

DESIGN REVIEW HEARING

October 21, 2025



& BACKEN







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

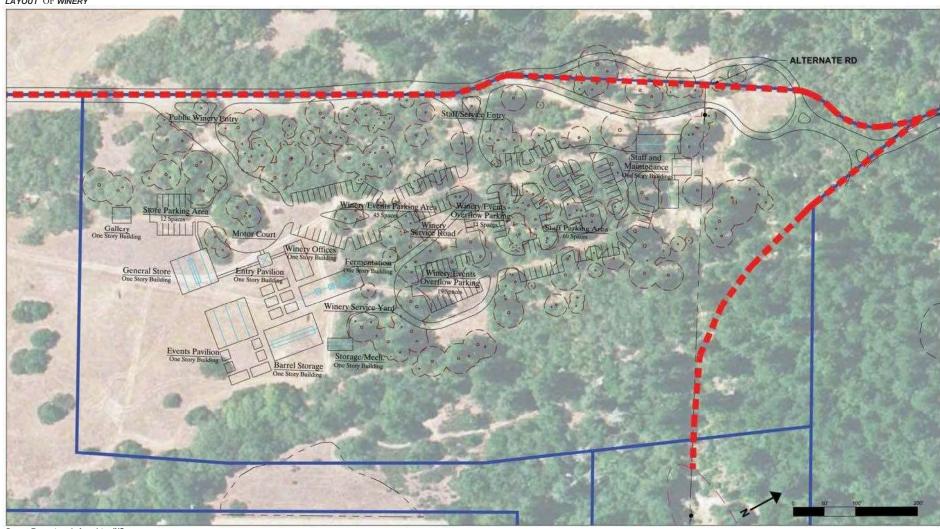
GROUPING OF AG STRUCTURES

SIMILAR MATERIALS



2004 VESTED USE PERMIT CONCEPTUAL DESIGN

EXHIBIT 3.0-15 LAYOUT OF WINERY



Source:Ray cartson & Associates, INC

3.0-26





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

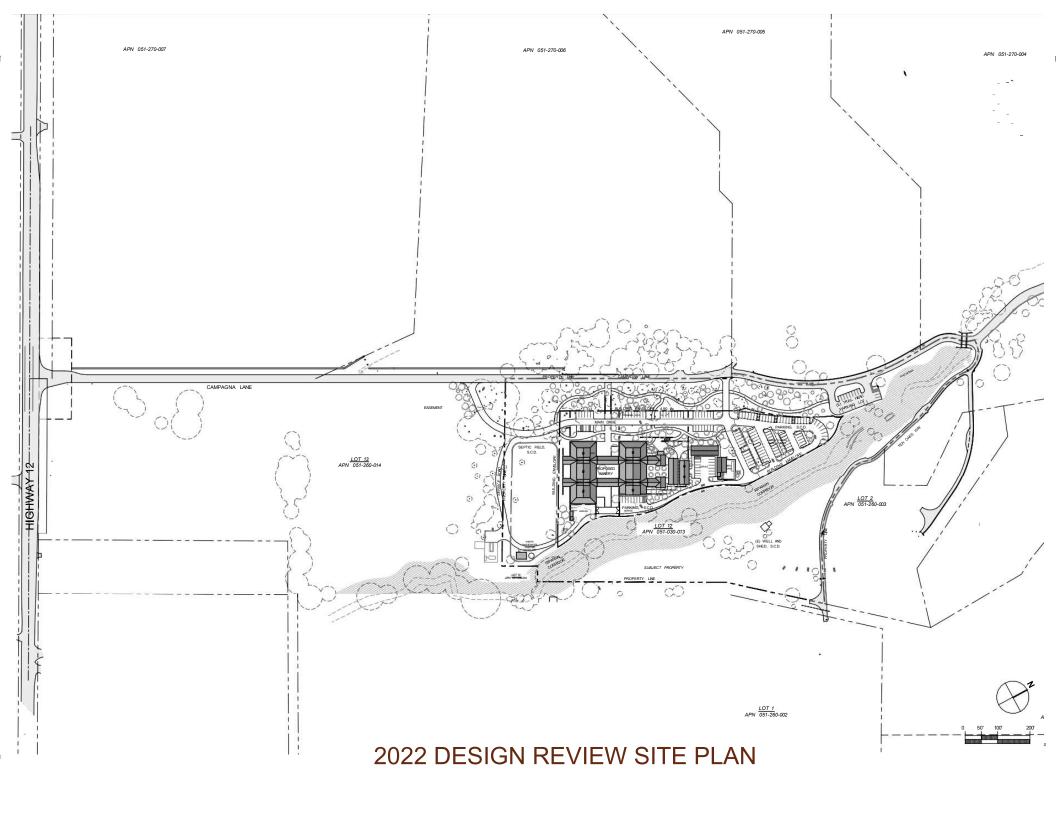
ART GALLERY IN TASTING ROOM TASTING ROOM (no size noted) 3,000 SF COUNTRY STORE **EVENTS PAVILION WITHDRAWN FNTRY PAVILION WITHDRAWN** 4,300 SF BARREL STORAGE 1,800 SF WINERY OFFICES 3,400 SF FERMENTATION 4,450 SF STAFF & MAINTENANCE **TOTAL SQUARE FEET 37,000**

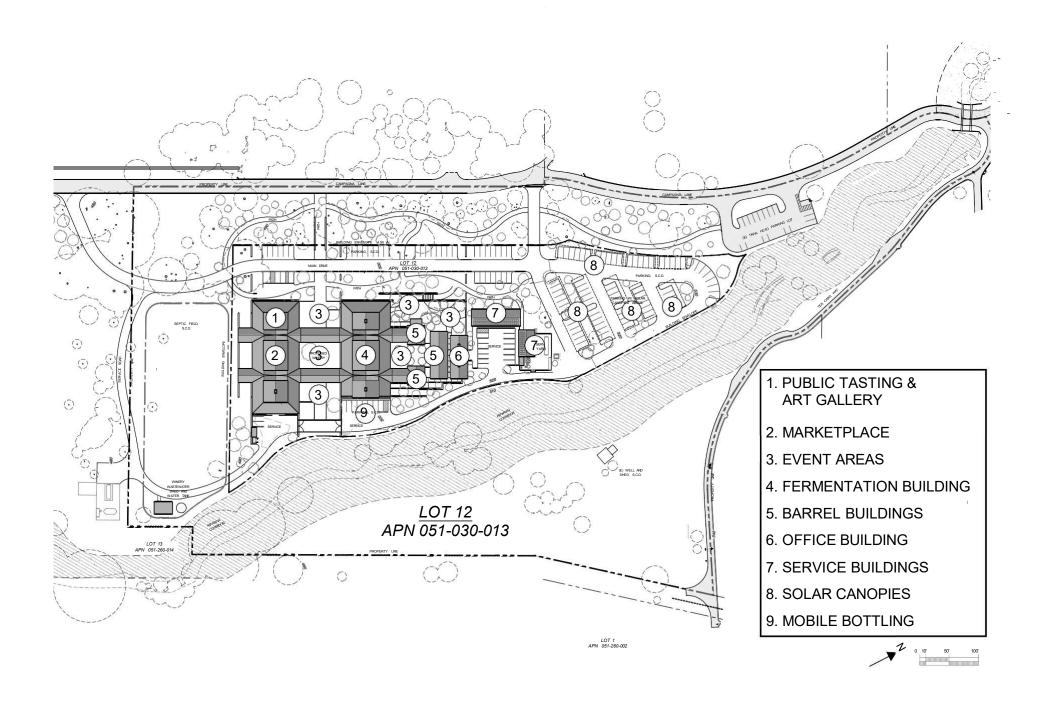
2022 DESIGN REVIEW APPLICATION

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**



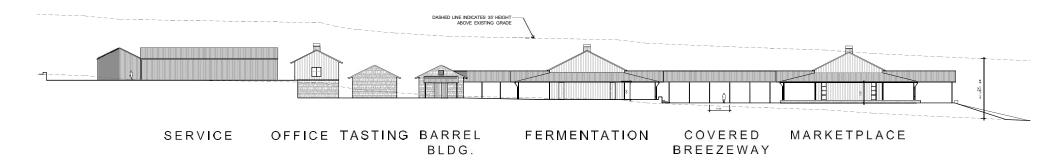
2022 DESIGN REVIEW APPLICATION





2022 DESIGN REVIEW PROPERTY PLAN





2022 DESIGN REVIEW WEST ELEVATION

2004 Conceptual Design: South Elevation



2022 DESIGNBRETABENGSOUTH ELMARAFIRDAGE & ART GALLERY

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



DRY STACK LOCAL STONE WALLS



PAINTED METAL DOORS



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



MATERIAL PALETTE



SOUTH SIDE BIRDS EYE PERSPECTIVE

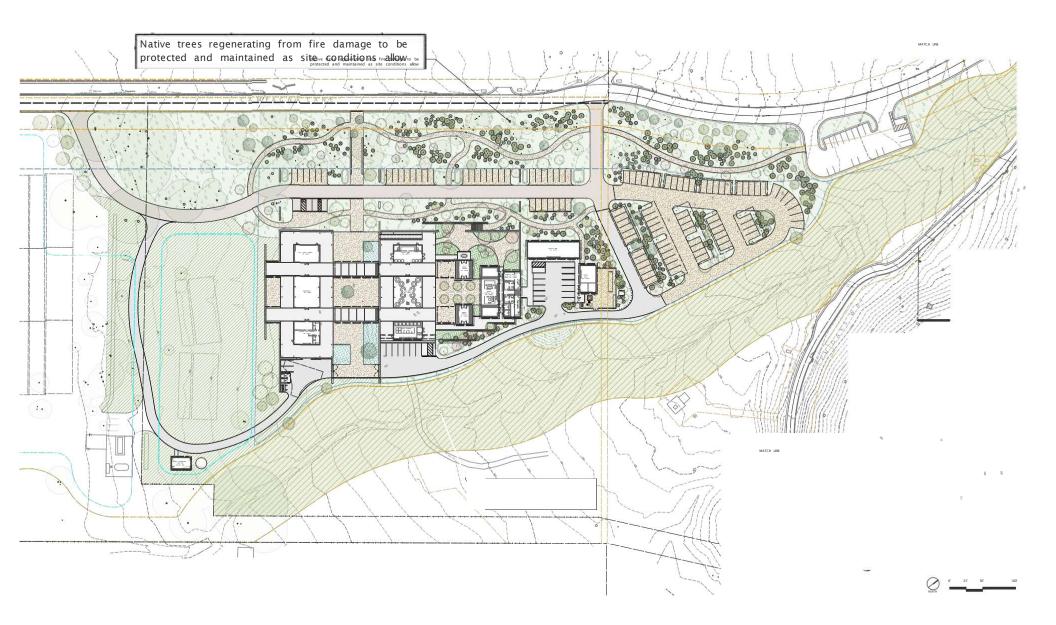


WEST ENTRY EYE LEVEL PERSPECTIVE



LANDSCAPE





PLANTING PLAN



SITE LIGHTING



Banks Land

- ESCAPE OF LIGHT INTO THE ATMOSPHERE IS ELIMINATED, 22' ABOVE GRADE
- LOW INTENSITY, INDIRECT LIGHT SOURCES ARE USED THROUGHOUT

ON-DEMAND CONTROL SYSTM IS SPECIFIED FOR THE PROJECT

MERCUI ACIA LIGHTE, 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

ALL LAM**FESTURES OFTEN HE**SERET OF HELBISY AND ATE LIGHT

SPILL MAXIMUM UNSHIELDED LAMP (BULB) ON TH EPROJECT'S INTERIOR IS LESS THAN 25W (NOT 50W)

- MAXIMUM MOUNTING HEIGHT OF ANY LUMINARE (FIXTURE) IS NO MORE THAN 12 FEET A.F.F. (NOT 20 FEET)
- MAXIMUM WATTAGE OFANY LAMP/BULB WILL BE LESS THAN 50 WATTS (NOT 100 WATTS)

UPLIGHT

₹E

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

BACK LIGHT

THE AMOUNT OF LIGHT EMITTED BEHIND THE FIXTURE. OFTEN USED TO HELP EVALUATE LIGHT **AR**PILL

THE AMOUNT OF LIGHT EMITTED FROM **IUMINAIRES AT HIGH ANGLES KNOWN TO CAUSE**

UPLIGHT

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

> LIGHTING ZO LZ0: NO AMI

B.U.G

AREAS

GLARE

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

ADVERSELY LZ1: LOW AN

> LZ2: MODER Grade AREAS SECURITY AND POUNTERNATION OF THE SECURITY AND POUNTE OF THE SECURITY AND P CONTINUOUS.

	Lighting Zone				
	LZ0	LZ1	LZ2	LZ3	LZ4
BACKLIGHT				*	
> 2 mounting heights from lighting boundary	B1	В3	B4	B5	B5
1 to 2 mounting heights from lighting boundary and properly oriented	B1	B2	В3	B4	B4
0.5 to 1 mounting height to lighting boundary and properly oriented	В0	B1	B2	В3	В3
< 0.5 mounting height to lighting boundary and properly oriented	В0	80	В0	B1	B2
UPLIGHT					
Allowed uplight ratings	UO	U1	U2	U3	U4
GLARE					
Allowed uplight ratings	G0	G1	G2	G3	G4

IODERATELY HIGH AMBIENT LIGHTING AREAS WHERE LIGHTING IS GENERALLY DESIRED FOR SAFETY, ITY AND CONVENIENCE AND IS USUALLY UNIFORM AND NIFOUND AMBIENT LIGHTING

AREAS WHERE THE NATURAL ENVIRONMENTWILL BE SERIOUSLY OF CAPXERSENTASESFITERS

Uplight

Forward

LIGHTING IS CONSIDERED GENERALLY NECESSARY FOR SAFTY,

ITIVANO YOUNG HERET THE NATURAL ENVIRONMENT MIGHT BE ADVERSELY

AREAS WHERE THE NATURAL ENVIRONMENT MIGHT BE ADVERSELY AFFECTED BY LIGHTING.

LZ2: MODERATE AMBIENT LIGHTING

Back

Light

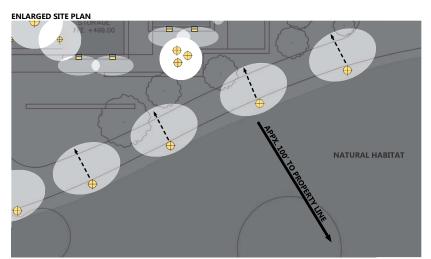
AREAS WHERE LIGHTING MAY TYPICALLY BE USED FOR SAFTY,
SECURITY AND CONVENIENCE BUT IT IS NOT NECESSARILY UNIFORM OR CONTINUOUS.

LZ3: MODERATELY HIGH AMBIENT LIGHTING

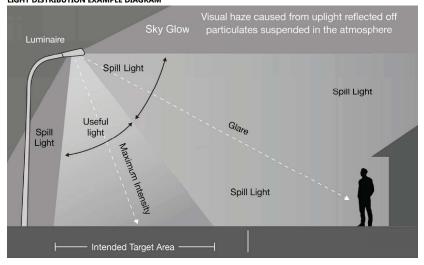
AREAS WHERE LIGHTING IS GENERALLY DESIRED FOR SAFETY, SECURITY AND CONVENIENCE AND IS USUALLY UNIFORM AND CONTINUOUS.

LZ4: HIGH AMBIENT LIGHTING

LIGHTING IS CONSIDERED GENERALLY NECESSARY FOR SAFTY, SECURITY AND CONVENIENCE.



LIGHT DISTRIBUTION EXAMPLE DIAGRAM





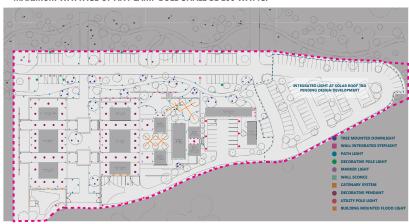
SITE LIGHTING ANALYSIS **KENWOOD RANCH WINERY**

SITE

SITE LIGHTING STANDARDS FOR C.O.A.

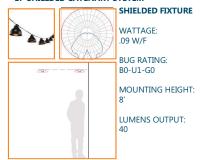
CONDITIONS OF APPROVAL

- 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 FIN-ISHED GRADE.
- MAXIMUM WATTAGE OF ANY LAMP BULB SHALL BE 100 WATTS.



- - - BUILDING ENVELOPE (APPX. 100' FROM PROPERTY LINE)

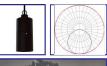
■ L7-SHIELDED CATENARY SYSTEM



•L8-DECORATIVE PENDANT



• L1-TREE MOUNTED DOWNLIGHT



SHIELDED FIXTURE WATTAGE:



7 W **BUG RATING:**

MOUNTING HEIGHT:

LUMENS OUTPUT: 399

SHIELDED FIXTURE

• L4-DECORATIVE POLE LIGHT







WATTAGE:

9 W

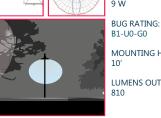
MOUNTING HEIGHT:

LUMENS OUTPUT: 810

• L9-UTILITY POLE LIGHT







SHIELDED FIXTURE

WATTAGE: 9 W



LUMENS OUTPUT: 810

■ L2-WALL INTEGRATED STEPLIGHT



WATTAGE: 2.6 W



L5-MARKER LIGHT



FIXTURE **UNDER CANOPY**

WATTAGE: 4 W



BUG RATING: B1-U1-G0

MOUNTING HEIGHT:

LUMENS OUTPUT: 140

SHIELDED FIXTURE

WATTAGE:

L10-WALL MOUNTED DOWNLIGHT







SHIELDED FIXTURE



WATTAGE: 3 W

SHIELDED FIXTURE





LUMENS OUTPUT: 200

SHIELDED FIXTURE

■L6-WALL SCONCE







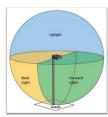
BUG RATING: B1-U0-G0

MOUNTING HEIGHT:

LUMENS OUTPUT:

810

B.U.G. RATING DIAGRAM



R - Back light U - Uplight

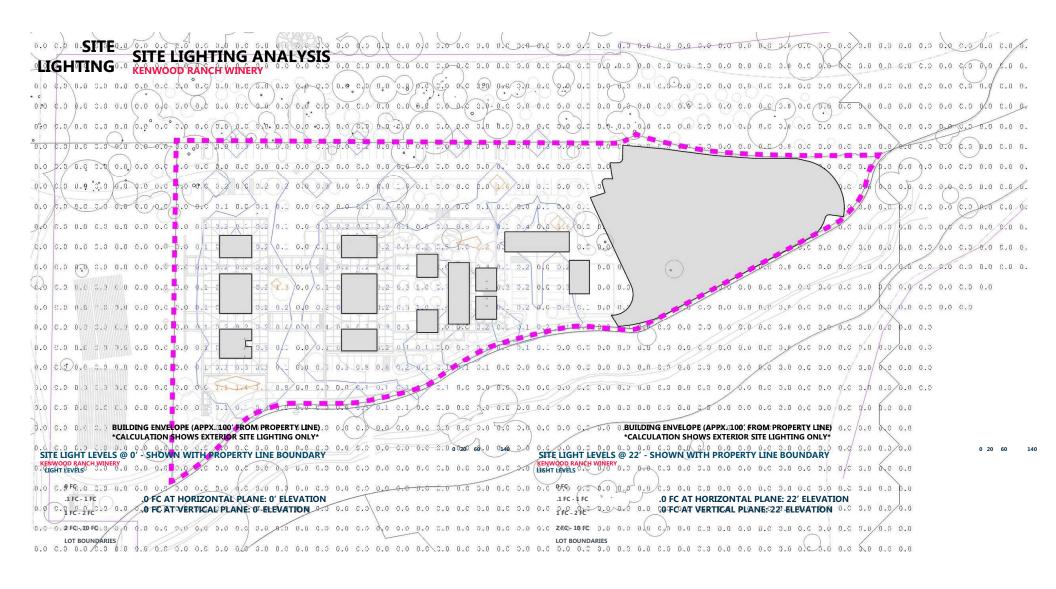
For Lighting Zone 1 (LZ1): .B3 is the Max. Rating > 2' Mounting height.

.B2 is the Max. Rating from 1 to 2 mounting height. .B1 is the Max. Rating from 0.5 to 1 mounting height. .B0 is the Max. Rating < 0.5 mounting height. .U1 is the Max. Rating for Uplight lights. .G1 is the Max. Rating for Glare.



LIGHT LEVELS AT 0 FT





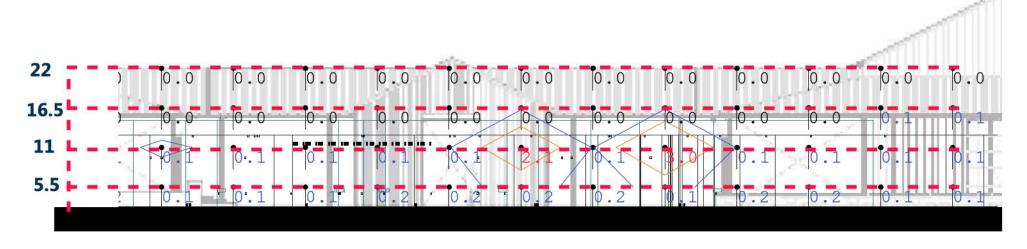
CALCULATION POINTESPACIBILITY ING ENVELOPE (APPX. 100' FROM PROPERTY LINE)

CALCULATION SHOWS EXTERIOR SITE LIGHTING ONLY

NOT TO SCALE







2- SITE LIGHT LEVELS STUDIES AT 22' ELEVATION

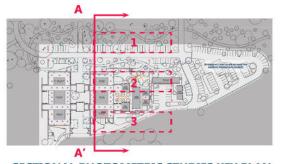
LIGHT LEVELS

0 FC

.1 FC - 1 FC

1 FC - 2 FC

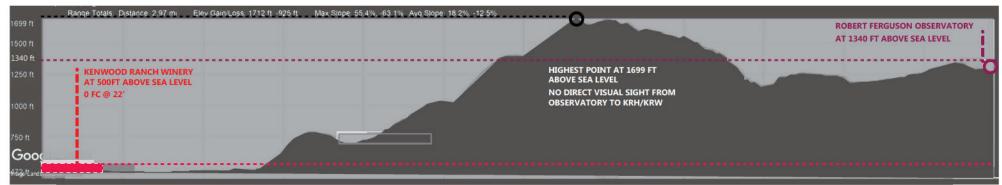
2 FC - 10 FC



SECTIONAL PHOTOMETRIC STUDIES KEY PLAN



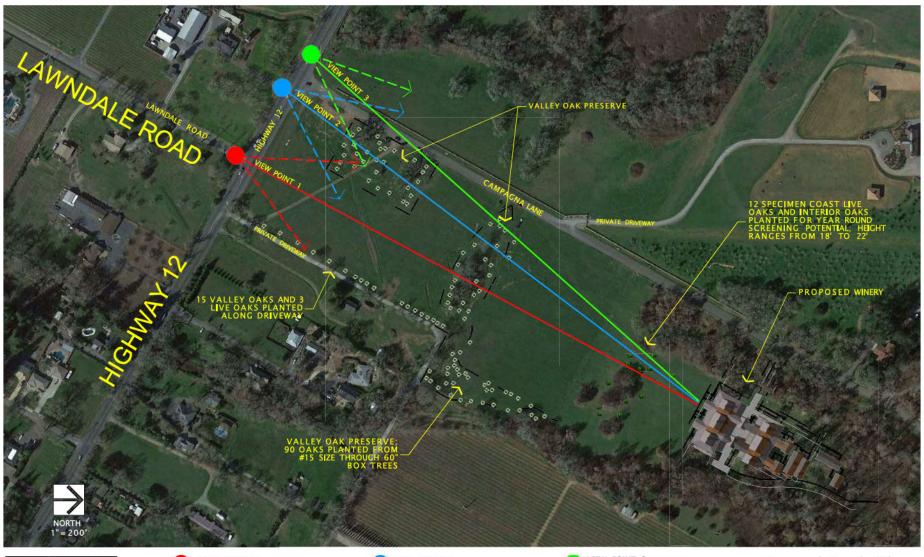




TERRAIN SECTIONAL CUT FOR ELEVATION LIGHT SPILL STUDIES



VISUAL ANALYSIS





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452 TEL (207) 889-2288 RIA #2800



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



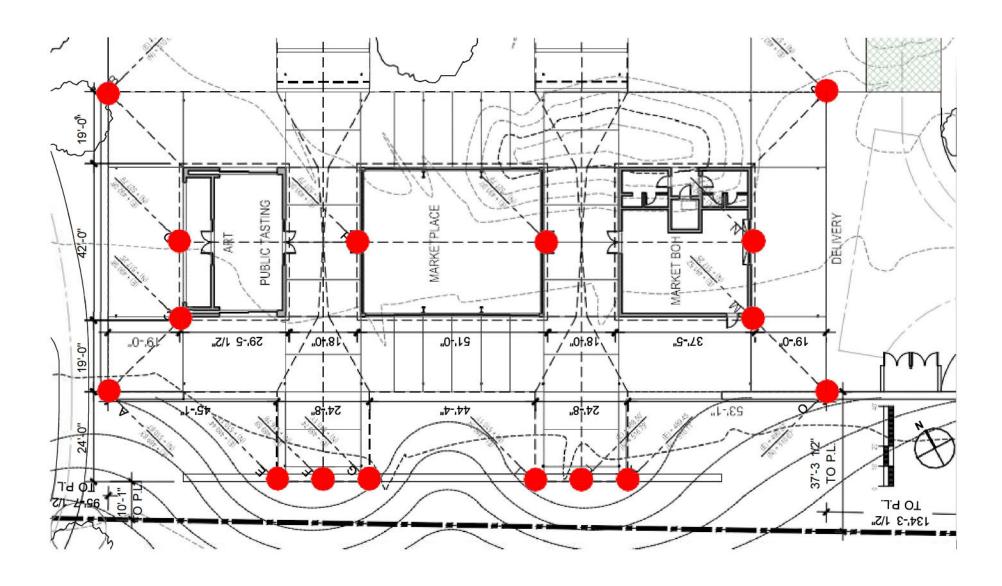
VIEW POINT 3 Campagna Lane at Highway 12

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





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



Kenwood Ranch Winery 1180 Campagna Lane Kenwood, California 95409

STORY POLE PLAN





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452

Existing Conditions Viewpoint 1 Highway 12 at Lawndale Road 2025





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452 TEL (707) 833-2288 RUA #2800 don@macnairlandscapes.com Proposed Winery
Visual Simulation
Viewpoint 1 - Year 0
Highway 12 at Lawndale Road
2025





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452

TEL (707) 833-2288 RLA #2800 don@macnairlandscapes.com

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





POST OFFICE BOX 251 ENWOOD, CALIFORNIA 95452 Existing Conditions
Viewpoint 2
Highway 12 at Driveway
Opposite Campagna Lane
2025





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



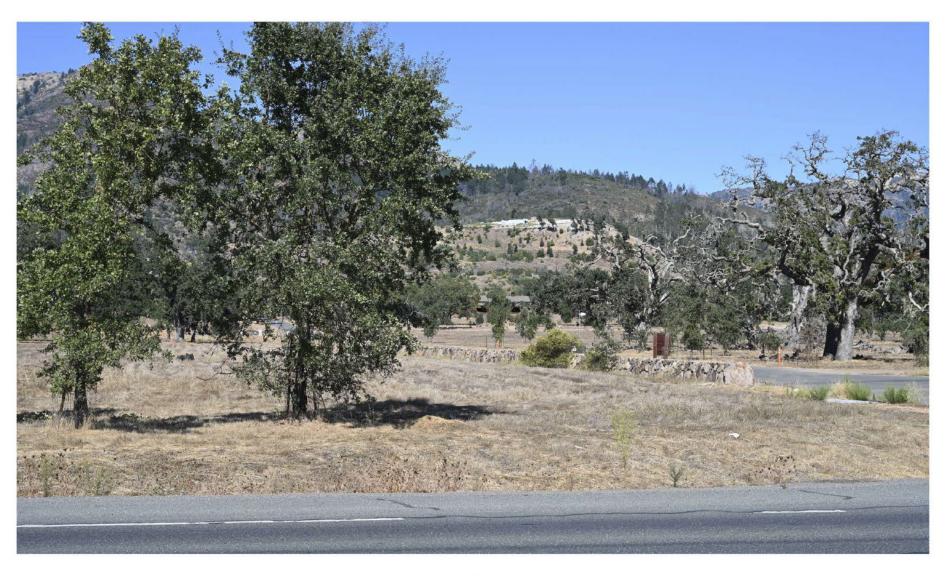


POST OFFICE BOX 251 ENWOOD, CALIFORNIA 9545; Proposed Winery
Visual Simulation
Viewpoint 2 - Year 5
Highway 12 at Driveway Opposite
Campagna Lane
2030





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452 TEL (707) 833-2288 RLA #2800 Existing Conditions
Viewpoint 3
Highway 12 at Campagna Lane
2025





POST OFFICE BOX 251 KENWOOD, CALIFORNIA 95452 TEL (707) 833-2288 RLA #2800 Proposed Winery
Visual Simulation
Viewpoint 3 - Year 0
Highway 12 at Campagna Lane
2025





POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288

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



TIMELINE

2004	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%
SUBSTANTIALLY SIMILAR USE
SUBSTANTIALLY SIMILAR LAYOUT
SUBSTANTIALLY SIMILAR MATERIALS
LESS VISIBLE FROM PUBLIC ROADS



REBUTTAL

The applicant respectfully reserves time for rebuttal