



DESIGN REVIEW HEARING

October 21, 2025



INDEX

2004 VESTED USE PERMIT CONCEPTUAL DESIGN

2022 DESIGN REVIEW APPLICATION

LANDSCAPE

SITE LIGHTING

VISUAL ANALYSIS



2004 VESTED USE PERMIT CONCEPTUAL DESIGN

10,000 CASE WINERY

20 EVENTS

37,000 SQUARE FEET

147 PARKING SPACES REQUIRED

GROUPING OF AG STRUCTURES

RURAL AGRARIAN MATERIALS

2022 DESIGN REVIEW APPLICATION

10,000 CASE WINERY

20 EVENTS

18,901 SQUARE FEET

147 PARKING SPACES PROVIDED

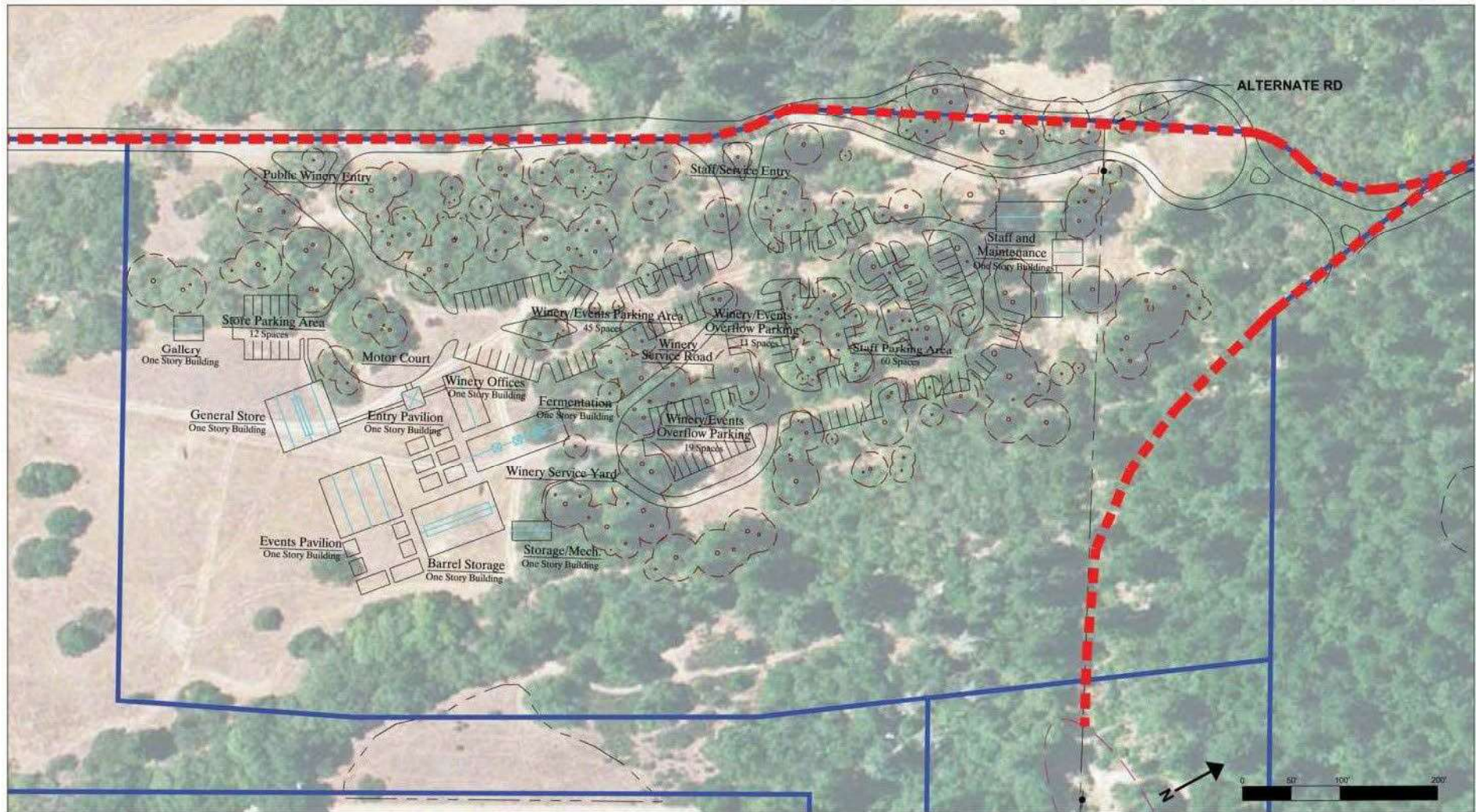
GROUPING OF AG STRUCTURES

SIMILAR MATERIALS



2004 VESTED USE PERMIT CONCEPTUAL DESIGN

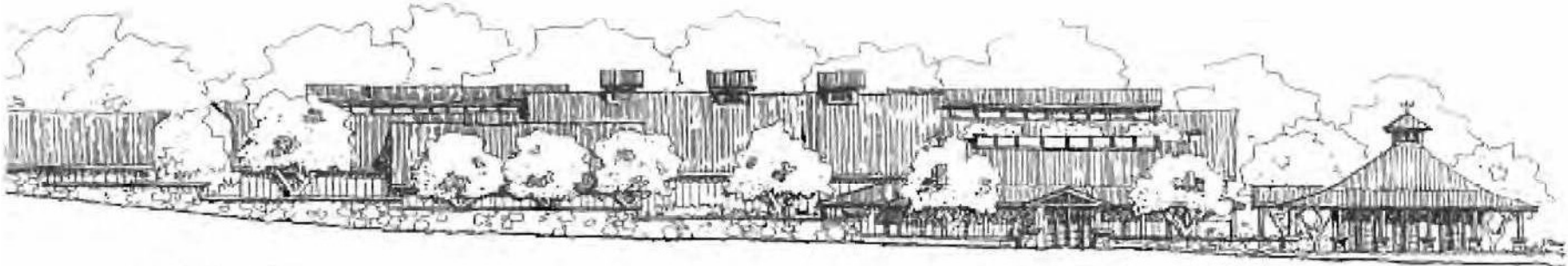
EXHIBIT 3.0-15
LAYOUT OF WINERY



Source: Ray Carlson & Associates, INC

3.0-26

2004 VESTED USE PERMIT CONCEPTUAL PLAN



2004 Concept: West Elevation
2004 VESTED USE PERMIT CONCEPTUAL
WEST ELEVATION



2022 Current Application: West Elevation
2004 VESTED USE PERMIT CONCEPTUAL
SOUTH ELEVATION



PROJECT ELEMENT COMPARISON

2004 VESTED USE PERMIT

CONCEPTUAL DESIGN

ART GALLERY IN TASTING ROOM

TASTING ROOM (no size noted)

3,000 SF COUNTRY STORE

EVENTS PAVILION WITHDRAWN

ENTRY PAVILION WITHDRAWN

4,300 SF BARREL STORAGE

1,800 SF WINERY OFFICES

3,400 SF FERMENTATION

4,450 SF STAFF & MAINTENANCE

TOTAL SQUARE FEET 37,000

2022 DESIGN REVIEW

APPLICATION

ART GALLERY IN TASTING ROOM

2,134 SF TASTING ROOM

2,958 SF COUNTRY STORE

NO EVENTS PAVILION

NO ENTRY PAVILION

3,125 SF BARREL STORAGE

1,678 SF WINERY OFFICES

3,379 SF FERMENTATION

3,316 SF STAFF & MAINTENANCE

TOTAL SQUARE FEET 18,901



2022 DESIGN REVIEW APPLICATION

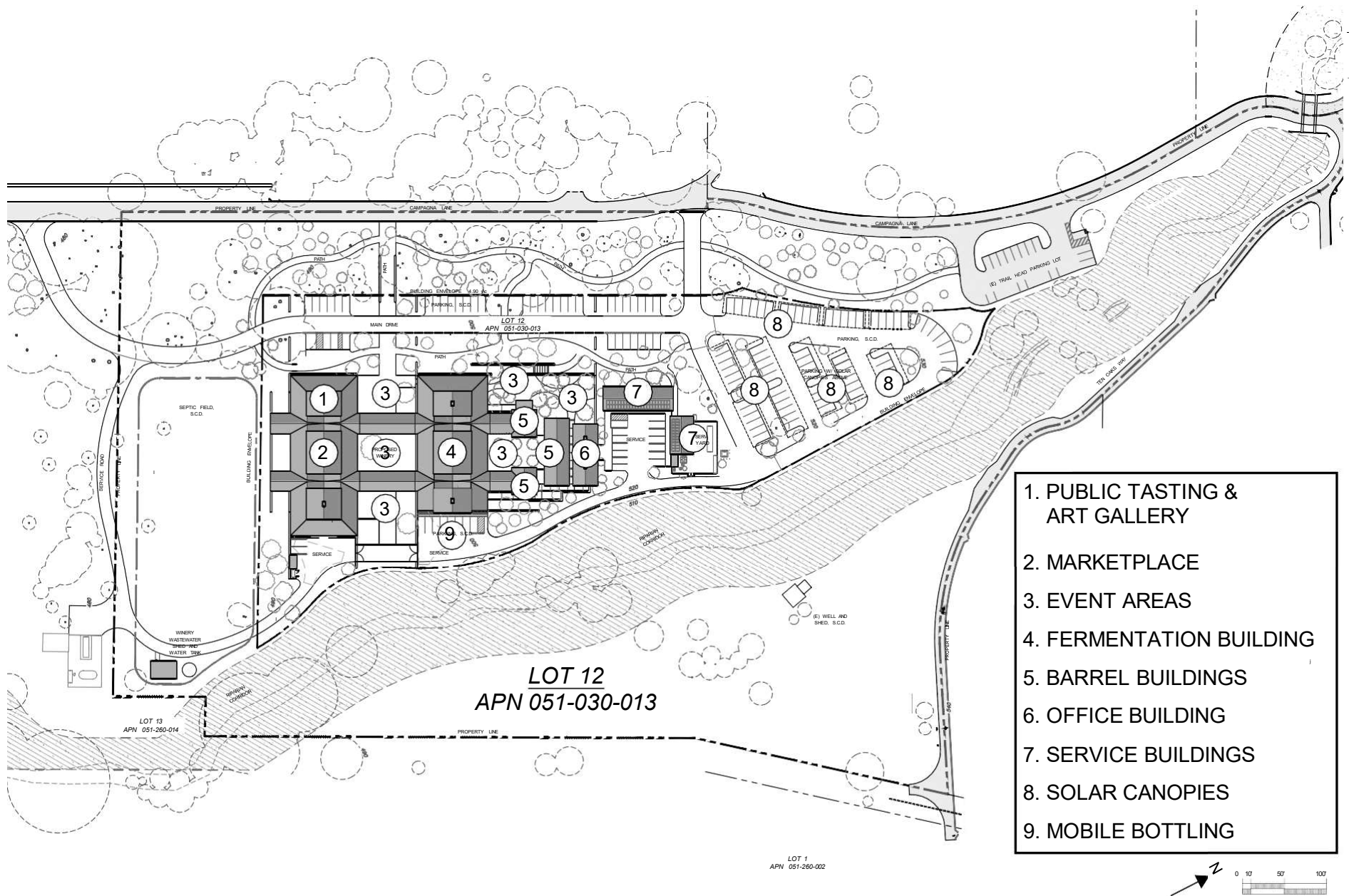
APN 051-270-004

APN LOT 2
051-260-003

2022 DESIGN REVIEW SITE PLAN



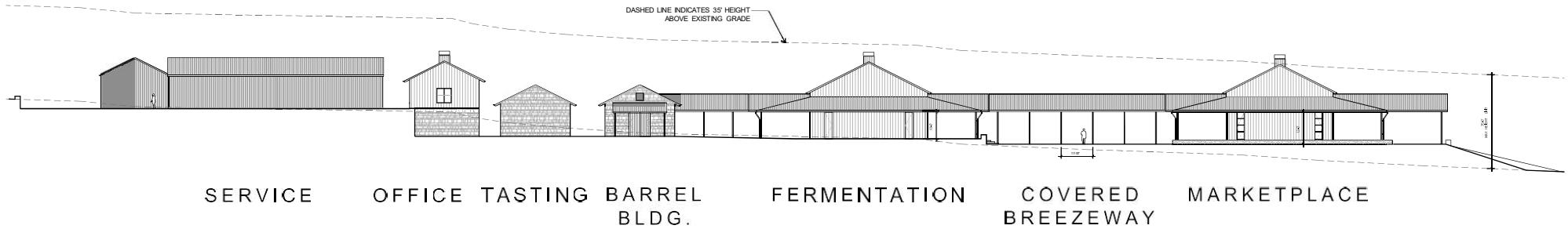
A



2022 DESIGN REVIEW PROPERTY PLAN

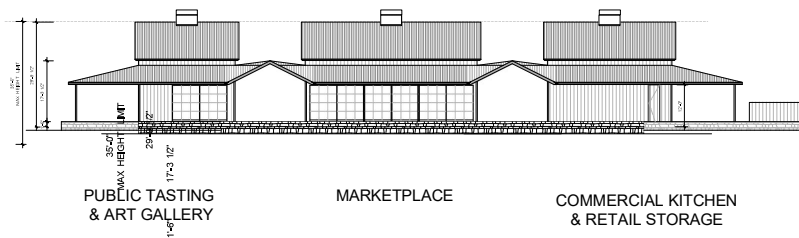


KENWOOD
Ranch
WINERY



2022 DESIGN REVIEW WEST ELEVATION

2004 Conceptual Design: South Elevation



2022 DESIGN REVIEW SOUTH ELEVATION

COMMERCIAL KITCHEN
& RETAIL STORAGE

2022 Current Application: South Elevation



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



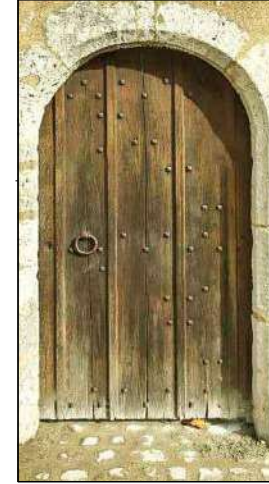
OPTION A - RECYCLED
 LOCAL STONE VENEER



OPTION B - NEW



STAINED CONCRETE FLOORING



STAINED WOOD DOORS



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



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



DRY STACK LOCAL STONE WALLS



PAINTED METAL DOORS

MATERIAL PALETTE



SOUTH SIDE BIRDS EYE PERSPECTIVE



WEST ENTRY EYE LEVEL PERSPECTIVE



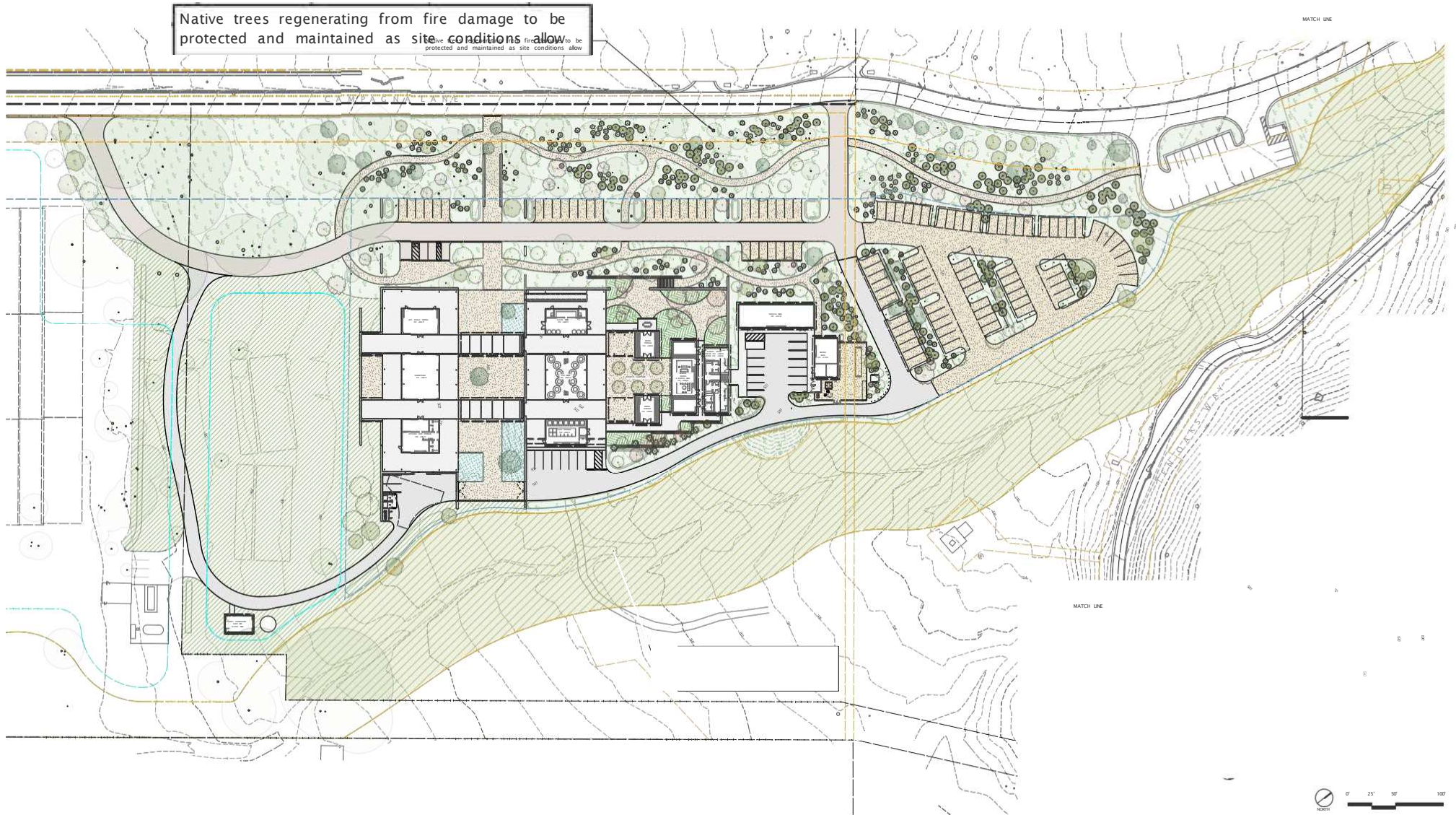
LANDSCAPE



KENWOOD

Ranch
WINERY

Native trees regenerating from fire damage to be protected and maintained as site conditions allow



PLANTING PLAN





SITE LIGHTING

SITE LIGHTING ANALYSIS

KENWOOD RANCH WINERY

#09

- ESCAPE OF LIGHT INTO THE ATMOSPHERE IS ELIMINATED, 22' ABOVE GRADE
- LOW INTENSITY, INDIRECT LIGHT SOURCES ARE USED THROUGHOUT
- ON-DEMAND CONTROL SYSTEM IS SPECIFIED FOR THE PROJECT
- MERCURY, FLUORESCENT, AND SIMILAR INTENSE AND BRIGHT LIGHTS ARE NOT USED ANYWHERE ON PROJECT. LIGHTING IS ALL LED SOURCES
- WHERE POSSIBLE, SITE LIGHTING FIXTURES ARE GROUND MOUNTED, NO HIGHER THAN PARKING LOTS OR UNDER BUILDING CANOPIES
- THE AMOUNT OF LIGHT EMITTED BEHIND THE FIXTURE OFF-WAY IS HELD TO A MINIMUM
- ALL LAMP TYPES ARE FULL-SPECTRUM
- MAXIMUM UNSHIELDED LAMP (BULB) ON THE PROJECT'S INTERIOR IS LESS THAN 25W (NOT 50W)
- MAXIMUM MOUNTING HEIGHT OF ANY LUMINAIRE (FIXTURE) IS NO MORE THAN 12 FEET A.F.F. (NOT 20 FEET)
- MAXIMUM WATTAGE OF ANY LAMP/BULB WILL BE LESS THAN 50 WATTS (NOT 100 WATTS)

UPLIGHT

THE AMOUNT OF LIGHT DIRECTED ABOVE THE HORIZONTAL PLANE OF THE LUMINAIRE. OFTEN USED TO HELP EVALUATE SKYGLOW

BACK LIGHT

THE AMOUNT OF LIGHT EMITTED BEHIND THE FIXTURE. OFTEN USED TO HELP EVALUATE LIGHT SPILL

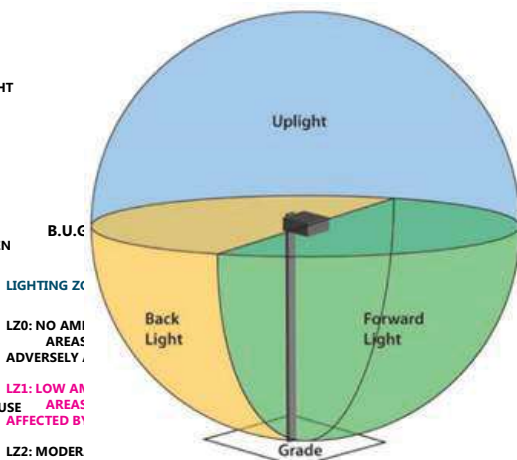
THE AMOUNT OF LIGHT EMITTED FROM LUMINAIRES AT HIGH ANGLES KNOWN TO CAUSE GLARE

UPLIGHT

THE AMOUNT OF LIGHT DIRECTED ABOVE THE HORIZONTAL PLANE OF THE LUMINAIRE. OFTEN USED TO HELP EVALUATE SKYGLOW

GLARE

THE AMOUNT OF LIGHT EMITTED FROM LUMINAIRES AT HIGH ANGLES KNOWN TO CAUSE GLARE



LIGHTING ZONE

LZ0: NO AMBIENT LIGHTING
AREAS WHERE LIGHTING IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

LZ1: LOW AMBIENT LIGHTING
AREAS WHERE THE NATURAL ENVIRONMENT WILL BE SERIOUSLY AFFECTED BY LIGHTING.

LZ2: MODERATE AMBIENT LIGHTING
AREAS WHERE LIGHTING MAY TYPICALLY BE USED FOR SAFETY, SECURITY AND CONVENIENCE BUT IT IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

LZ3: MODERATELY HIGH AMBIENT LIGHTING

AREAS WHERE LIGHTING IS GENERALLY DESIRED FOR SAFETY, SECURITY AND CONVENIENCE AND IS USUALLY UNIFORM AND CONTINUOUS.

LZ4: HIGH AMBIENT LIGHTING

AREAS WHERE THE NATURAL ENVIRONMENT WILL BE SERIOUSLY AFFECTED BY LIGHTING. LIGHTING IS CONSIDERED GENERALLY NECESSARY FOR SAFETY, SECURITY AND CONVENIENCE.

LZ2: MODERATE AMBIENT LIGHTING

AREAS WHERE LIGHTING MAY TYPICALLY BE USED FOR SAFETY, SECURITY AND CONVENIENCE BUT IT IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

LZ3: MODERATELY HIGH AMBIENT LIGHTING

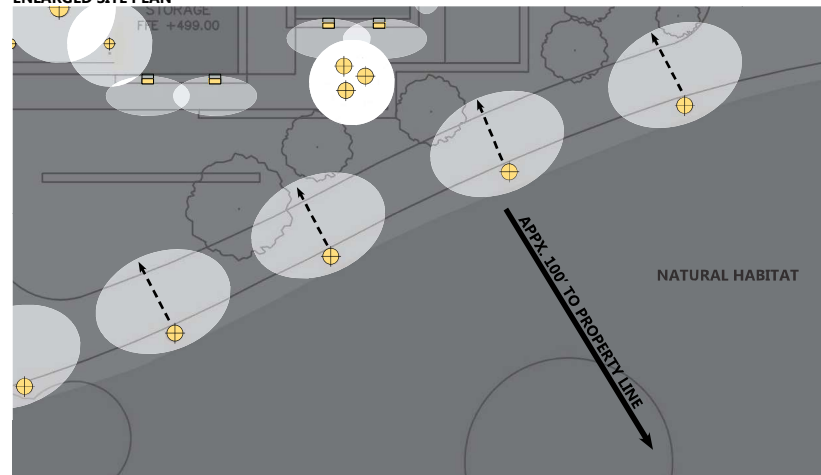
AREAS WHERE LIGHTING IS GENERALLY DESIRED FOR SAFETY, SECURITY AND CONVENIENCE AND IS USUALLY UNIFORM AND CONTINUOUS.

LZ4: HIGH AMBIENT LIGHTING

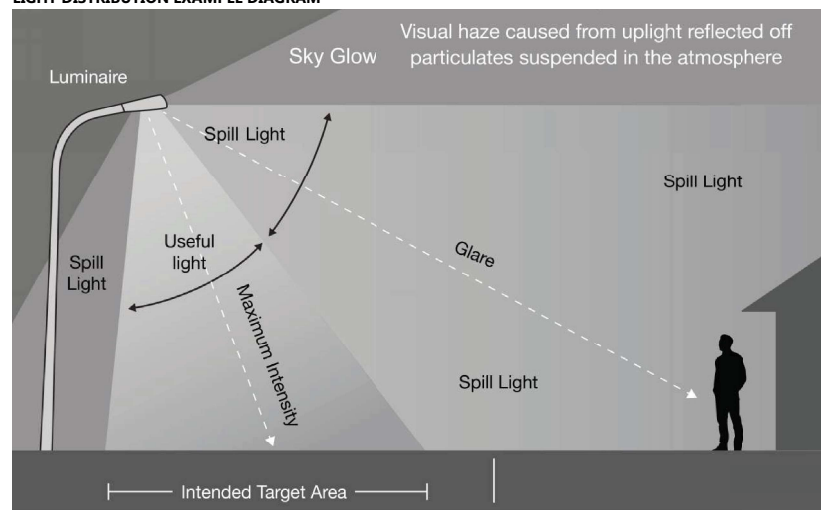
AREAS WHERE THE NATURAL ENVIRONMENT WILL BE SERIOUSLY AFFECTED BY LIGHTING. LIGHTING IS CONSIDERED GENERALLY NECESSARY FOR SAFETY, SECURITY AND CONVENIENCE.

	Lighting Zone				
	LZ0	LZ1	LZ2	LZ3	LZ4
BACKLIGHT					
> 2 mounting heights from lighting boundary	B1	B3	B4	B5	B5
1 to 2 mounting heights from lighting boundary and properly oriented	B1	B2	B3	B4	B4
0.5 to 1 mounting height to lighting boundary and properly oriented	B0	B1	B2	B3	B3
< 0.5 mounting height to lighting boundary and properly oriented	B0	B0	B0	B1	B2
UPLIGHT					
Allowed uplight ratings	U0	U1	U2	U3	U4
GLARE					
Allowed uplight ratings	G0	G1	G2	G3	G4

ENLARGED SITE PLAN



LIGHT DISTRIBUTION EXAMPLE DIAGRAM



SITE LIGHTING | SITE LIGHTING ANALYSIS

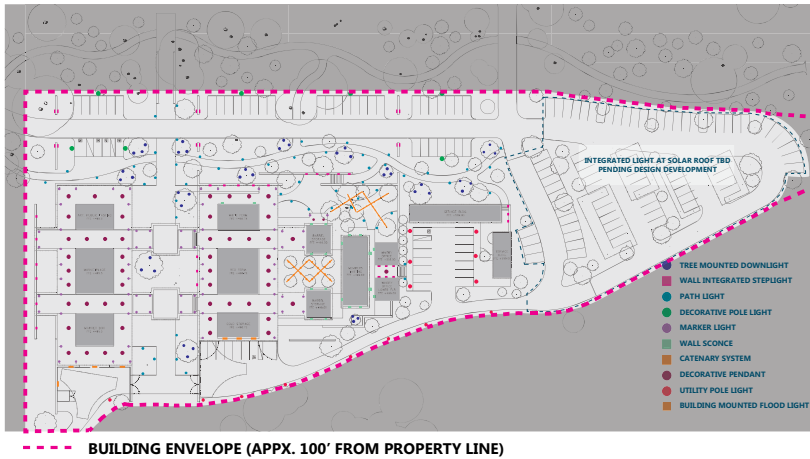
KENWOOD RANCH WINERY

SITE LIGHTING | SITE LIGHTING STANDARDS FOR C.O.A.

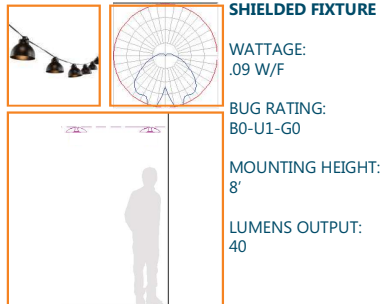
KENWOOD RANCH WINERY

CONDITIONS OF APPROVAL

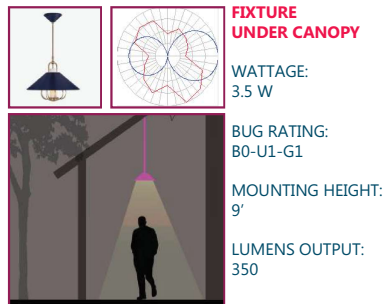
- ALL LAMPS OVER 10 WATTS SHALL BE FULLY SHIELDED
- MAXIMUM UNSHIELDED LAMP (BULB) ON THE PROJECT'S INTERIOR SHALL BE 50 WATTS.
- MAXIMUM MOUNTING HEIGHT OF ANY LUMINARE (FIXTURE) SHALL BE 20 FEET ABOVE THE FINISHED GRADE.
- MAXIMUM WATTAGE OF ANY LAMP BULB SHALL BE 100 WATTS.



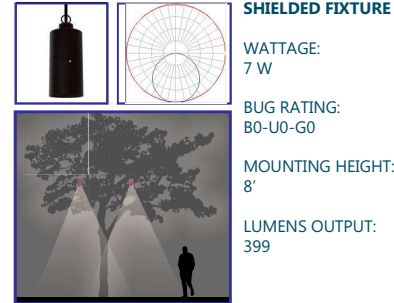
L7-SHIELDED CATENARY SYSTEM



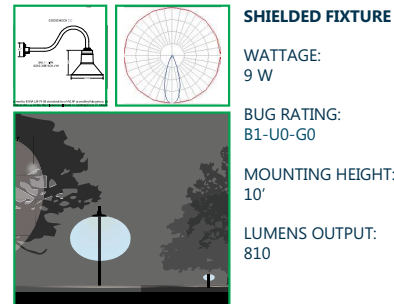
L8-DECORATIVE PENDANT



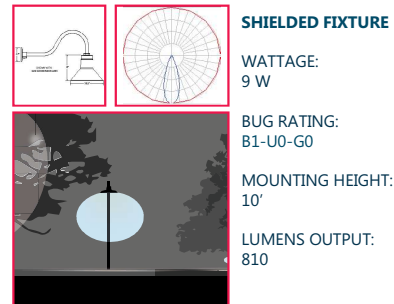
L1-TREE MOUNTED DOWNLIGHT



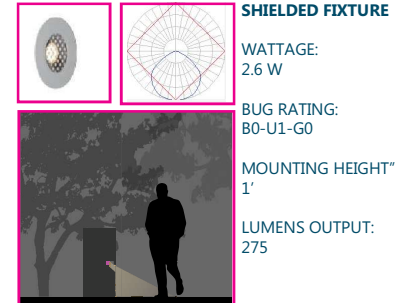
L4-DECORATIVE POLE LIGHT



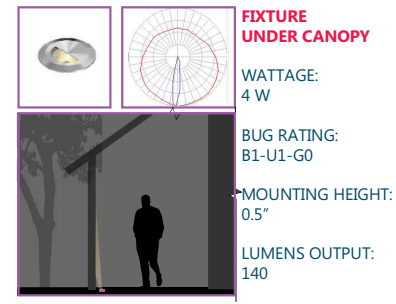
L9-UTILITY POLE LIGHT



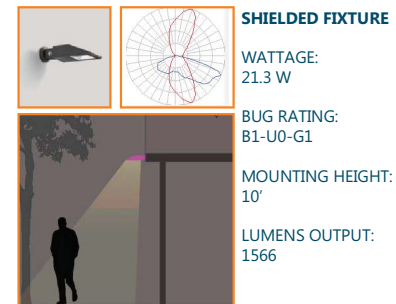
L2-WALL INTEGRATED STEPLIGHT



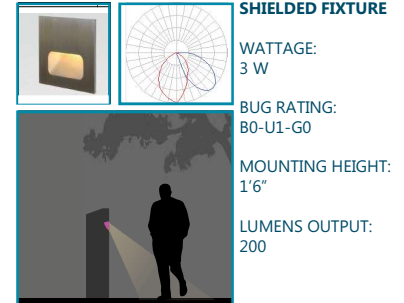
L5-MARKER LIGHT



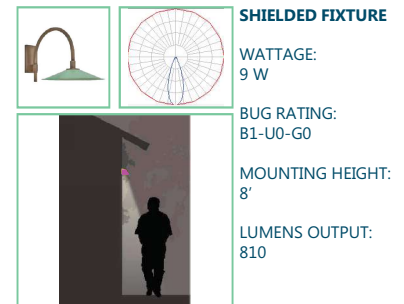
L10-WALL MOUNTED DOWNLIGHT



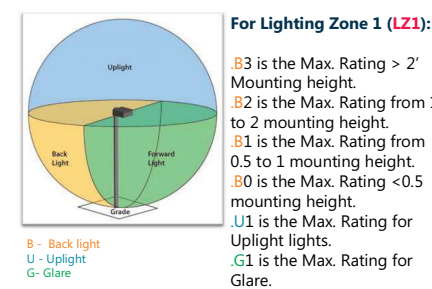
L3-PATH LIGHT



L6-WALL SCONCE

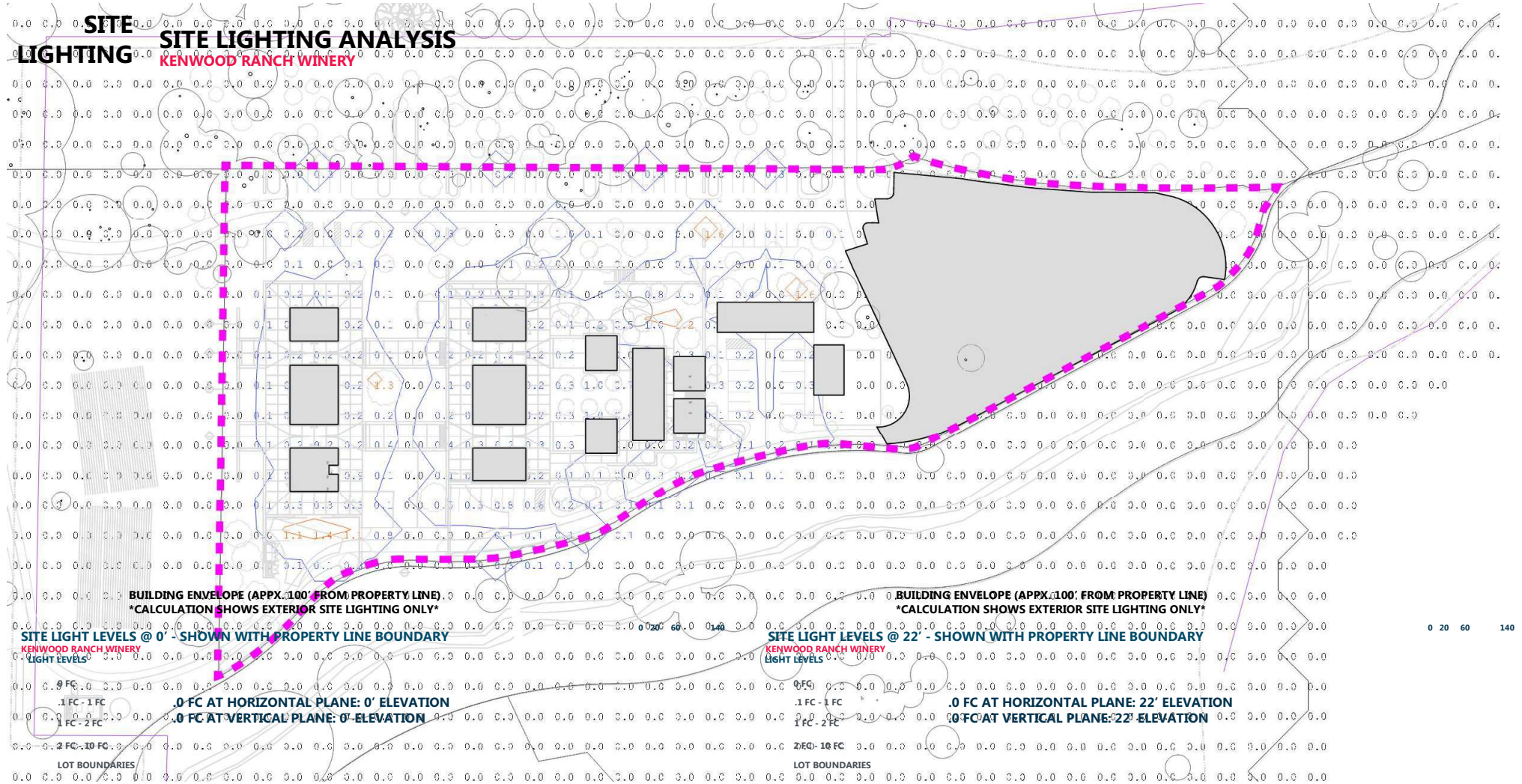


B.U.G. RATING DIAGRAM



SITE LIGHTING | **SITE LIGHTING ANALYSIS**
KENWOOD RANCH WINERY

LIGHT LEVELS AT 0 FT

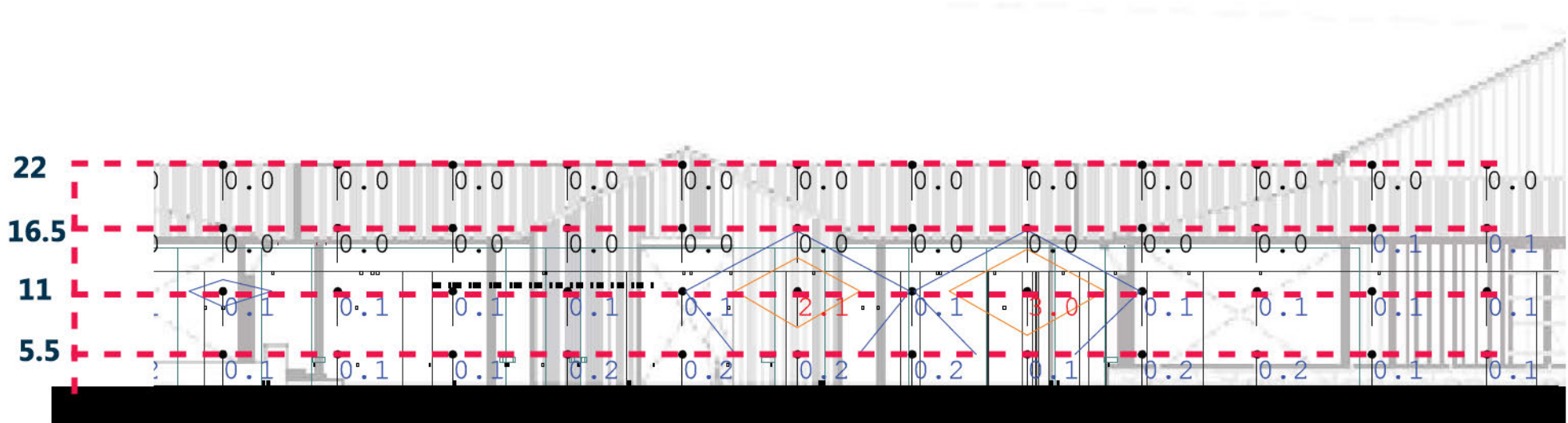


* CALCULATION POINTS SPACING 25 FT X 25 FT

BUILDING ENVELOPE (APPX. 100' FROM PROPERTY LINE)
CALCULATION SHOWS EXTERIOR SITE LIGHTING ONLY

NOT TO SCALE

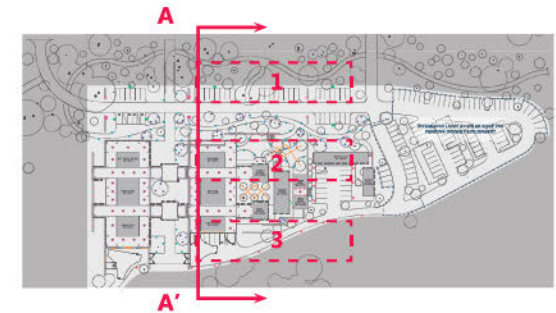
LIGHT LEVELS ABOVE 0 FT



2- SITE LIGHT LEVELS STUDIES AT 22' ELEVATION

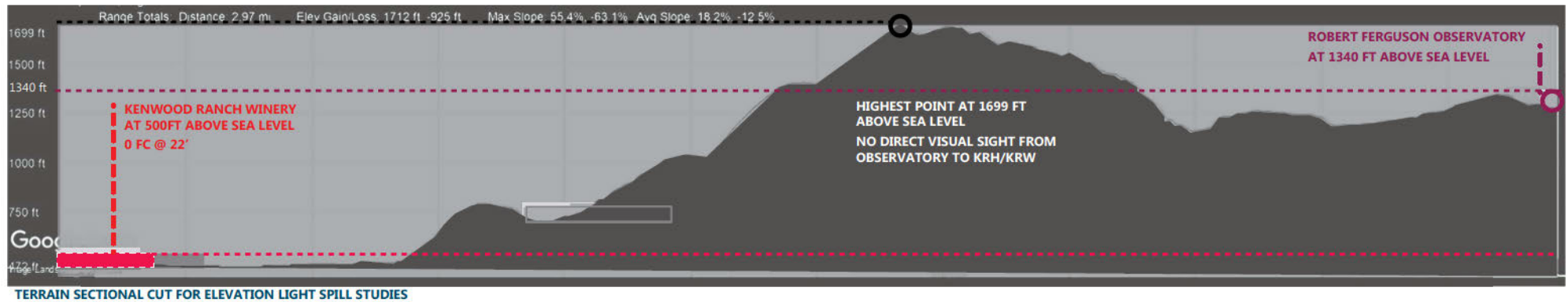
LIGHT LEVELS

- 0 FC
- .1 FC - 1 FC
- 1 FC - 2 FC
- 2 FC - 10 FC



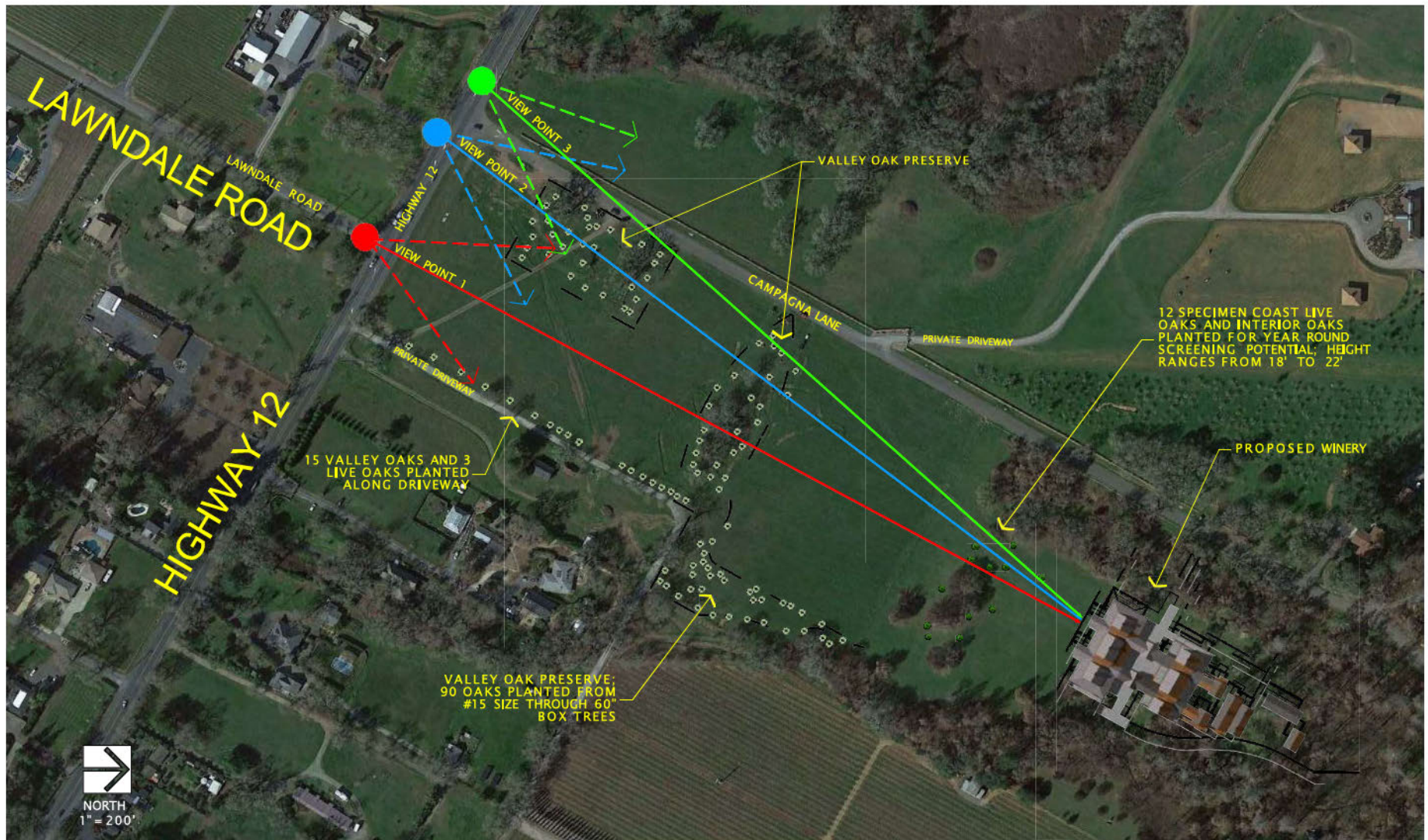
SECTIONAL PHOTOMETRIC STUDIES KEY PLAN

LIGHT LEVELS ABOVE 0 FT





VISUAL ANALYSIS



MACNAIR
LANDSCAPE
ARCHITECTURE

POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452

TEL (707) 893-2288
KLA #1080
don@macnairlandscape.com



VIEW POINT 1
Lawndale Road at Highway 12

9/30/21; 12:31 pm
Elevation: 454.00
122° 33' 50.34" W
38° 25' 46.14" N
View Height: 5'
Viewing Distance: 1,732±

Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 44 mm, f7.1, 1/320 sec
Raw format: DSC_4989.NEF



VIEW POINT 2
Private Driveway at Highway 12

9/30/21; 12:31 pm
Elevation: 454.00
122° 33' 50.136" W
38° 25' 47.19" N
View Height: 5'
Viewing Distance: 1,728±

Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 46 mm, f7.1
Raw format: DSC_5016.NEF



VIEW POINT 3
Campagna Lane at Highway 12

9/30/21; 12:31 pm
Elevation: 456.20
122° 33' 49.59" W
38° 25' 45.642" N
View Height: 5'
Viewing Distance: 1,715±

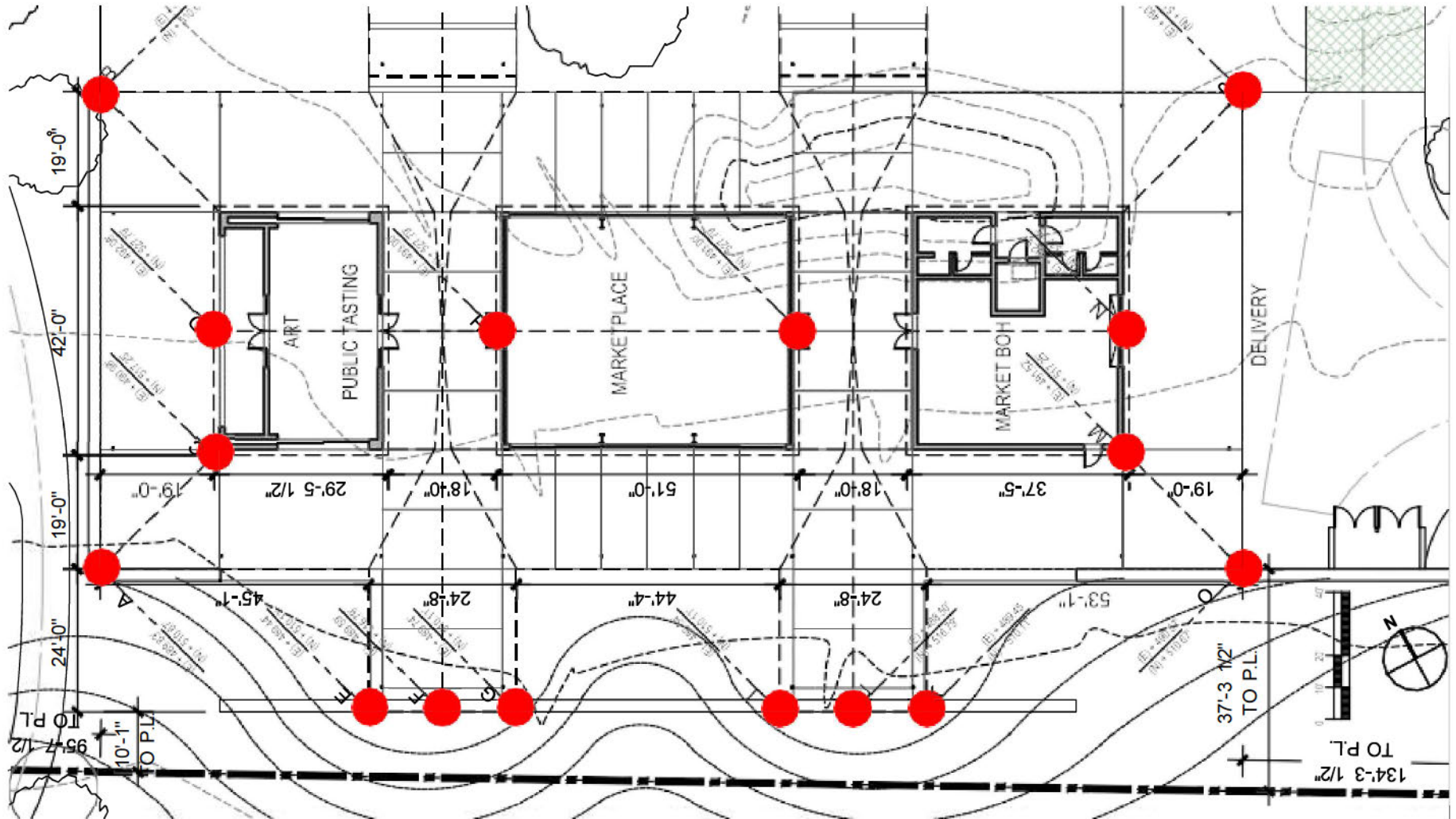
Nikon Z7_2 w/ Nikon Z 24-70 mm
Focal length 45 mm, f7.1, 1/400 sec
Raw format: DSC_5021.NEF

Kenwood Ranch Winery

1180 Campagna Lane

Kenwood, California 95409

CAMERA VIEW POINTS



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Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409

STORY POLE PLAN



WINERY SITE FROM CAMPAGNA LANE STORY POLES ERECTED 9/30/21

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, California 95409



STORY POLE PLAN



WINERY SITE
STORY POLES ERECTED 9/30/21



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Kenwood, California 95409

STORY POLE PLAN



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Existing Conditions
Viewpoint 1
Highway 12 at Lawndale Road
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Proposed Winery
Visual Simulation
Viewpoint 1 - Year 0
Highway 12 at Lawndale Road
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Proposed Winery
Visual Simulation
Viewpoint 1 - Year 5
Highway 12 at Lawndale Road
2030

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Existing Conditions
Viewpoint 2
Highway 12 at Driveway
Opposite Campagna Lane
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Proposed Winery
Visual Simulation
Viewpoint 2 - Year 0
Highway 12 at Driveway Opposite
Campagna Lane
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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ARCHITECTURE

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Proposed Winery
Visual Simulation
Viewpoint 2 - Year 5
Highway 12 at Driveway Opposite
Campagna Lane
2030

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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LANDSCAPE
ARCHITECTURE

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Existing Conditions
Viewpoint 3
Highway 12 at Campagna Lane
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Proposed Winery
Visual Simulation
Viewpoint 3 - Year 0
Highway 12 at Campagna Lane
2025

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



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Proposed Winery
Visual Simulation
Viewpoint 3 - Year 5
Highway 12 at Campagna Lane
2030

Kenwood Ranch Winery
1180 Campagna Lane
Kenwood, CA 95409



TIMELINE

2004	Board of Supervisors • BOS Resolution No. 04-1037 • Certified an EIR • Adopted a Statement of Overriding Considerations (traffic and light pollution) • Approved a General Plan Amendment, rezoning, tentative map, use permit, lot line adjustment, and other items • 5:0 vote (Brown, Kerns, Smith, Kelley, and Reilly)
2006	Litigation challenging 2004 approvals ended: county prevailed
2007	County recognizes that the use permit is a vested right
2011	Board of Supervisors approved the Final Map • BOS Resolution No. 11-0663 • 5-0 vote (Brown, Rabbitt, Zane, McGuire, Carrillo)
Est 2014	Subdivision Improvements completed with final county sign off: • Roads • Hydrants • Water tank - includes water supply and water for fire suppression • Monumentation



TIMELINE

2018	BOS approved a CEQA addendum and denied a design review appeal from VOTMA for design review approval of the inn/spa/restaurant (resort): • Board of Supervisors Resolution No. 18-0115 • 4:0:1 Vote (Gorin, Rabbitt, Zane, Gore; Hopkins absent).
2021	Winery design review application submitted
2022	Kenwood holds a community meeting about the winery – see video at kenwoodranch.net
2023	SVCAC Meeting to comment on the winery design review application
2023	Design Review Committee • Approved winery design review application • 3:0 vote (unanimous approval)
2023	Planning Commission • Denies VOTMA's appeal • 5:0 vote



2022 DESIGN REVIEW APPLICATION

REDUCED BUILDING AREA BY 49%

SUBSTANTIALY SIMILAR USE

SUBSTANTIALY SIMILAR LAYOUT

SUBSTANTIALY SIMILAR MATERIALS

LESS VISIBLE FROM PUBLIC ROADS



REBUTTAL

**The applicant respectfully reserves time for
rebuttal**