Eschscholzia californica Festuca californica Festuca rubra Festuca rubra 'Molde' Lupinus nanus Festuca californica	California Poppy California Fescue Banks Molde Red Fescue Slip Lupine California Fescue	Hydroseeded Hydroseeded Hydroseeded Hydroseeded Hydroseeded 1 gal + 5 gal	No Irrigation
NATIVE OPEN MEADOW					
	87,387 sq. ft.	Danthonia californica Eschscholzia californica Festuca californica Festuca rubra 'Molde' Lupinus nanus Muhlenbergia rigens	California Oatgrass California Poppy Banks Molde Red Fescue Slip Lupine Deer Grass	Hydroseeded Hydroseeded Hydroseeded Hydroseeded Hydroseeded 1 gal + 5 gal	No Irrigation
CENTRAL COURTYARD					
	3,130 sq. ft.	Achillea spp. Eschscholzia californica Festuca californica	Yarrow spp. California Poppy California Fescue	1 gal 1 gal 1 gal + 5 gal	Drip Irrigation
WOODLAND TASTING GARDEN					
	5,134 sq. ft.	Arctostaphylos 'Emerald Carpet' Arctostaphylos 'Pacific Mist' Muhlenbergia rigens	Emerald Carpet Manzanita Pacific Mist Manzanita Deer Grass	1 gal + 5 gal 1 gal + 5 gal 1 gal + 5 gal	Drip Irrigation

PLANTING NOTES

1. No plant greater than 18" tall shall be planted below a tree.
2. Plants within zones 1 and 2 shall be well-irrigated.
3. Dead plants shall be removed immediately.
4. See annual maintenance requirements in the Vegetation Management Plan, March 10, 2009. Cal Fire California State Guidelines and Public Resource Code and Fire Safe from the Sonoma County Fire Code (5.0.0.0) for further maintenance requirements.



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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

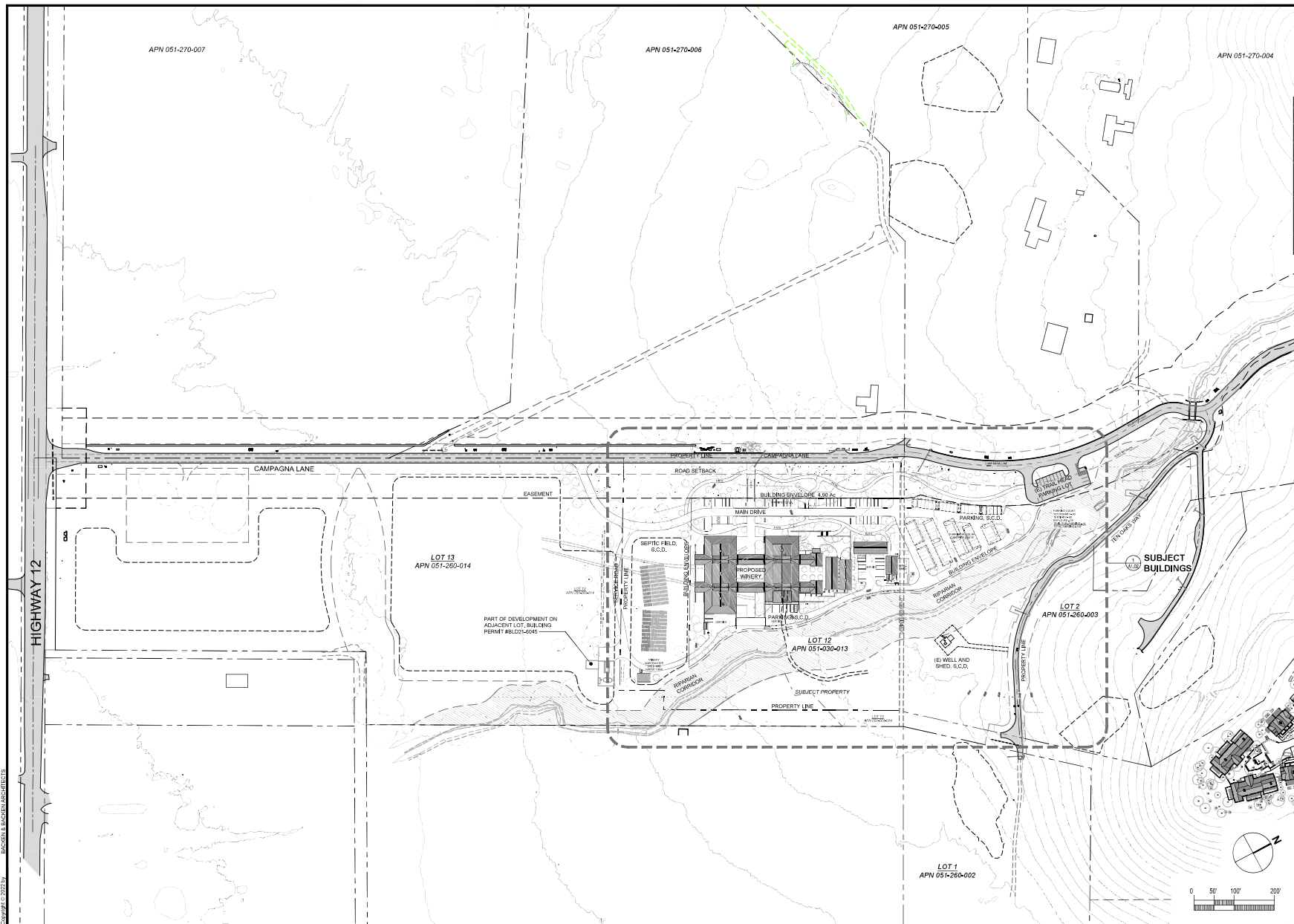
Revisions:

REV	DESCRIPTION	DATE
	DESIGN REVIEW	12.23.21
	REVISED DRC DRAWINGS	07/06/22

Planting Plan

Scale: 1" = 50'
Drawn by: IH

L3.0



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THE KENWOOD RANCH
WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

[illegible]OVERALL
SITE PLAN

1"=100'

A1.01

THE KENWOOD RANCH
WINERY

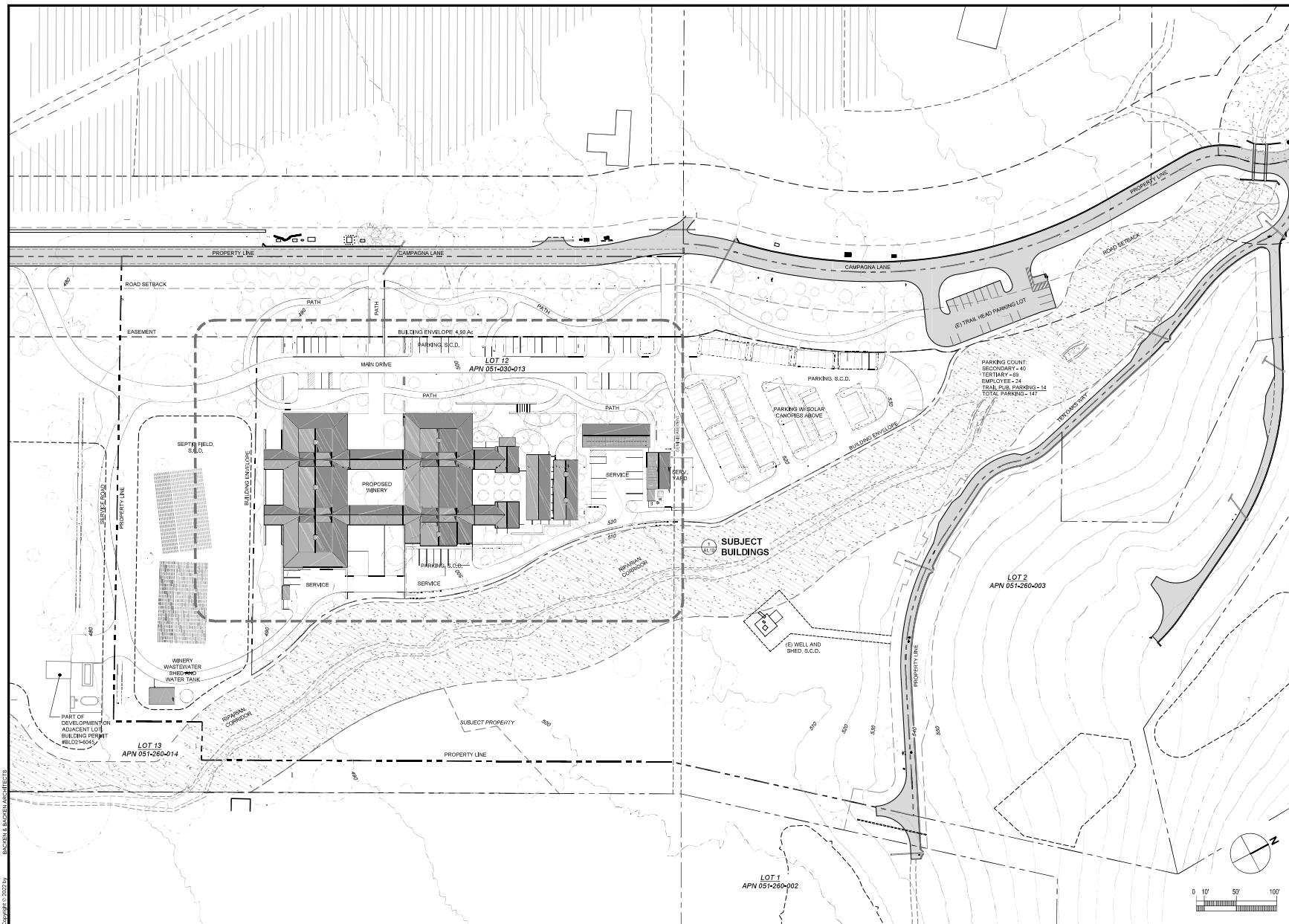
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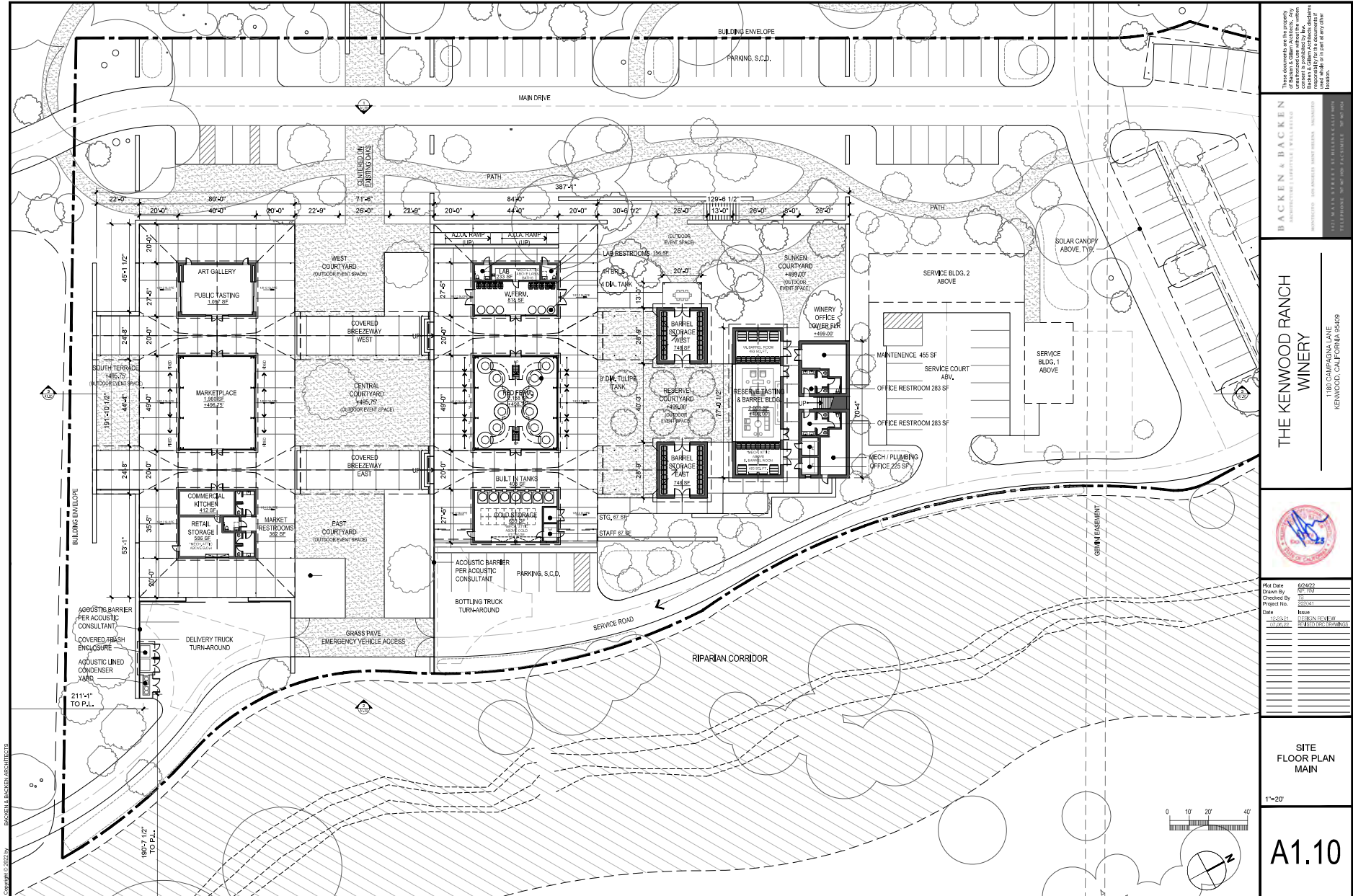
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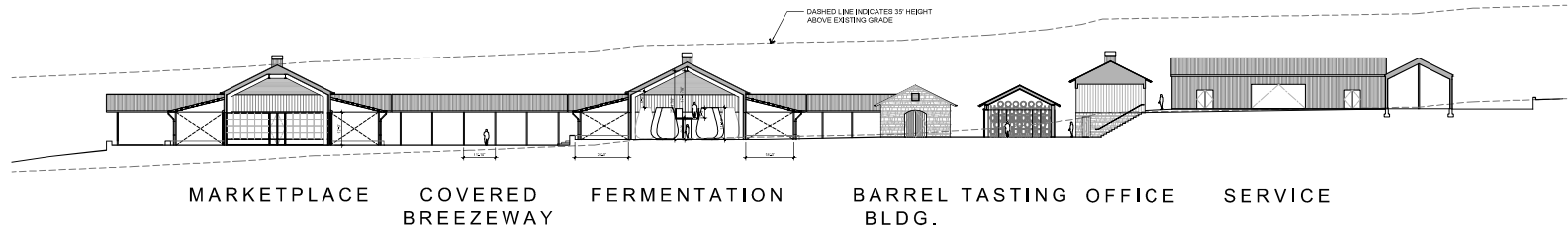
WINERY PROPERTY PLAN

1"=50'

A1.02

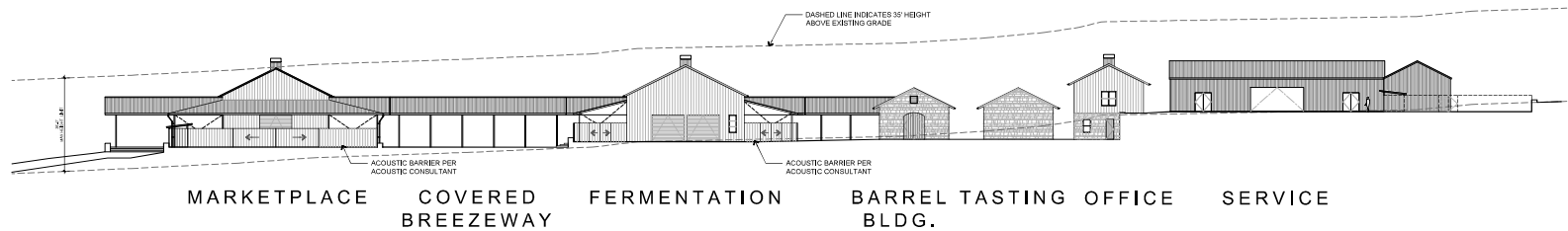






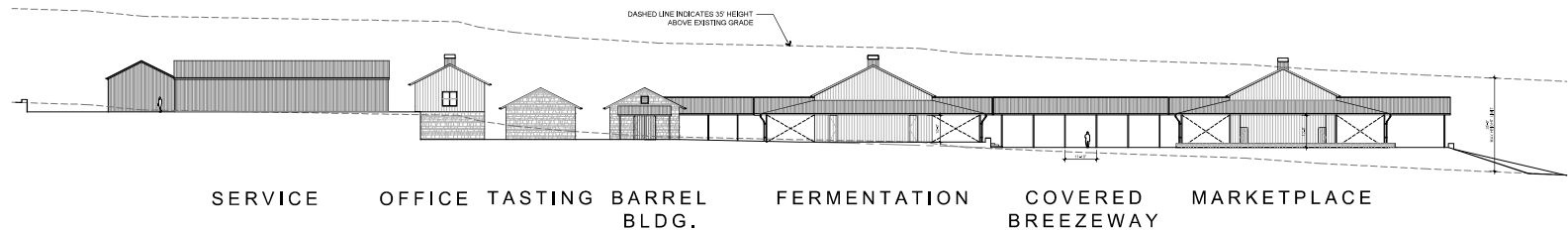
3 SITE SECTION - FACING WEST
A1.20

SCALE: 1" = 20'-0"



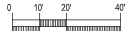
2 SITE ELEVATION - EAST
A1.20

SCALE: 1" = 20'-0"



1 SITE ELEVATION - WEST
A1.20

SCALE: 1" = 20'-0"



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**THE KENWOOD RANCH
WINERY**

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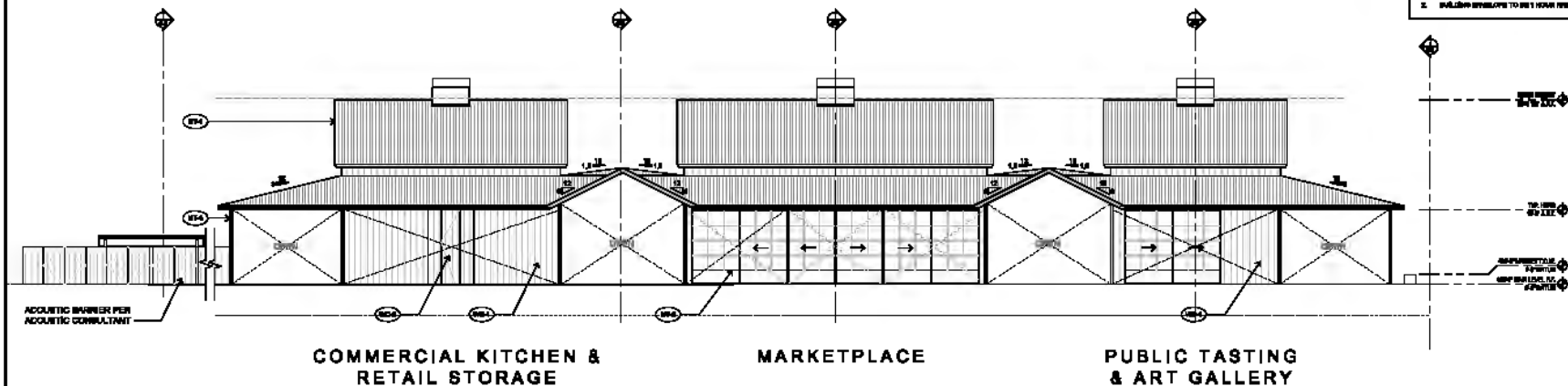


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12	03/10/21	CB	CB
13	03/10/21	CB	CB
14	03/10/21	CB	CB
15	03/10/21	CB	CB
16	03/10/21	CB	CB
17	03/10/21	CB	CB
18	03/10/21	CB	CB
19	03/10/21	CB	CB
20	03/10/21	CB	CB

**SITE ELEVATIONS
& SECTIONS**

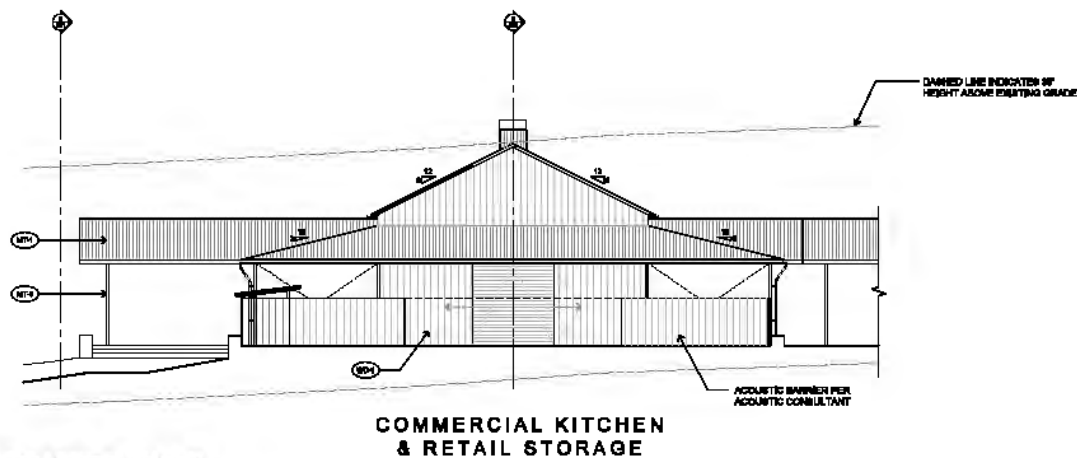
1"=20"

A1.20



② MARKETPLACE - NORTH ELEVATION

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



① MARKETPLACE - EAST ELEVATION

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

MATERIAL KEY:

MT-1 10' CORRUGATED METAL ROOFING
 MT-2 2x12 INSIDE WINDOW AND DOORS
 MT-3 2x12 INSIDE DOOR CASE
 MT-4 10' CORRUGATED METAL ROOFING
 MT-5 2x12 INSIDE DOOR CASE
 MT-6 2x12 INSIDE DOOR CASE
 MT-7 2x12 INSIDE DOOR CASE
 MT-8 2x12 INSIDE DOOR CASE
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 MT-99 2x12 INSIDE DOOR CASE
 MT-100 2x12 INSIDE DOOR CASE

BACKIN A BAKIN

THE KENWOOD RANCH WINERY

1180 CAMPBELL LANE
 REMEDIO, CALIFORNIA 94588



File No.	10/10/10
Drawn By	10/10/10
Checked By	10/10/10
Project No.	10/10/10
Date	10/10/10
Client	10/10/10
Location	10/10/10
Project Name	10/10/10
Project Address	10/10/10
Project Phone	10/10/10
Project Email	10/10/10
Project Website	10/10/10
Project Social Media	10/10/10
Project Other	10/10/10

ELEVATIONS MARKETPLACE

1/8" = 1'-0"

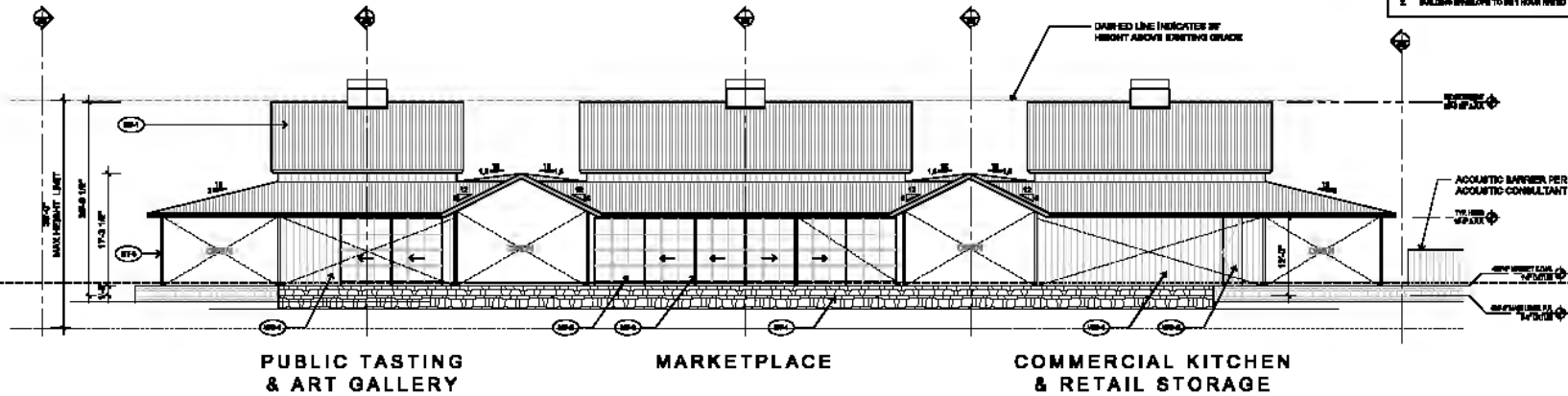
A3.10

MATERIAL KEY:

- MT-1 10" CORRUGATED METAL ROOFING
- MT-2 2x12 WOODSHEATH DOORS
- MT-3 2x12 WOODSHEATH DOORS
- MT-4 10" CORRUGATED METAL ROOFING
- MT-5 2x12 WOODSHEATH DOORS
- MT-6 2x12 WOODSHEATH DOORS
- MT-7 2x12 WOODSHEATH DOORS
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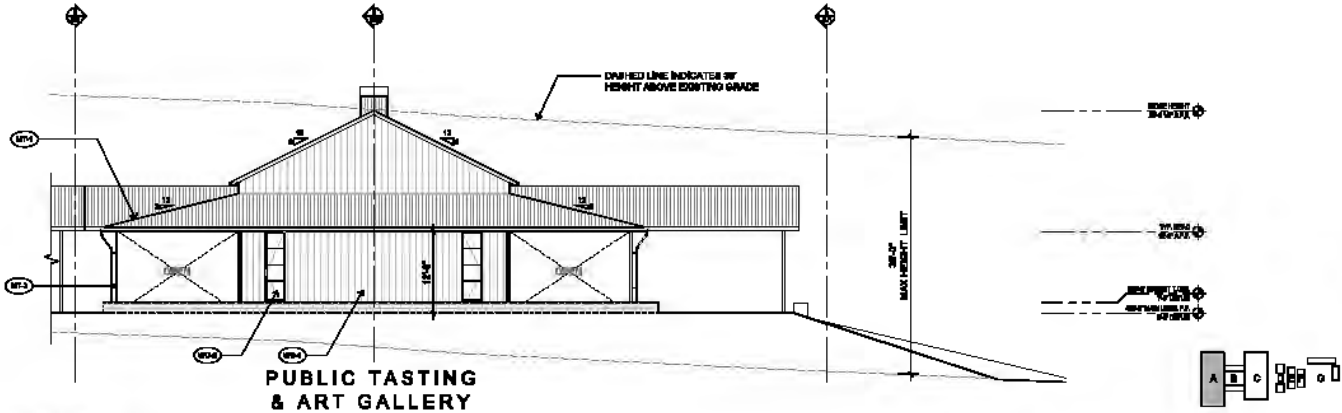
NOTES:

1. SEE MATERIAL BARRIER PER ADDITIONAL INFORMATION
2. BARRIER SPACING TO BE 1 HOUR FIRE



2 MARKETPLACE - SOUTH ELEVATION

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



1 MARKETPLACE - WEST ELEVATION

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

THE KENWOOD RANCH WINERY
1180 GARDEN LANE
REDAWOOD, CALIFORNIA 96080

THE KENWOOD RANCH WINERY
1180 GARDEN LANE
REDAWOOD, CALIFORNIA 96080



Project No.	1180
Client	THE KENWOOD RANCH WINERY
Architect	ARCHITECT
Date	11/11/11
Scale	1/8" = 1'-0"
Notes	
Revisions	
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ELEVATIONS
MARKETPLACE

1/8" = 1'-0"

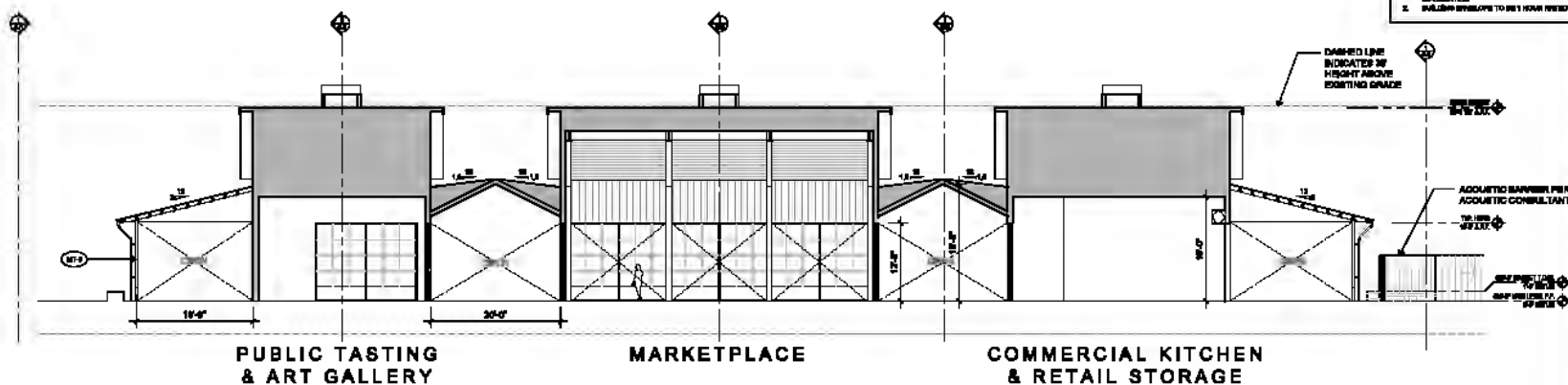
A3.11

MATERIAL KEY:

- MT-1 10" CORRUGATED METAL ROOFING
- MT-2 2x12 WINDSHIELD DOORS
- MT-3 2x12 WINDSHIELD DOORS
- MT-4 10" CORRUGATED METAL ROOFING
- MT-5 2x12 WINDSHIELD DOORS
- MT-6 2x12 WINDSHIELD DOORS
- MT-7 2x12 WINDSHIELD DOORS
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- MT-99 2x12 WINDSHIELD DOORS
- MT-100 2x12 WINDSHIELD DOORS

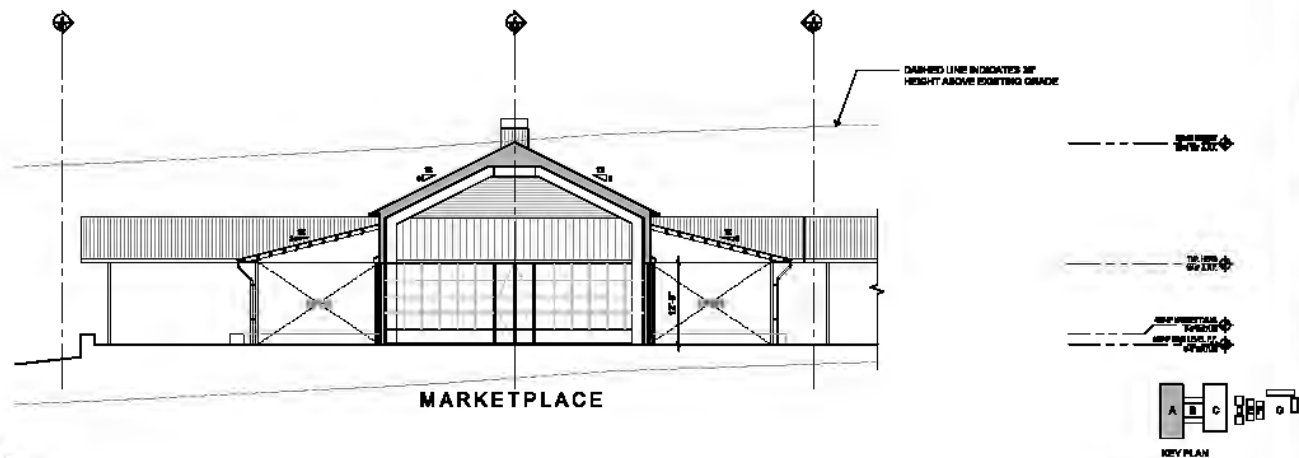
NOTES:

- SEE MATERIAL BARBERS FOR ADDITIONAL INFORMATION
- SEE MATERIAL BARBERS FOR ADDITIONAL INFORMATION



2 MARKETPLACE SECTION

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



1 MARKETPLACE SECTION

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

BACKIN A BARKIN

THE KENWOOD RANCH WINERY



1180 GARDENHILL LANE
REINWOOD, CALIFORNIA 94668

SECTIONS
MARKETPLACE

1/8"=1'-0"

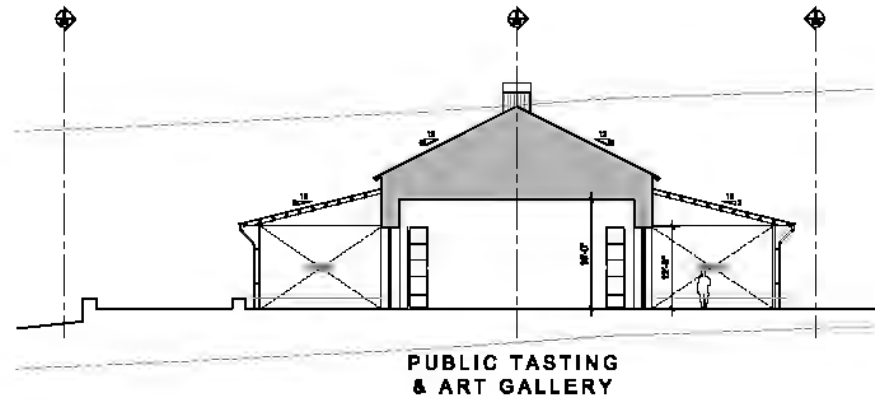
A3.12

MATERIAL KEY:

- MT-1 2"X4 COMBUSTIBLE METAL ROOFING
- MT-2 2"X4 COMBUSTIBLE METAL ROOFING
- MT-3 2"X4 COMBUSTIBLE METAL ROOFING
- MT-4 2"X4 COMBUSTIBLE METAL ROOFING
- MT-5 2"X4 COMBUSTIBLE METAL ROOFING
- MT-6 2"X4 COMBUSTIBLE METAL ROOFING
- MT-7 2"X4 COMBUSTIBLE METAL ROOFING
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- MT-96 2"X4 COMBUSTIBLE METAL ROOFING
- MT-97 2"X4 COMBUSTIBLE METAL ROOFING
- MT-98 2"X4 COMBUSTIBLE METAL ROOFING
- MT-99 2"X4 COMBUSTIBLE METAL ROOFING
- MT-100 2"X4 COMBUSTIBLE METAL ROOFING

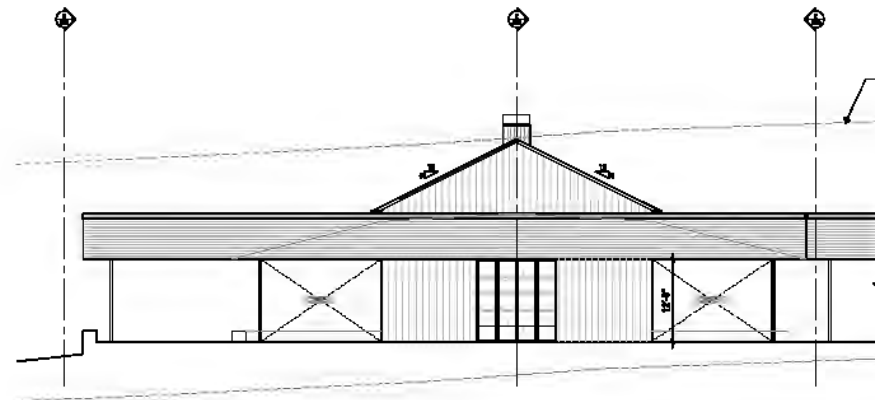
NOTES:

1. SEE MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION
2. BUILDING ELEVATIONS TO BE 1 HOUR FIRE RATED



2 MARKETPLACE SECTION

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



1 MARKETPLACE SECTION

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

THE KENWOOD RANCH WINERY
1180 GARDEN LANE
REDWOOD, CALIFORNIA 96078

THE KENWOOD RANCH WINERY
1180 GARDEN LANE
REDWOOD, CALIFORNIA 96078



Project Name	THE KENWOOD RANCH WINERY
Client	THE KENWOOD RANCH WINERY
Architect	JOHN J. BROWN, ARCHITECT
Scale	1/8" = 1'-0"
Date	10/10/10
Drawn By	JOHN J. BROWN
Checked By	JOHN J. BROWN
Project No.	1180 GARDEN LANE
Sheet No.	A3.13

SECTIONS
MARKETPLACE

1/8" = 1'-0"

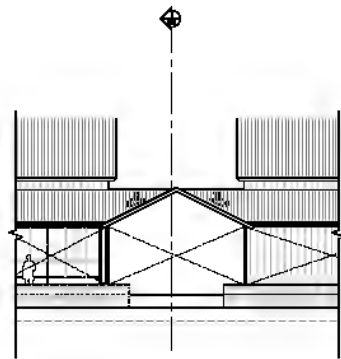
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MATERIAL KEY:

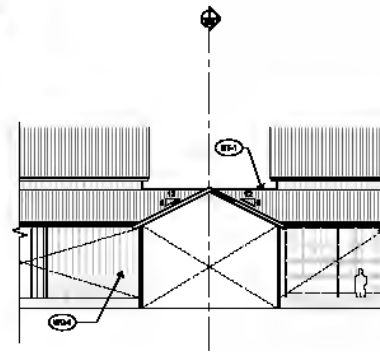
- MT-1 2"X4 COMBUSTIBLE METAL ROOFING
- MT-2 2"X4 INSULATED METAL ROOFING
- MT-3 2"X4 STEEL CEILING
- MT-4 2"X4 COMBUSTIBLE METAL ROOFING
- MT-5 2"X4 STEEL CEILING
- MT-6 2"X4 INSULATED METAL ROOFING
- MT-7 2"X4 STEEL CEILING
- MT-8 2"X4 COMBUSTIBLE METAL ROOFING
- MT-9 2"X4 STEEL CEILING
- MT-10 2"X4 COMBUSTIBLE METAL ROOFING
- MT-11 2"X4 STEEL CEILING
- MT-12 2"X4 COMBUSTIBLE METAL ROOFING
- MT-13 2"X4 STEEL CEILING
- MT-14 2"X4 COMBUSTIBLE METAL ROOFING
- MT-15 2"X4 STEEL CEILING
- MT-16 2"X4 COMBUSTIBLE METAL ROOFING
- MT-17 2"X4 STEEL CEILING
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- MT-96 2"X4 COMBUSTIBLE METAL ROOFING
- MT-97 2"X4 STEEL CEILING
- MT-98 2"X4 COMBUSTIBLE METAL ROOFING
- MT-99 2"X4 STEEL CEILING
- MT-100 2"X4 COMBUSTIBLE METAL ROOFING

NOTES:

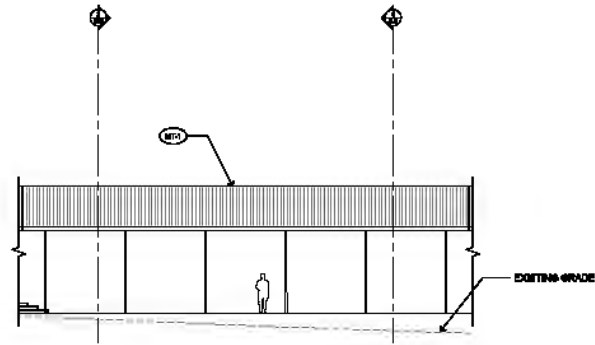
1. SEE MATERIAL BARRIER FOR ADDITIONAL INFORMATION
2. BARRIER SPACING TO BE 1 HOUR FIRE



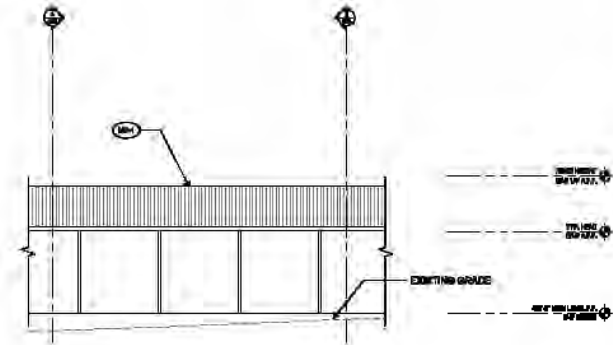
4 COVERED BREEZEWAY EAST - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 COVERED BREEZEWAY EAST - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 COVERED BREEZEWAY EAST - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 COVERED BREEZEWAY EAST - EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

BACK IN A BARK

THE KENWOOD RANCH WINERY

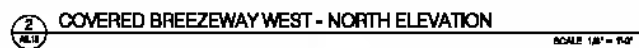
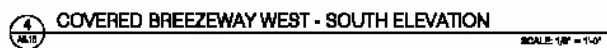


Project No.	1000
Client	THE KENWOOD RANCH WINERY
Location	1180 CAMPBELL AVE, REDWOOD, CALIFORNIA 96088
Architect	DAVID J. BROWN, ARCHITECT
Scale	1/8" = 1'-0"
Date	10/10/10
Drawn By	DAVID J. BROWN
Checked By	DAVID J. BROWN
Project No.	1000
Client	THE KENWOOD RANCH WINERY
Location	1180 CAMPBELL AVE, REDWOOD, CALIFORNIA 96088
Architect	DAVID J. BROWN, ARCHITECT
Scale	1/8" = 1'-0"
Date	10/10/10
Drawn By	DAVID J. BROWN
Checked By	DAVID J. BROWN

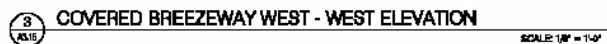
ELEVATIONS
COVERED
BREEZEWAY
EAST

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

A3.14



THE 1999
BEST



A3.15

[illegible]

MATERIAL KEY:

SFT-1 2"X4 COMPACTED WITH TOPPING
 SFT-2 2"X4 INSIDE AND CORNER
 SFT-3 2"X4 TOP COLUMN
 SFT-4 2"X4 COMPACTED METAL JOIST
 SFT-5 2"X4 BRIDGE JOIST
 SFT-6 2"X4 INSIDE METAL JOIST
 SFT-7 2"X4 INSIDE METAL JOIST
 SFT-8 2"X4 INSIDE METAL JOIST

NOTES:

1. SEE METEOROLOGICAL INFORMATION
2. BUILDING SPECIFICATIONS TO BE 1 HOUR FIRE

THE KENWOOD RANCH WINERY

THE KENWOOD RANCH WINERY

1100 GONGWILL LANE
REDAWOOD, CALIFORNIA 96081

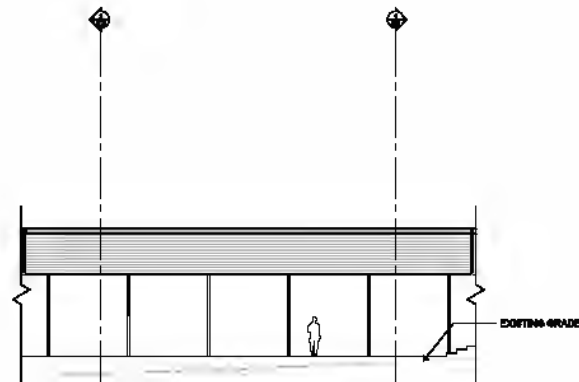


Project No.	10000
Client Name	THE KENWOOD RANCH WINERY
Project Name	COVERED BREEZEWAY
Date	10/10/00
Drawn By	JOHN H. HARRIS
Checked By	JOHN H. HARRIS
Project No.	10000
Client Name	THE KENWOOD RANCH WINERY
Project Name	COVERED BREEZEWAY
Date	10/10/00
Drawn By	JOHN H. HARRIS
Checked By	JOHN H. HARRIS

SECTIONS COVERED BREEZEWAY

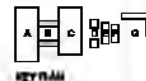
SCALE: 1/4" = 1'-0"

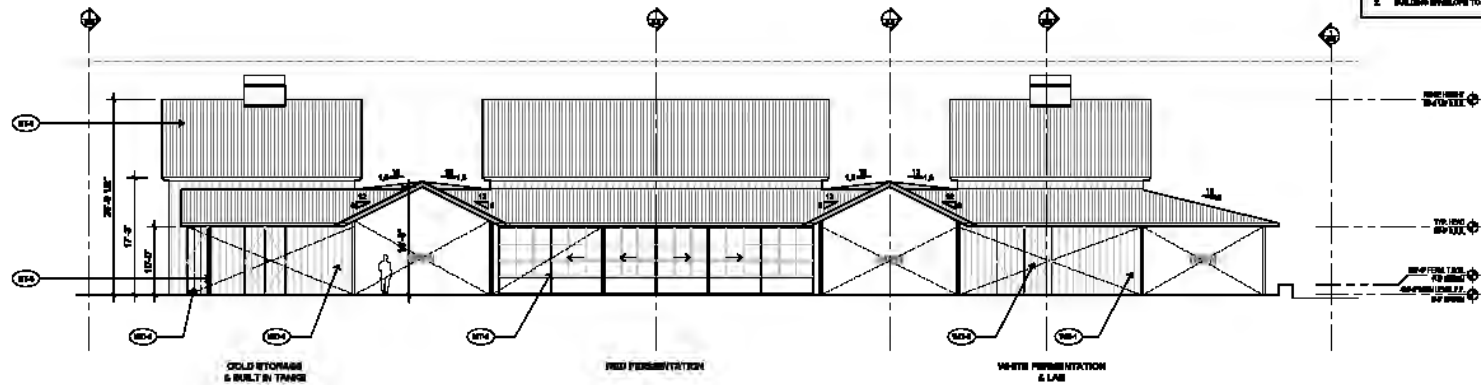
A3.16



1 COVERED BREEZEWAY - CROSS SECTION

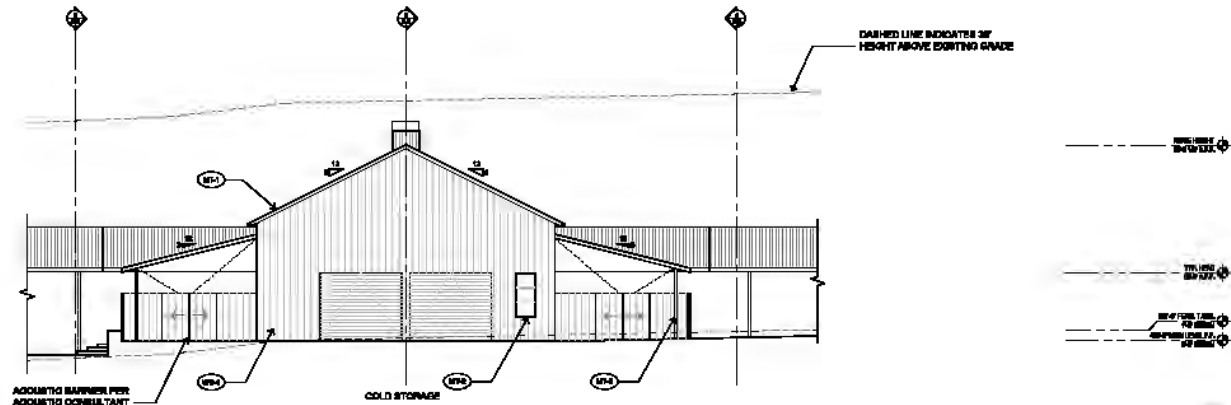
SCALE: 1/4" = 1'-0"





2 FERMENTATION - NORTH ELEVATION

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



1 FERMENTATION - EAST ELEVATION

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

MATERIAL KEY:

- MT-1 TOP CORRUGATED METAL, COLORED
- MT-2 EXTRA WIDE CORRUGATED METAL, COLORED
- MT-3 TOP CORRUGATED METAL, COLORED
- MT-4 TOP CORRUGATED METAL, COLORED
- MT-5 TOP CORRUGATED METAL, COLORED
- MT-6 TOP CORRUGATED METAL, COLORED
- MT-7 TOP CORRUGATED METAL, COLORED
- MT-8 TOP CORRUGATED METAL, COLORED
- MT-9 TOP CORRUGATED METAL, COLORED
- MT-10 TOP CORRUGATED METAL, COLORED
- MT-11 TOP CORRUGATED METAL, COLORED
- MT-12 TOP CORRUGATED METAL, COLORED
- MT-13 TOP CORRUGATED METAL, COLORED
- MT-14 TOP CORRUGATED METAL, COLORED
- MT-15 TOP CORRUGATED METAL, COLORED
- MT-16 TOP CORRUGATED METAL, COLORED
- MT-17 TOP CORRUGATED METAL, COLORED
- MT-18 TOP CORRUGATED METAL, COLORED
- MT-19 TOP CORRUGATED METAL, COLORED
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- MT-21 TOP CORRUGATED METAL, COLORED
- MT-22 TOP CORRUGATED METAL, COLORED
- MT-23 TOP CORRUGATED METAL, COLORED
- MT-24 TOP CORRUGATED METAL, COLORED
- MT-25 TOP CORRUGATED METAL, COLORED
- MT-26 TOP CORRUGATED METAL, COLORED
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- MT-30 TOP CORRUGATED METAL, COLORED
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- MT-35 TOP CORRUGATED METAL, COLORED
- MT-36 TOP CORRUGATED METAL, COLORED
- MT-37 TOP CORRUGATED METAL, COLORED
- MT-38 TOP CORRUGATED METAL, COLORED
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- MT-41 TOP CORRUGATED METAL, COLORED
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- MT-97 TOP CORRUGATED METAL, COLORED
- MT-98 TOP CORRUGATED METAL, COLORED
- MT-99 TOP CORRUGATED METAL, COLORED
- MT-100 TOP CORRUGATED METAL, COLORED

NOTES:

- SEE MATERIAL BARRIER FOR ADDITIONAL INFORMATION
- BARRIER BARRIER TO BE 1 HOUR FIRE

THE KENWOOD RANCH
WINERY

1180 CAMPBELL LANE
REDMOOD, CALIFORNIA 94068



Project No. 1180
Client: Kenwood Ranch
Architect: [Signature]
Date: 11/11/11
Scale: 1/8" = 1'-0"

ELEVATIONS
FERMENTATION

1/8" = 1'-0"

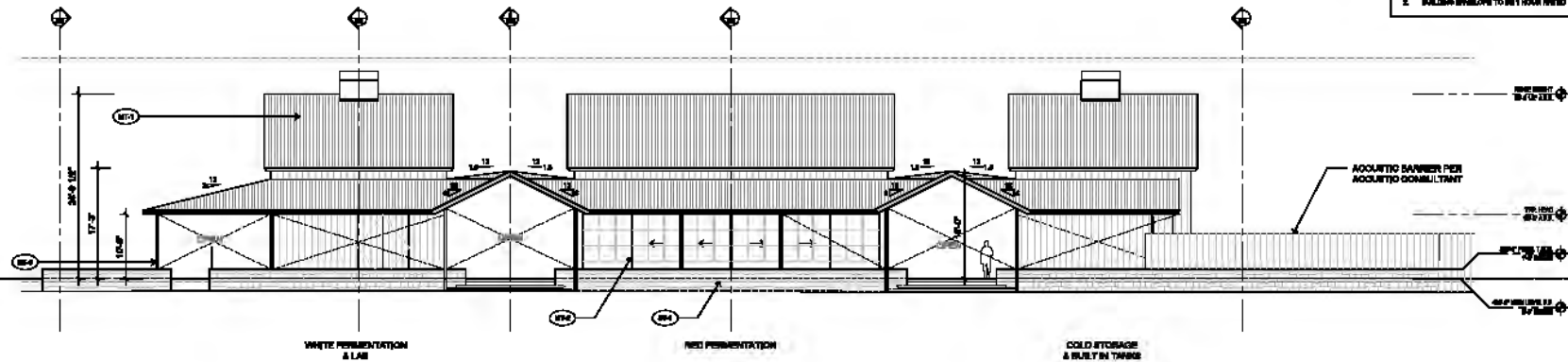
A3.20

MATERIAL KEY:

- MT-1 12" CORRUGATED METAL ROOFING
- MT-2 24" WIDE CORRUGATED METAL ROOFING
- MT-3 24" WIDE CORRUGATED METAL ROOFING
- MT-4 12" CORRUGATED METAL ROOFING
- MT-5 24" WIDE CORRUGATED METAL ROOFING
- MT-6 24" WIDE CORRUGATED METAL ROOFING
- MT-7 24" WIDE CORRUGATED METAL ROOFING
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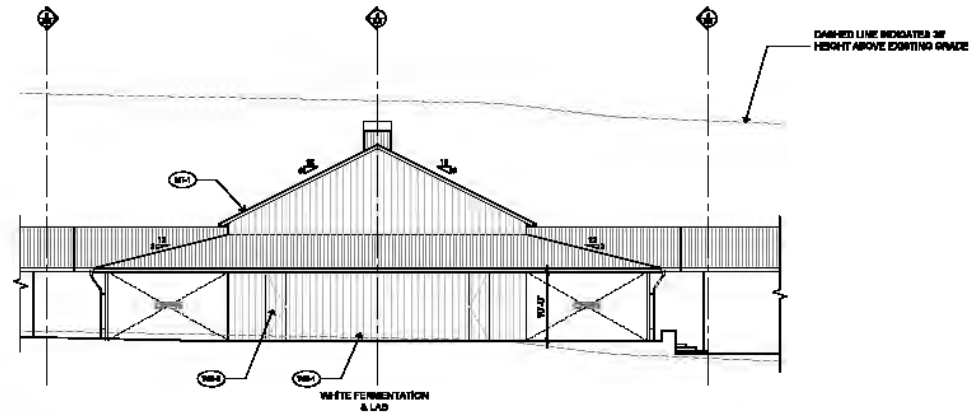
NOTES:

1. SEE MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION
2. BUILDING ENVELOPE TO BE 1 HOUR FIRE



2 FERMENTATION - SOUTH ELEVATION

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



1 FERMENTATION - WEST ELEVATION

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

BACKIN A BAKEN

THE KENWOOD RANCH WINERY



Project No.	10000
Client	THE KENWOOD RANCH
Location	1180 CAMPBELL AVE, REMED, CALIFORNIA 94588
Date	10/10/10
Drawn By	ARCHITECT
Checked By	ARCHITECT
Project No.	10000
Client	THE KENWOOD RANCH
Location	1180 CAMPBELL AVE, REMED, CALIFORNIA 94588
Date	10/10/10
Drawn By	ARCHITECT
Checked By	ARCHITECT

ELEVATIONS
FERMENTATION

1/8" = 1'-0"

A3.21

MT-1	TOP COMBINATION METAL FOOTING
MT-2	METAL SHROUDS AND CLAMP
MT-3	SPRINKLER CABLE
MT-4	TOP COMBINATION METAL SHIMS
MT-5	SHIM VIBRATOR
MT-6	REINFORCED METAL WOOD BEAMS
MT-7	SHIMMED SPREAD PLATE CLAMP

NOTES

1. SEE INTERNAL BUREAU FOR ADDITIONAL INFORMATION
2. BULKY ENVELOPE TO BE KEPT OPEN

HA: A; Z; e; H; A; x; L; Z

THE KENWOOD RANCH
WINERY

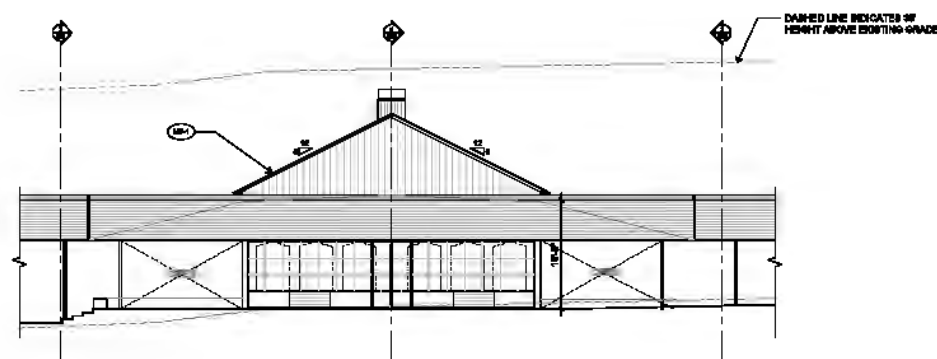
1180 CAMPBELL AVE
EMERYVILLE, CALIF 94608[illegible]

SECTIONS

FERMENTATION

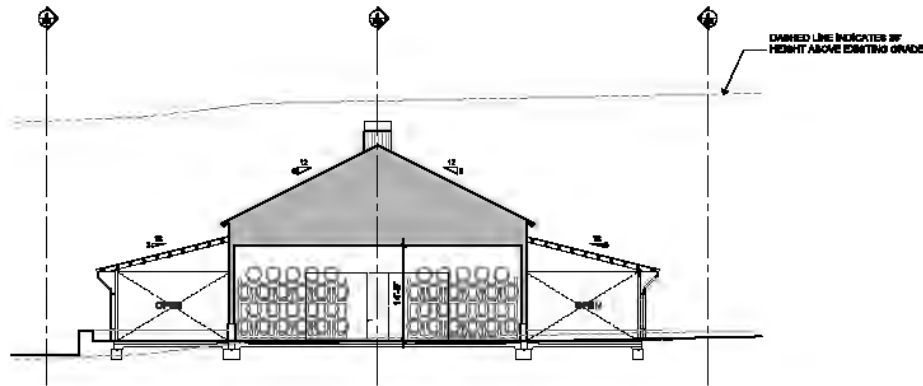
NEW!

A3.22



2 FERMENTATION - CROSS SECTION @ BREEZE WAY

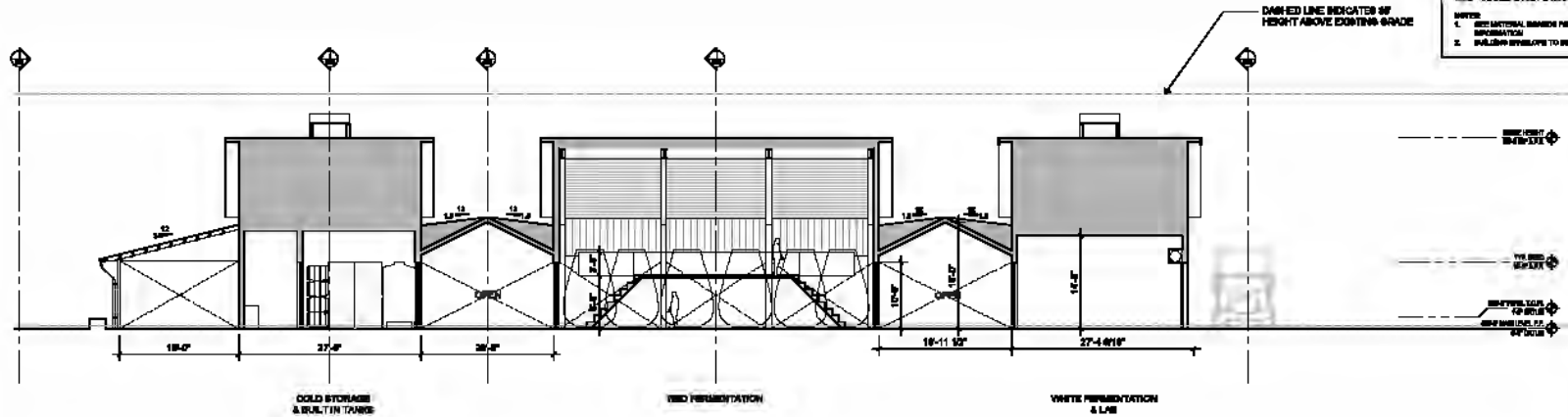
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① FERMENTATION - CROSS SECTION @ RED FERMENTATION

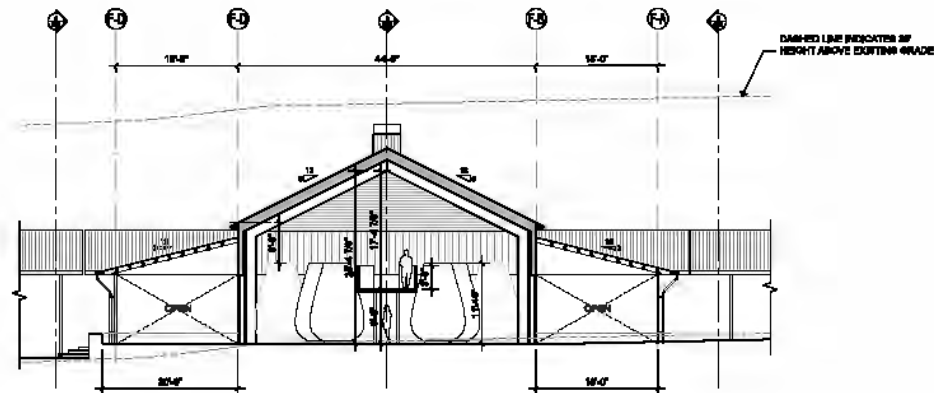
SCALE: 1/8" = 1'-0"





2 FERMENTATION - LONGITUDINAL SECTION

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



1 FERMENTATION - CROSS SECTION @ RED FERMENTATION

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

MATERIAL KEY:

- MT-1 12" COMBUSTIBLE METAL ROOFING
- MT-2 12" COMBUSTIBLE METAL ROOFING
- MT-3 12" COMBUSTIBLE METAL ROOFING
- MT-4 12" COMBUSTIBLE METAL ROOFING
- MT-5 12" COMBUSTIBLE METAL ROOFING
- MT-6 12" COMBUSTIBLE METAL ROOFING
- MT-7 12" COMBUSTIBLE METAL ROOFING
- MT-8 12" COMBUSTIBLE METAL ROOFING
- MT-9 12" COMBUSTIBLE METAL ROOFING
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- MT-99 12" COMBUSTIBLE METAL ROOFING
- MT-100 12" COMBUSTIBLE METAL ROOFING

NOTES:

- SEE MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION
- BUILDING SPECIFICATIONS TO BE IN ACCORDANCE WITH THE 2018 IBC

THE KENWOOD RANCH
WINERY

1180 CAMPBELL LANE
REDMOOD, CALIFORNIA 94068

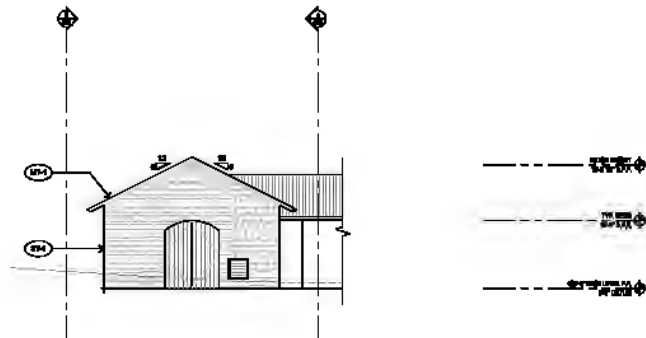


Project Name	THE KENWOOD RANCH WINERY
Client	THE KENWOOD RANCH WINERY
Architect	THE KENWOOD RANCH WINERY
Engineer	THE KENWOOD RANCH WINERY
Interior Designer	THE KENWOOD RANCH WINERY
Landscaper	THE KENWOOD RANCH WINERY
Structural Engineer	THE KENWOOD RANCH WINERY
MEP Engineer	THE KENWOOD RANCH WINERY
Cost Estimator	THE KENWOOD RANCH WINERY
Construction Manager	THE KENWOOD RANCH WINERY
General Contractor	THE KENWOOD RANCH WINERY
Subcontractors	THE KENWOOD RANCH WINERY
Material Suppliers	THE KENWOOD RANCH WINERY
Other	THE KENWOOD RANCH WINERY

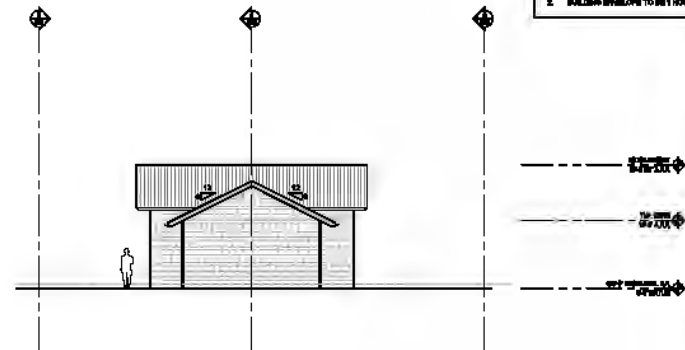
SECTIONS
FERMENTATION

1/8" = 1'-0"

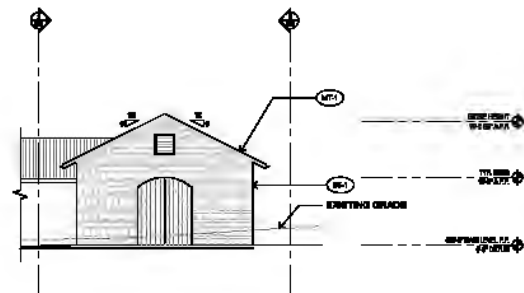
A3.23



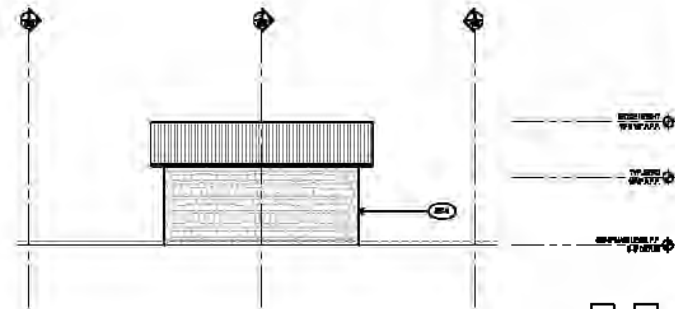
4 BARREL STORAGE EAST - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BARREL STORAGE EAST - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



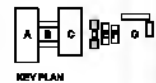
3 BARREL STORAGE EAST - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BARREL STORAGE EAST - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY:

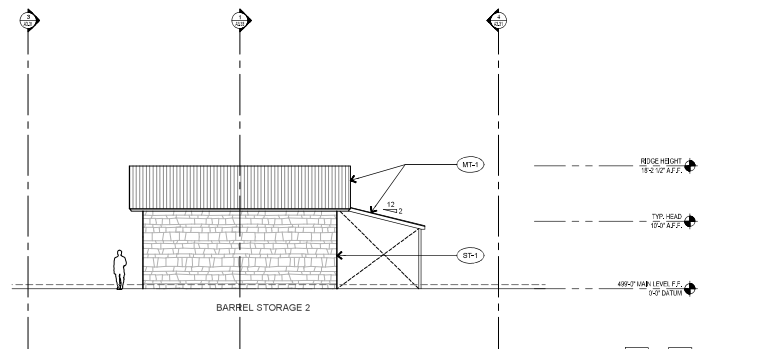
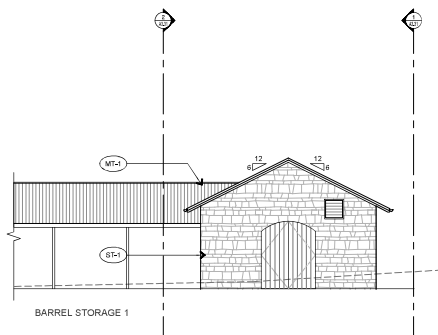
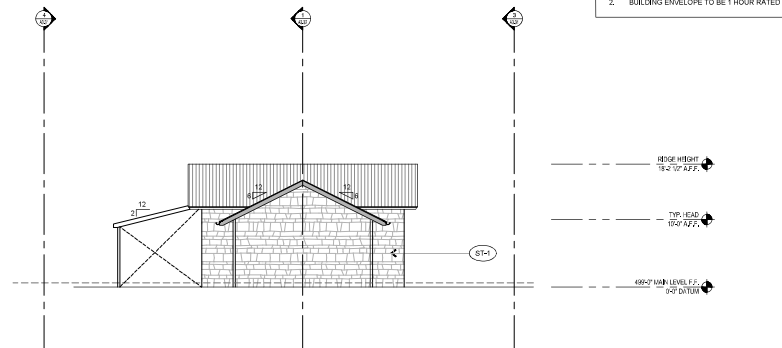
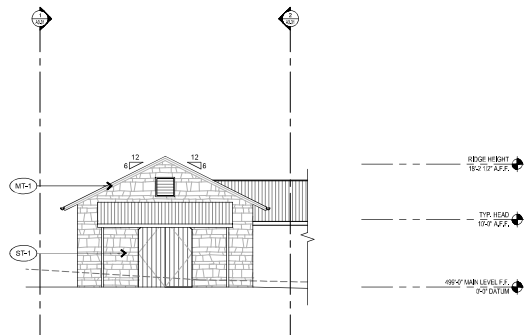
MT-1 12" CORRUGATED METAL ROOFING
MT-2 12" CORRUGATED METAL SIDING
MT-3 12" CORRUGATED METAL SIDING
MT-4 12" CORRUGATED METAL SIDING
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MT-100 12" CORRUGATED METAL SIDING



THE KENWOOD RANCH WINERY
1180 CAMPBELL AVE
REDWOOD, CALIFORNIA 96072

**ELEVATIONS
BARREL
STORAGE
EAST**
SCALE: 1/8" = 1'-0"

A3.30



MATERIAL KEY:

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

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NOTES:
1 SEE MATERIAL BOARDS FOR ADDIT

INFORMATION

2. BUILDING ENVELOPE TO BE 1 HOUR

THE KENWOOD RANCH
WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

[illegible]

Drawn By SP, RM

Checked By _____
Project No. 20041

Date	Issue
------	-------

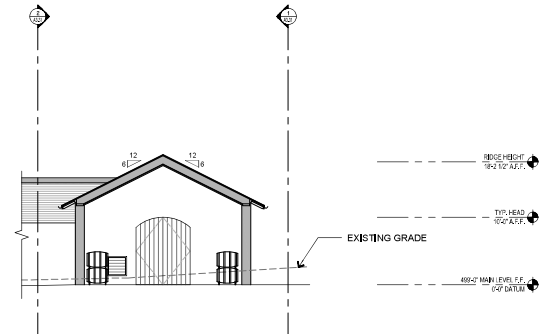
12.23.21 DESIGN REVIEW

07.06.22 REWISED LHC DRAW

ELEVATIONS
BARREL
STORAGE
WEST

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

A3.31



1 BARREL STORAGE EAST - CROSS SECTION
A3.32

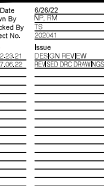
SCALE: 1/8" = 1'-0"

NOTES:

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

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

ACCOUNTING | LAWYERS | MARKETING
 STRATEGIES FOR GROWING BUSINESSES



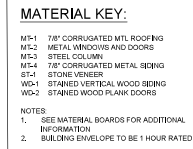
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A3.32

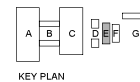


A3.40





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



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

THE KENWOOD RANCH
WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

[illegible]

SECTIONS
TASTING BLDG

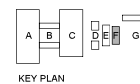
SCALE: 1/8" = 1'-0"

A3.41

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



THE KENWOOD RANCH
WINERY

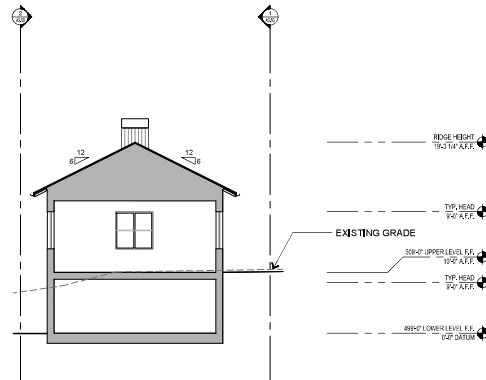
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

[illegible]

ELEVATIONS
OFFICE

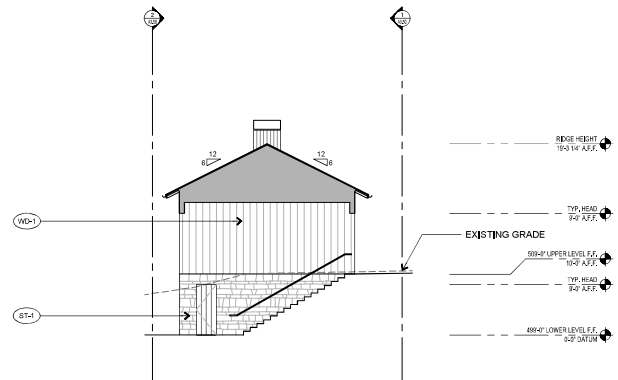
SCALE: 1/8" = 1'-0"

A3.50



2 OFFICE - CROSS SECTION

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



① OFFICE - CROSS SECTION

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

MATERIAL KEY:

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

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

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BACKEN & BACKEN
ARCHITECTURE | LIFETIME | WELLBEING
MONTECITO LOS ANGELES SAINT HELENA SACRAMENTO
1021 MAIN STREET ST. HELENA, CALIF. 95759
TELEPHONE 916.667.4926 FACSIMILE 916.667.4924

THE KENWOOD RANCH
WINERY

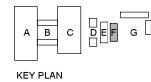
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

[illegible]

SECTIONS
OFFICE

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

A3.51





A3.61



MATERIAL KEY:

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

NOTES:

- SEE MATERIAL BOARDS FOR ADDITIONAL INFORMATION
- BUILDING ENVELOPE TO BE 1 HOUR RATED

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BACKEN & BACKEN
ARCHITECTS
1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 94949
TELEPHONE: 707-938-7500 FAX: 707-938-7501

THE KENWOOD RANCH WINERY

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 94949

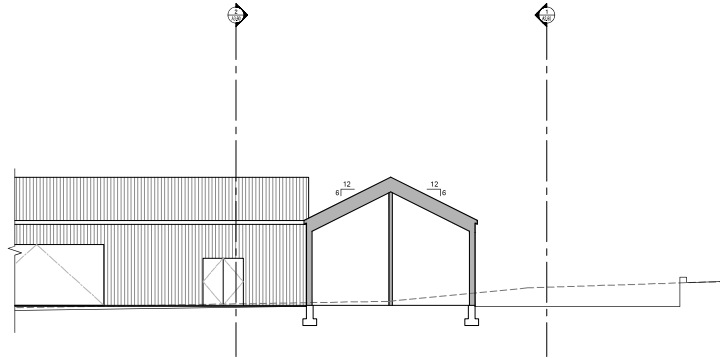


Rev Date	6/26/22
Drawn By	CB
Checked By	CB
Project No.	2022-01
Date	6/26/22
Issue	1.00
Issue	1.01
Issue	1.02
Issue	1.03
Issue	1.04
Issue	1.05
Issue	1.06
Issue	1.07
Issue	1.08
Issue	1.09
Issue	1.10
Issue	1.11
Issue	1.12
Issue	1.13
Issue	1.14
Issue	1.15
Issue	1.16
Issue	1.17
Issue	1.18
Issue	1.19
Issue	1.20

SECTIONS SERVICE BUILDING 1 & 2

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

A3.62



ROOF HEIGHT
18'-3 3/4" AT 1/2"

GARAGE DOOR HEAD
10'-0" DATUM

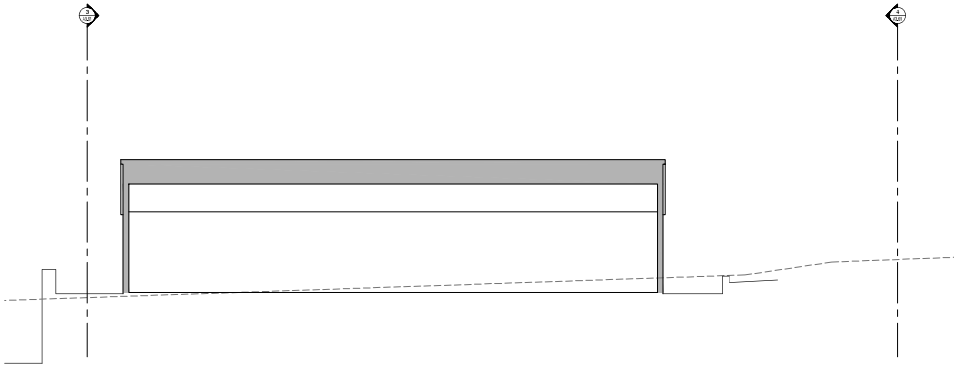
DOOR HEAD
7'-0" DATUM

SIDE WALK LEVEL
1'-0" DATUM

2
A3.62

SERVICE BLDG 1 - CROSS SECTION

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



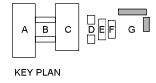
ROOF HEIGHT
18'-3 3/4" AT 1/2"

SIDE WALK LEVEL
1'-0" DATUM

1
A3.62

SERVICE BLDG 2 - LONGITUDINAL SECTION

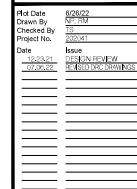
SCALE: 1/8" = 1'-0"



KEY PLAN

BACKEN & BACKEN
ARCHITECTURE | LIFETIME | WELL BEING
MONTECITO LOS ANGELES SAINT HELENA AUCAMALTO
1421 MAIN STREET ST HELENA CALIF 94754
P. 916.434.1111 WWW.BACKENANDBACKEN.COM

1180 CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

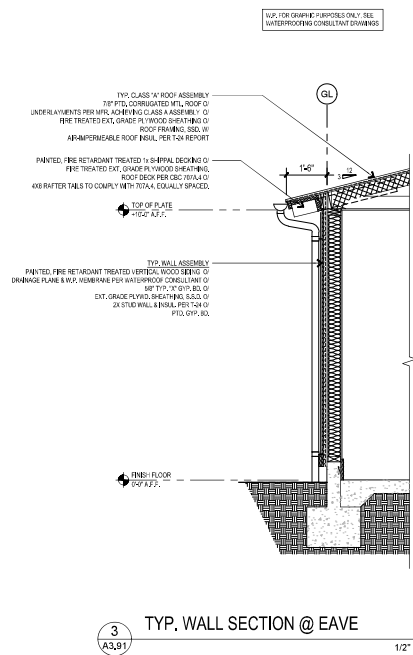
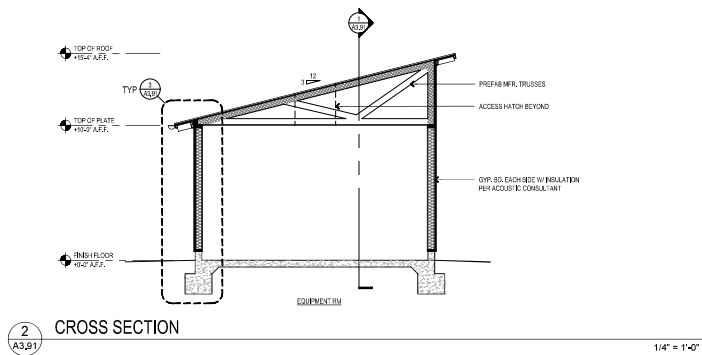
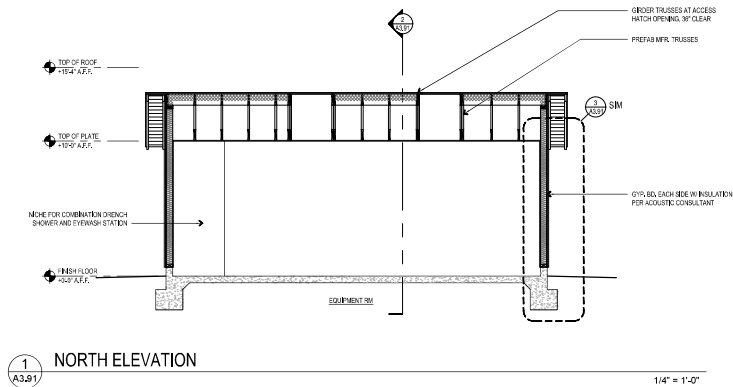


1/4"=1'-0"

A3.90



NOTE:
PROVIDE SOUND ABSORPTIVE TREATMENT TO 33% MINIMUM OF THE SURFACE AREA OF THE WALLS AND CEILINGS OF THE EQUIPMENT ROOM PER ACOUSTIC CONSULTANTS



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BACKEN & BACKEN
ARCHITECTURE | LIFETIME | WELLBEING
MONTECITO LOS ANGELES SAINT HELENA SAN CARLOS
1421 MAIN STREET ST. HELENA, CA 95759
TELEPHONE 707.807.9020 FACSIMILE 707.807.9024

THE KENWOOD RANCH
WINERY

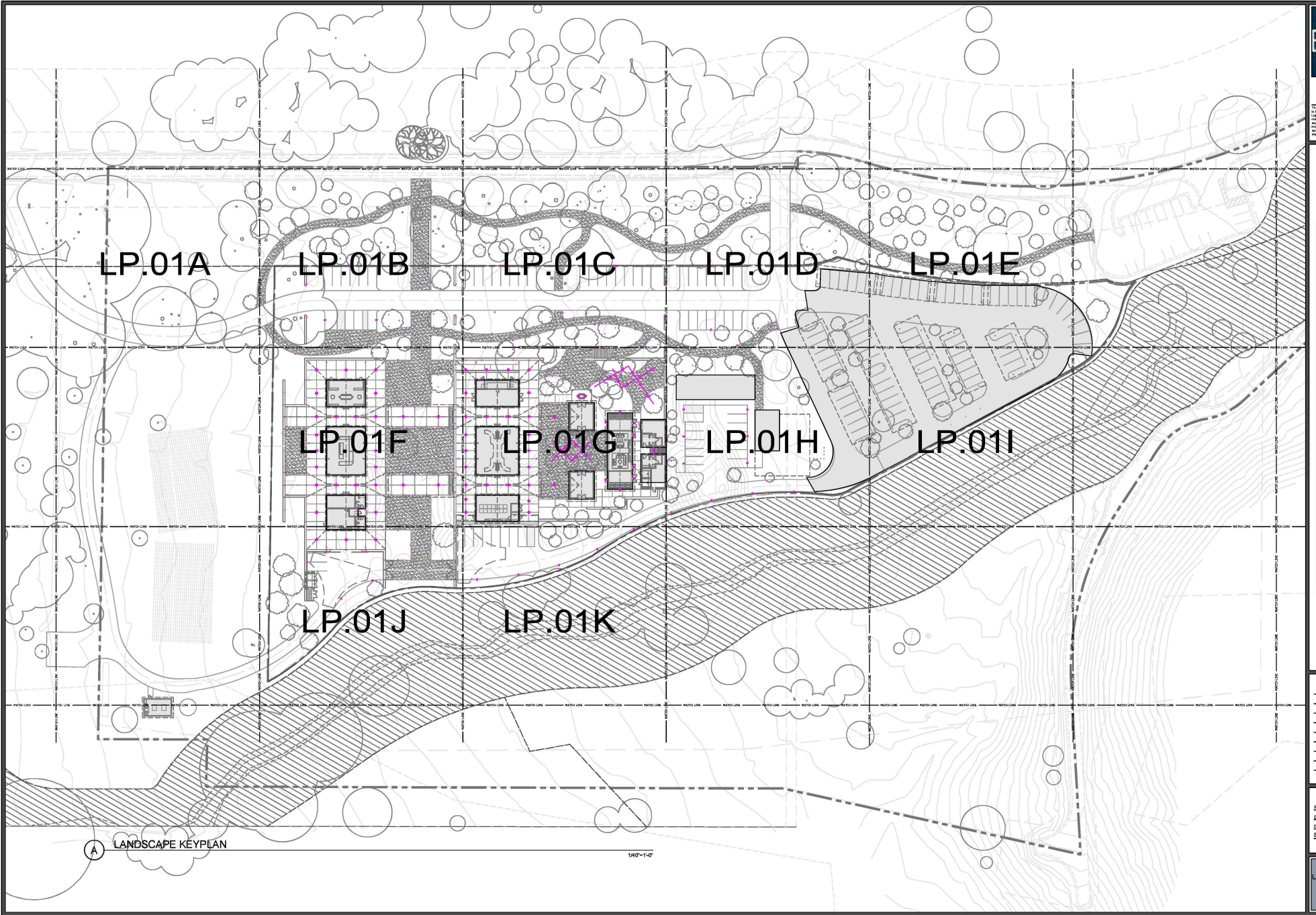
1180 CAMPAGNA LANE
BENWOOD, CALIFORNIA 95409

[illegible]

WINERY WASTEWATER SHED SECTIONS

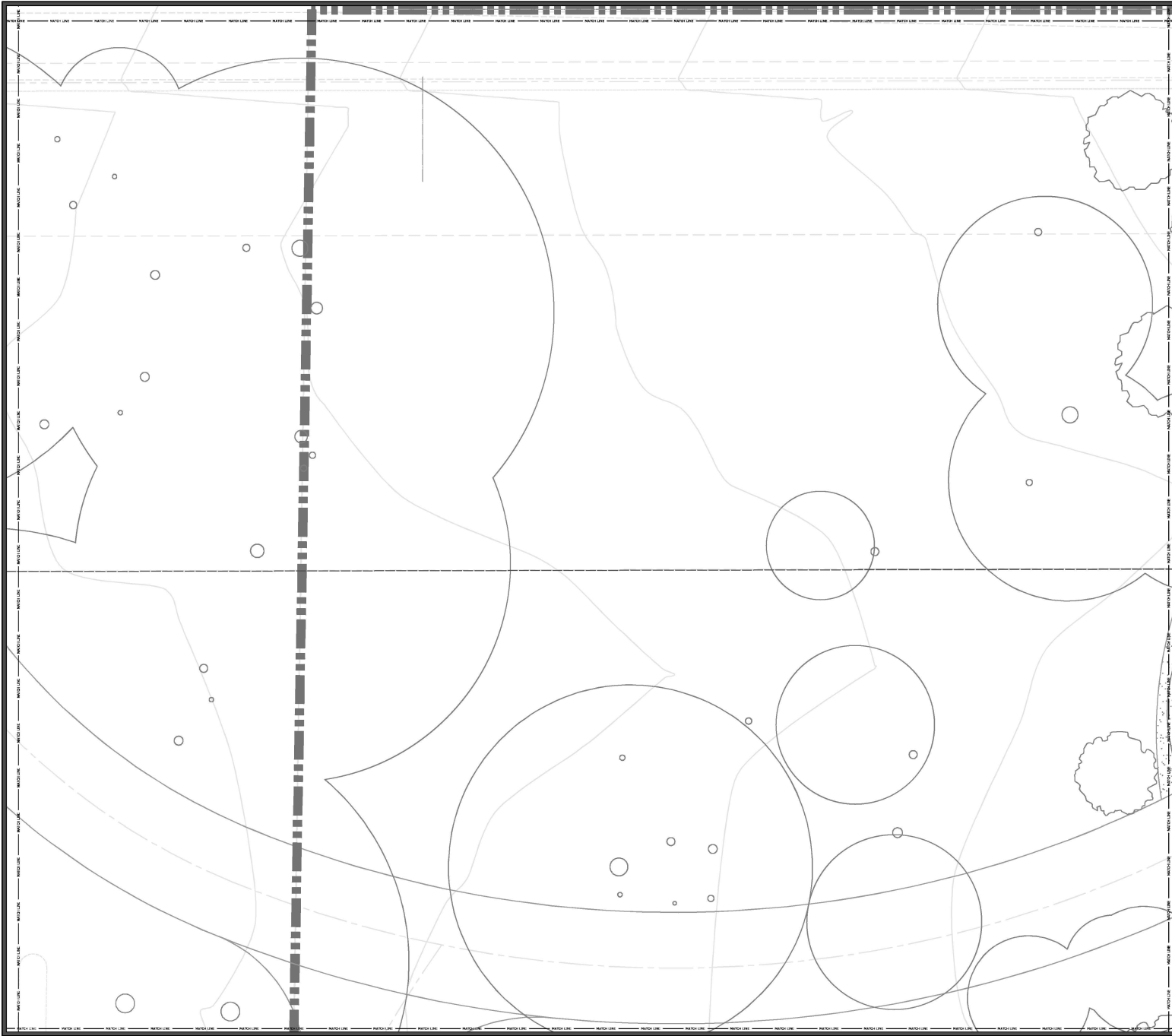
AS NOTED

A3.91



A LANDSCAPE KEYPLAN

1/4"=1'-0"



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - ADJUSTABLE STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
[Symbol]	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
[Symbol]	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
[Symbol]	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
[Symbol]	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
[Symbol]	LIGHT FEATURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FEATURE TYPE TAG (P, L, J, D, ETC.) LIGHT FEATURE CONTROL ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER 1/8, 1/2, 1/4, ETC. - LIGHTING LOCATED ON CONTROL SYSTEM LETTER A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES

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

CONTROL SYSTEM NOTES

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

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE

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

Landscape Key-Plan



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San Francisco, CA 94107
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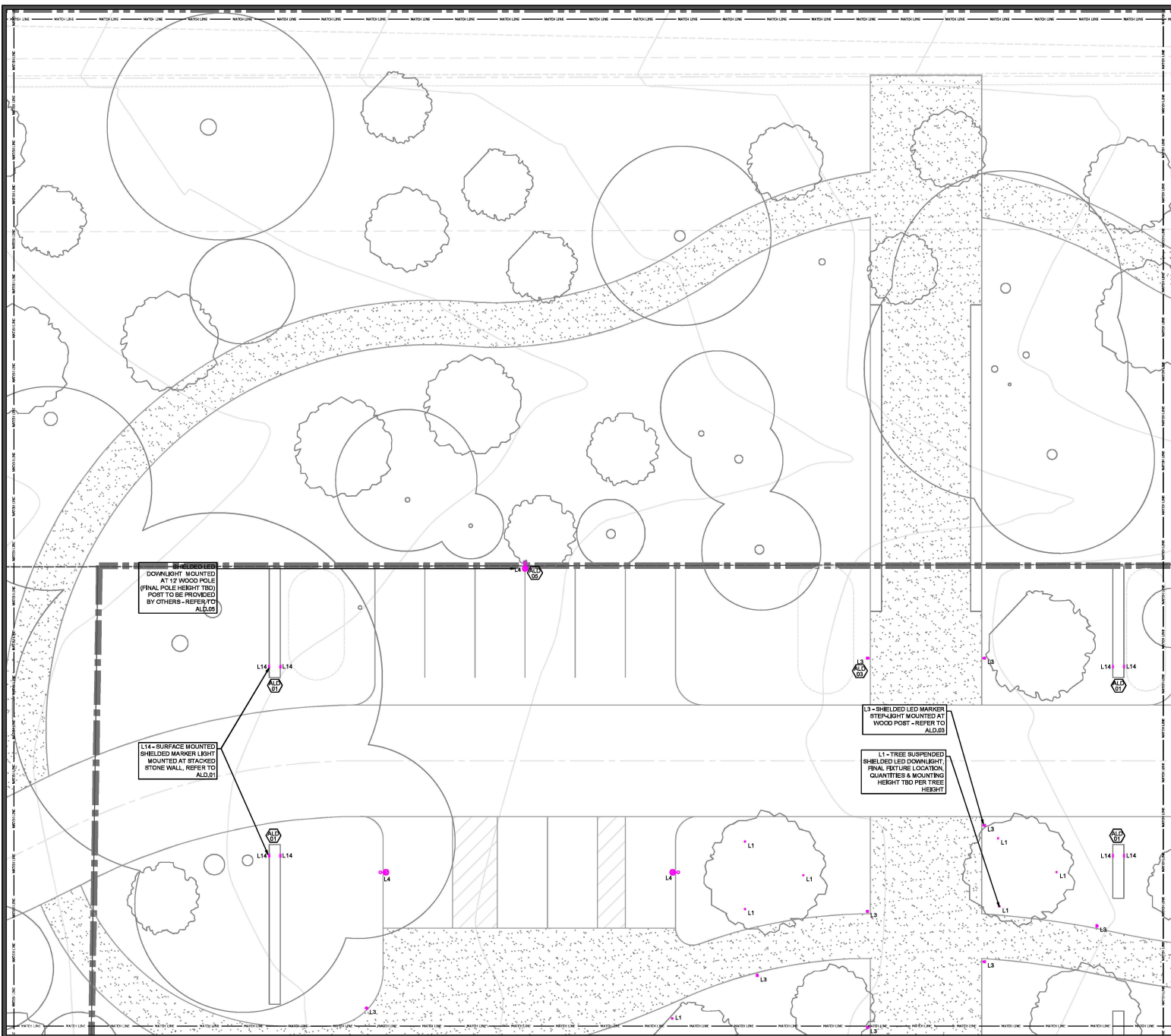
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KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

1/2/2021 DESIGN REVIEW
1/24/2021 DESIGN REVIEW
07/06/2021 DRC 24/11/2021

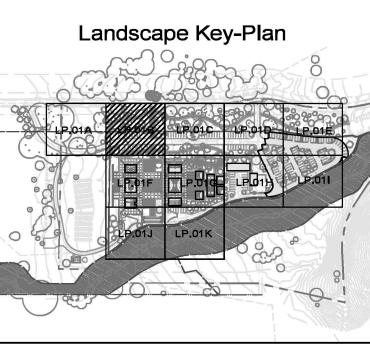
Flow 01
Drawn BS
Checked JB
Scale 1/8"=1'-0"

Landscape
Lighting Layout
LP.01A



LIGHTING CONTROL & ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - ANTI-TAMPER STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
[Symbol]	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
[Symbol]	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
[Symbol]	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
[Symbol]	FAN ZONE
[Symbol]	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
[Symbol]	LIGHT FEATURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FEATURE TAG (TAG TYPE, TAG TYPE, TAG TYPE) NUMBER 1/1, 1/2, 1/3, ETC. - LIGHTING LOCATED ON CONTROL SYSTEM LETTER A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

- GENERAL NOTES**
- FOR DECORATIVE FEATURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
 - ACTUAL LOCATION OF FLOORWALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 - ALL DECORATIVE SCENE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
 - ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
 - ALL KEYPAD/DIMMER/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE IF SHOWN IN CLOSE PROXIMITY.
 - EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
 - WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV APPROPRIATE DIMMER.
- CONTROL SYSTEM NOTES**
- CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM INSTALLER (ELECTRICAL CONTRACTOR AND/OR ENGINEER) TO VERIFY SYSTEM AND PROVIDE ANY ALL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
 - PLAN REFERENCE LIGHTING CONTROL SYSTEM KEYPAD, WALL DIMMER AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
 - WHERE KEYPAD, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
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 - REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
 - FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.
- NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE**
- GENERAL**
 - ALL LIGHTING TO BE HIGH EFFICIENCY (AA COMPLIANT LAMPS AND/OR LUMINAIRES).
 - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
 - OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
 - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
 - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
 - PHOTOCELL AND TIME SWITCH
 - ASTRONOMICAL TIME CLOCK
 - EMERGENCY FEATURES OF ASTRONOMICAL TIME CLOCK



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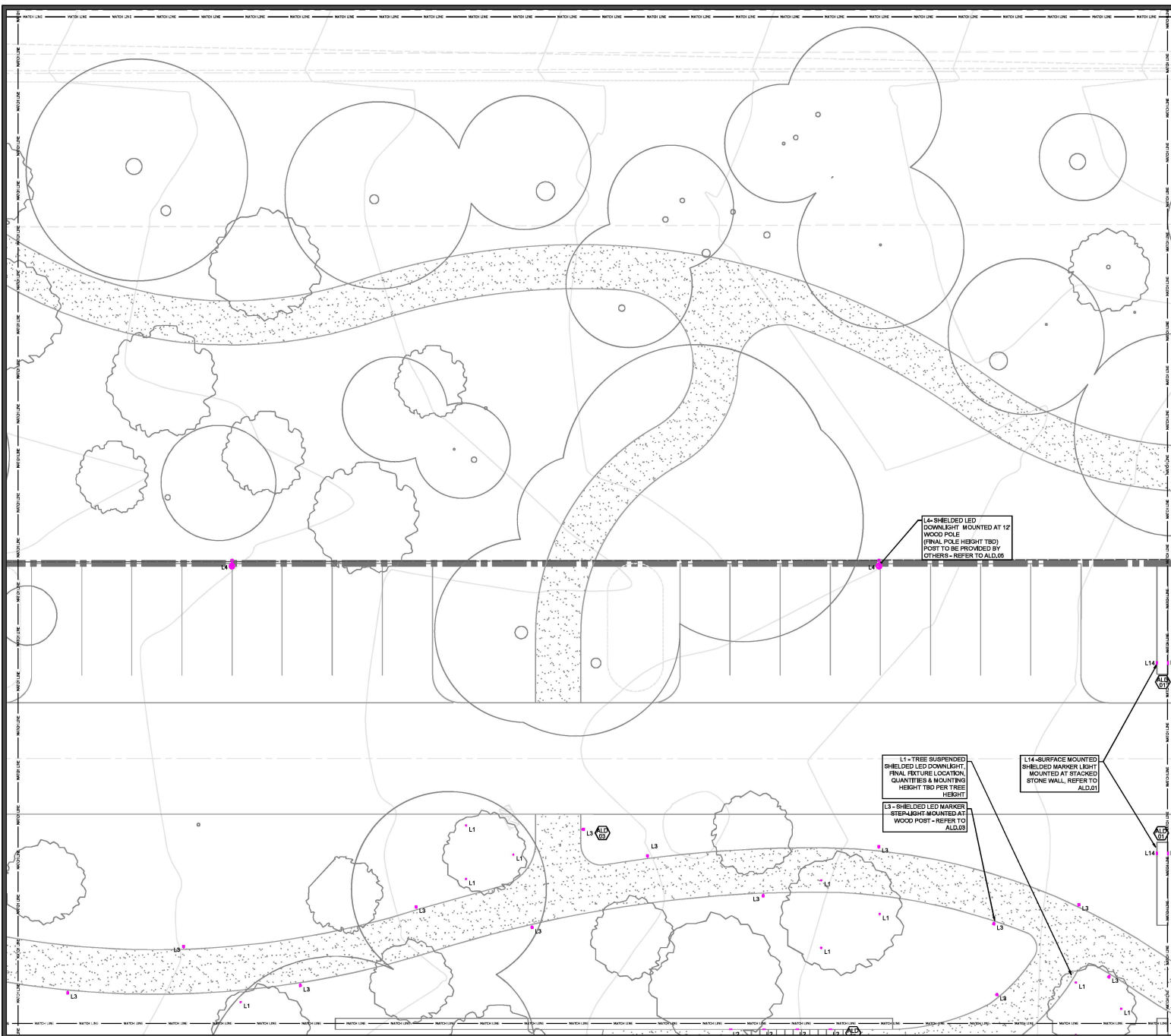
KENWOOD RANCH - WINERY

CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/25/21 DESIGN REVIEW
12/14/22 DESIGN REVIEW
07/06/23 DEC 24 REVIEW

Flow 01
Drawn BA
Checked JB
Scale 1/8"=1'-0"

Landscape Lighting Layout
LP.01B



LIGHTING CONTROL & ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	LIGHTING KEYPAD-SINGLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD-DOUBLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD-TRIPLE GANG STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD-ANALOG DIMMER STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLE/FINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/STYLE/FINISH TBD
[Symbol]	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
[Symbol]	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
[Symbol]	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	STRUCTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
[Symbol]	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL, OCCUPANCY PURPOSES ONLY)
[Symbol]	LIGHT FEATURE SYMBOL-SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FEATURE TYPE TAG (P, L, L1, L2, ETC.) LIGHT FEATURE CONTROL ZONE TAG-TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER 1/8, 1/2, 1/3, ETC.-LIGHTING LOCATED ON CONTROL SYSTEM LETTER A, B, S, ETC.-LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES

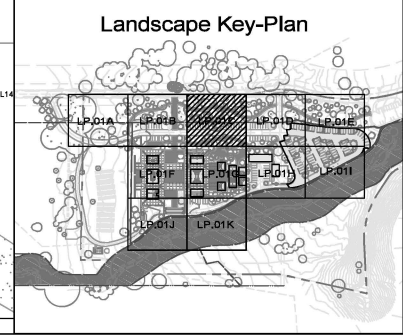
- FOR DECORATIVE FEATURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
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CONTROL SYSTEM NOTES

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NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE

- GENERAL**
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 - EMERGENCY FEATURES OF ASTRONOMICAL TIME CLOCK



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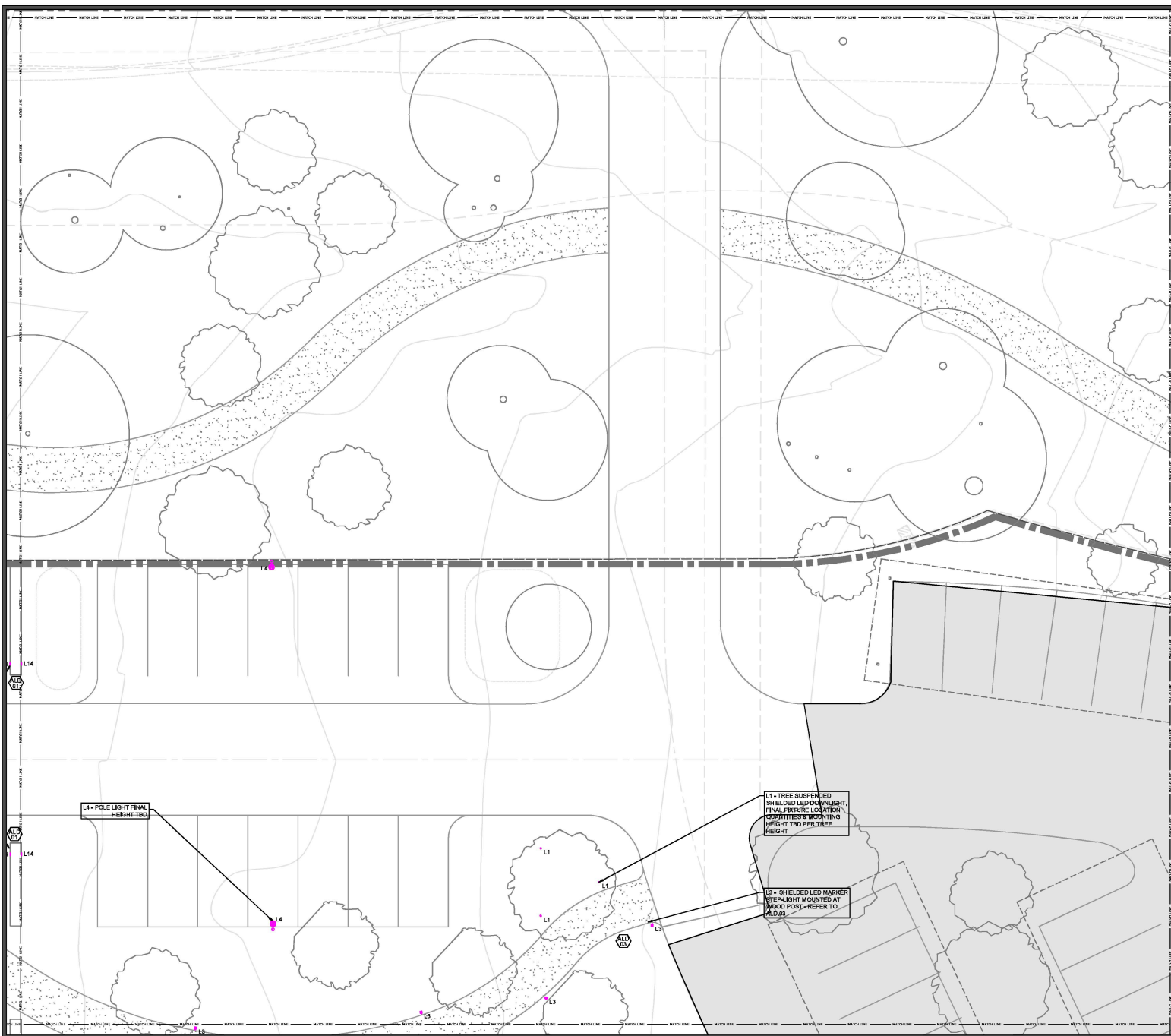
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KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 95409

12/25/21	DESIGN REVIEW
12/14/22	DESIGN REVIEW
07/06/22	DOC DRAFTING

Flow: 01
Drawn: BA
Checked: JB
Scale: 1/8"=1'-0"

Landscape Lighting Layout
LP.01C



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	LIGHTING KEYPAD - SINGLE GANG STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - DOUBLE GANG STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - TRIPLE GANG STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING KEYPAD - ANTI-TAMPER STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	LIGHTING TABLE TOP KEYPAD STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED SWITCH (ON/OFF) STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY SWITCH (ON/OFF) STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED DIMMER (DIMMING) STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED 3-WAY DIMMER (DIMMING) STYLEFINISH TBD, REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
[Symbol]	WALL MOUNTED OCCUPANCY/VACANCY SENSOR TYPE:STYLEFINISH TBD
[Symbol]	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
[Symbol]	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
[Symbol]	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
[Symbol]	ARCHITECTURAL LIGHTING DETAIL TAG (NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE)
[Symbol]	EXHAUST FAN, PROVIDED BY OTHERS (SHOWN FOR CONTROL, COORDINATION PURPOSES ONLY)
[Symbol]	LIGHT FEATURE SYMBOL - SHAPE VARIES (ROUND, SQUARE, ETC.) LIGHT FEATURE TYPE TAG (P, L, L, D, ETC.) LIGHT FEATURE CONTROL ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) LETTER A, B, S, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES

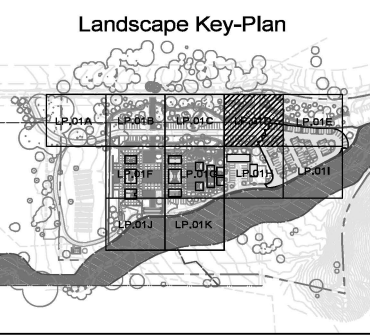
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CONTROL SYSTEM NOTES

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- PLAN REFERENCE LIGHTING CONTROL SYSTEM KEYPAD, WALL DIMMER AND SWITCHES (SELECT SWITCHES ONLY) TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM.
- WHERE KEYPAD, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
- SEE LIGHTING PRE-PROGRAMMING (FOR SYSTEM FUNCTION) AND ENGRAVING REPORT (FOR ALL FINISHES AND KEYPAD BUTTON ENGRAVINGS) FOR FURTHER INFORMATION NOT REFLECTED ON PLANS, (TYPICALLY PROVIDED IN CD FRAMES).
- REFER TO PLANS FOR FLOOR AND WALL RECEPTACLES LOCATED ON LIGHTING CONTROL SYSTEM.
- FOR ALL OCCUPANCY SENSORS, LOCATIONS TO BE CONFIRMED BY ARCHITECT/INTERIOR DESIGNER. REFER TO PLANS AND LOAD SCHEDULE FOR ZONING AND CONTROL INFORMATION.

NOTES REGARDING CALIFORNIA TITLE 24 (2019) COMPLIANCE

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



481 Second Street #609
San Francisco, CA 94107
P: (415) 616-0865

The work contained herein represents a conceptual design and is not intended to be used for construction without the approval of the client. The client is responsible for obtaining all necessary permits and approvals for the project.

KENWOOD RANCH - WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA 94508

12/25/21 DESIGN REVIEW
12/14/22 DESIGN REVIEW
07/26/22 DMC DATE ISSUED

Flow B1
Dikes B6
Check B6
Scale 1/8"=1'-0"

Landscape Lighting Layout
LP.01D



LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF)
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 3-WAY SWITCH (ON/OFF)
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED DIMMER (DIMMING)
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 3-WAY DIMMER (DIMMING)
	STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR
	TYPE/ST. LIFESPAN TBD
	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	ARCHITECTURAL LIGHTING DETAIL TAG
	NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE
	DETAIL TAG PROVIDED BY OTHERS
	(SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
	LIGHT FUTURE SYMBOL: "SWITCH" (SWITCHING SCHEME, ETC.)
	LIGHT FUTURE CONTROL SCHEME TAG: TWO TYPES (ON SYSTEM & LOCAL CONTROL)
	NUMBER 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM
	LETTER A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED (ONLY LOCAL SWITCH)

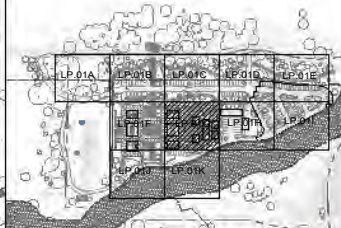
- GENERAL NOTES:
- PORT/DECORATIVE FIXTURES DENOTED "D". ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
 - ACTUAL LOCATION OF FLOOR/WALL RECEPTABLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 - ALL DECORATIVE SCENES, LOCATIONS & PENDANT HEIGHTS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

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

NOTES REGARDING CALIFORNIA TITLE 24 (2015) COMPLIANCE

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

Landscape Key-Plan



02/2021 DESIGN REVIEW
03/16/21 DESIGN REVIEW
05/05/21 ORC DRAWINGS

Plan 01
Draw BA
Checked JH
Scale 1/8"=1'-0"

Landscape
Lighting Layout
LP.01G

LIGHTING CONTROL & ELECTRICAL LEGEND

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

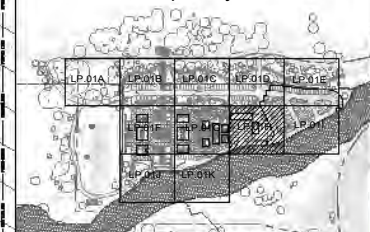
- GENERAL NOTES:
- PORT/DECORATIVE FIXTURES DENOTED "D". ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
 - ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 - ALL DECORATIVE SCENES, LOCATIONS & PENDANT HEIGHTS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

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

NOTES REGARDING CALIFORNIA TITLE 24 (2015) COMPLIANCE

- GENERAL:
- RETROFITTING TO BE HIGH EFFICACY (JAM COMPLIANT LAMPS AND/OR LUMINAIRES).
 - MANUAL ON/OFF CONTROL REQUIRED FOR ALL SPACES.
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 - EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
 - EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
 - *PHOTOCELL & MOTION SENSOR
 - *PHOTOCELL AND TIME SWITCH
 - *ASTRONOMICAL TIME CLOCK
 - *EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan

03/2021 DESIGN REVIEW
03/16/21 DESIGN REVIEW R1
01/06/20 ORC DRAWINGSFloor 01
Draw BA
Checked JH
Scale 1/8"=1'-0"Landscape
Lighting Layout
LP.01H

LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 4-WAY SWITCH (ON/OFF) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 4-WAY DIMMER (DIMMING) STYLE/FINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR TYPE/ST. LIFETIME TBD
	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	ARCHITECTURAL LIGHTING DETAIL TAG NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE
	EXHAUST FAN PROVIDED BY OTHERS (SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
	LIGHT FIXTURE TYPE TAG (P, L, D, ETC.) LIGHT FIXTURE CONTROL ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL) NUMBER 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM LETTER A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

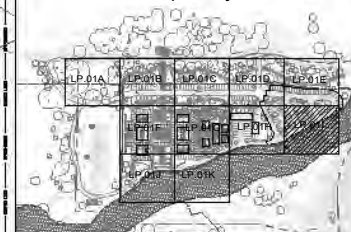
- GENERAL NOTES:
1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
 2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 3. ALL DECORATIVE SCENES, LOCATIONS & PENDANT HEIGHTS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

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

NOTES REGARDING CALIFORNIA TITLE 24 (2015) COMPLIANCE

- GENERAL:
- * RETROFITTING TO BE HIGH EFFICACY (JAN COMPLIANT LAMPS AND/OR LUMINAIRES).
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 - * OCCUPANCY/VACANCY SENSORS ARE TO BE USED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS & GARAGES.
 - * EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING.
 - * EXTERIOR LIGHTING TO BE CONTROLLED BY ONE OF THE FOLLOWING:
 - * PHOTOCELL & MOTION SENSOR
 - * PHOTOCELL AND TIME SWITCH
 - * ASTRONOMICAL TIME CLOCK
 - * EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



03/2021 DESIGN REVIEW
03/16/21 DESIGN REVIEW R1
01/06/20 ORG. DRAWINGS

Drawn BY
Checked JH
Scale 1/8"=1'-0"

Landscape
Lighting Layout
LP.01I

LIGHTING CONTROL & ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	LIGHTING KEYPAD - SINGLE GANG
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - DOUBLE GANG
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - TRIPLE GANG
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING KEYPAD - ARCHITRAVE
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	LIGHTING TABLE TOP KEYPAD
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED SWITCH (ON/OFF)
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 4-WAY SWITCH (ON/OFF)
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED DIMMER (DIMMING)
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	WALL MOUNTED 4-WAY DIMMER (DIMMING)
	STYLEFINISH TBD. REFER TO ENGRAVING REPORT FOR FURTHER INFORMATION
	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR
	TYPE/ST. LEFINISH TBD
	DOOR JAM SWITCH (CONTACT CLOSURE/LIMIT SWITCH)
	WALL MOUNTED ON/OFF SWITCH W/ INTEGRAL VACANCY SENSOR
	HALF HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT WALL MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	HALF HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	FULL HOT FLOOR MOUNTED RECEPTACLE (CONTROLLED VIA CONTROL SYSTEM)
	ARCHITECTURAL LIGHTING DETAIL TAG
	NOTES FURTHER INFORMATION LOCATED IN SEPARATE PACKAGE
	EXHAUST FAN PROVIDED BY OTHERS
	(SHOWN FOR CONTROL COORDINATION PURPOSES ONLY)
	LIGHT FIXTURE TYPE/ST. "SHOWN FOR ZONING (SCENE, ETC.)
	LIGHT FIXTURE TYPE TAG #1, L1, D1, ETC.)
	LIGHT FIXTURE CONTROL ZONE TAG - TWO TYPES (ON SYSTEM & LOCAL CONTROL)
	NUMBER 101, 102, 103, ETC. - LIGHTING IS LOCATED ON CONTROL SYSTEM
	LETTER A, B, C, ETC. - LIGHTING IS LOCALLY CONTROLLED ONLY (LOCAL SWITCH)

GENERAL NOTES:
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 2. ACTUAL LOCATION OF FLOOR/WALL RECEPTABLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 3. ALL DECORATIVE SCENE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR.
 4. ALL FAN & OCCUPANCY SENSOR LOCATIONS TO BE CONFIRMED BY ARCHITECT. SEE DRAWINGS FOR ZONING AND CONTROLS.
 5. ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE (IF SHOWN IN CLOSE PROXIMITY).
 6. EXACT KEYPAD/DIMMER/SWITCH LOCATIONS TO BE CONFIRMED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATION.
 7. WHEN MLY AND INC LOADS ARE WIRED TOGETHER, USE MLY-APPROPRIATE DIMMER.

CONTROL SYSTEM NOTES:
 1. CONTROL SYSTEM DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM/INSTALLER ELECTRICAL CONTRACTOR AND/OR ENGINEER TO VERIFY SYSTEM AND PROVIDE ANNUAL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
 2. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS, WALL DIMMERS AND SWITCHES (SELECT SWITCHES ONLY TO BE WIRED THROUGH LIGHTING CONTROL SYSTEM). WHERE KEYPADS, SWITCHES, ETC. ARE SHOWN IN GROUPS, THEY ARE TO BE COMBINED UNDER ONE FACEPLATE.
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NOTES REGARDING CALIFORNIA TITLE 24 (2015) COMPLIANCE:
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 * EMCS W/ FEATURES OF ASTRONOMICAL TIME CLOCK.

Landscape Key-Plan



LIGHTING CONTROL & ELECTRICAL LEGEND

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

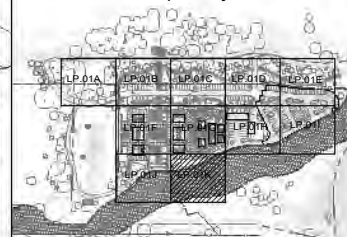
- GENERAL NOTES:
1. FOR DECORATIVE FIXTURES DENOTED "D", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR ZONING AND CONTROLS.
 2. ACTUAL LOCATION OF FLOOR/WALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
 3. ALL DECORATIVE SCENES, LOCATIONS & PENDANT HEIGHTS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

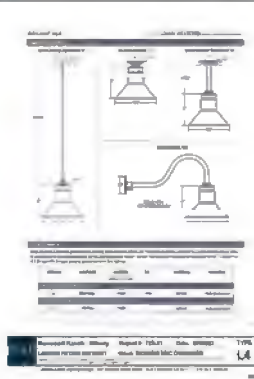
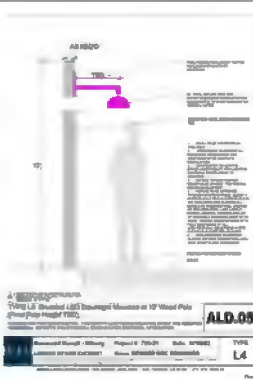
- CONTROL SYSTEM NOTES:
- CONTROL SYSTEM IS DESIGNED AROUND A LIGHTING CONTROL SYSTEM. LIGHTING CONTROL SYSTEM/INSTALLER/ELECTRICIAN CONTRACTOR AND/OR ENGINEER TO VERIFY SYSTEM AND PROVIDE ANNUAL COMPONENTS FOR PROPER INSTALLATION PER DESIGN INTENT.
1. PLAN REFERENCED LIGHTING CONTROL SYSTEM KEYPADS,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

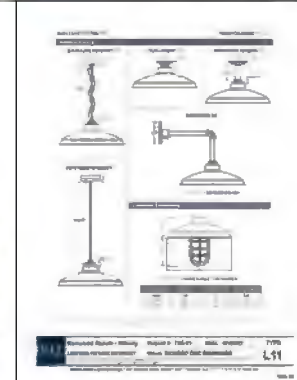
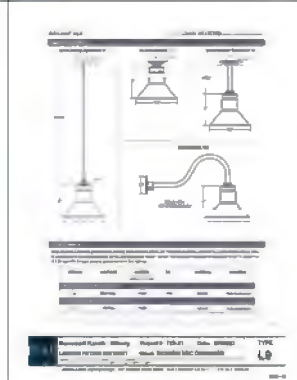
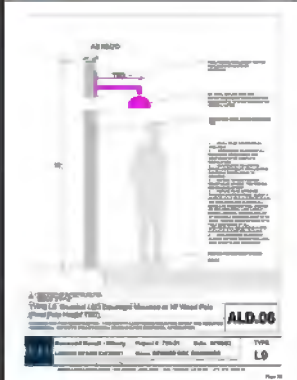
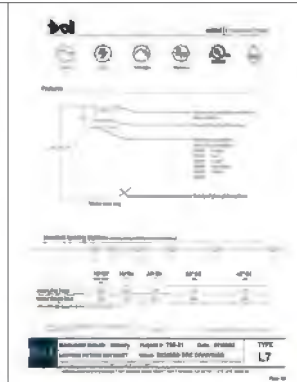
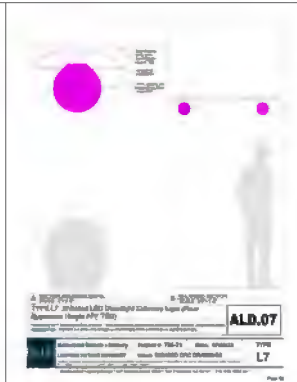
NOTES REGARDING CALIFORNIA TITLE 24 (2015) COMPLIANCE

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

Landscape Key-Plan

01/2021 DESIGN REVIEW
01/16/21 DESIGN REVIEW R1
01/06/21 DRC DRAWINGSFloor 01
Drawn BA
Checked JH
Scale 1/8"=1'-0"Landscape
Lighting Layout
LP.01K





L14 MOUNTED AT STACKED STONE
FINAL SPEC TBD
PENING DESIGN DEVELOPMENT



TYPE L14 Wall Integrated Step Light @ Penning side
ALD.01
L14

IQ-PH LED PENING Step Light

Product Description: This is a high-quality, energy-efficient LED penning step light. It is designed for use in outdoor environments and is available in various colors and finishes. The light is mounted on a sturdy, weather-resistant base and is easy to install. It is a perfect choice for illuminating steps and walkways in your outdoor space.

Technical Specifications:

- Power: 10W
- Voltage: 12VDC
- Current: 0.83A
- Color Temperature: 3000K
- Beam Angle: 60°
- Material: Aluminum
- Finish: Black
- IP Rating: IP65

ALD.01 L13

TORQ LED PENING Step Light

Product Description: This is a high-quality, energy-efficient LED penning step light. It is designed for use in outdoor environments and is available in various colors and finishes. The light is mounted on a sturdy, weather-resistant base and is easy to install. It is a perfect choice for illuminating steps and walkways in your outdoor space.

Technical Specifications:

- Power: 10W
- Voltage: 12VDC
- Current: 0.83A
- Color Temperature: 3000K
- Beam Angle: 60°
- Material: Aluminum
- Finish: Black
- IP Rating: IP65

ALD.01 L13

ALD.04

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.04 L13

BOND-U-UP

Product Description: This is a high-quality, energy-efficient LED penning step light. It is designed for use in outdoor environments and is available in various colors and finishes. The light is mounted on a sturdy, weather-resistant base and is easy to install. It is a perfect choice for illuminating steps and walkways in your outdoor space.

Technical Specifications:

- Power: 10W
- Voltage: 12VDC
- Current: 0.83A
- Color Temperature: 3000K
- Beam Angle: 60°
- Material: Aluminum
- Finish: Black
- IP Rating: IP65

ALD.01 L12

PLANNING BOARD ASSEMBLY

Product Description: This is a high-quality, energy-efficient LED penning step light. It is designed for use in outdoor environments and is available in various colors and finishes. The light is mounted on a sturdy, weather-resistant base and is easy to install. It is a perfect choice for illuminating steps and walkways in your outdoor space.

Technical Specifications:

- Power: 10W
- Voltage: 12VDC
- Current: 0.83A
- Color Temperature: 3000K
- Beam Angle: 60°
- Material: Aluminum
- Finish: Black
- IP Rating: IP65

ALD.01 L11

L14 MOUNTED AT STACKED STONE
FINAL SPEC TBD
PENING DESIGN DEVELOPMENT



TYPE L14 Wall Integrated Step Light @ Penning side
ALD.01
L14

ALD.01

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.01 L14

ALD.01

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.01 L14

ALD.01

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.01 L14

ALD.01

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.01 L14

ALD.01

TYPE L14 Wall Integrated Step Light @ Penning side

ALD.01 L14

[illegible][illegible][illegible]



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 applicable 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, and 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 quantitatively; 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 Campagna 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

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