

DRH21-0010 Kenwood Ranch Winery

Design Review Appeal



Board of Supervisors
October 21, 2025

Ken Compton, Planner III



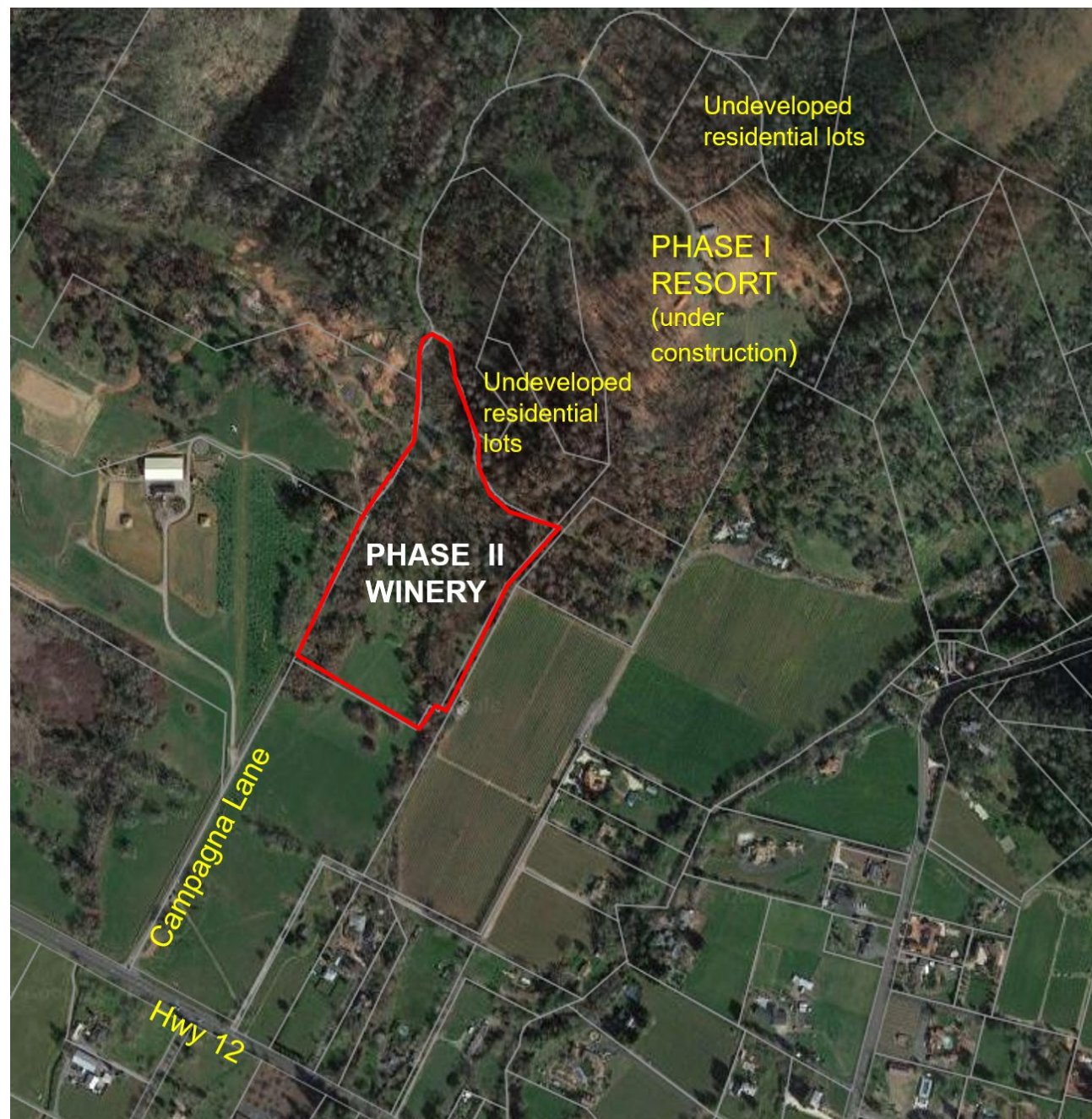


Vicinity Map





Aerial Map





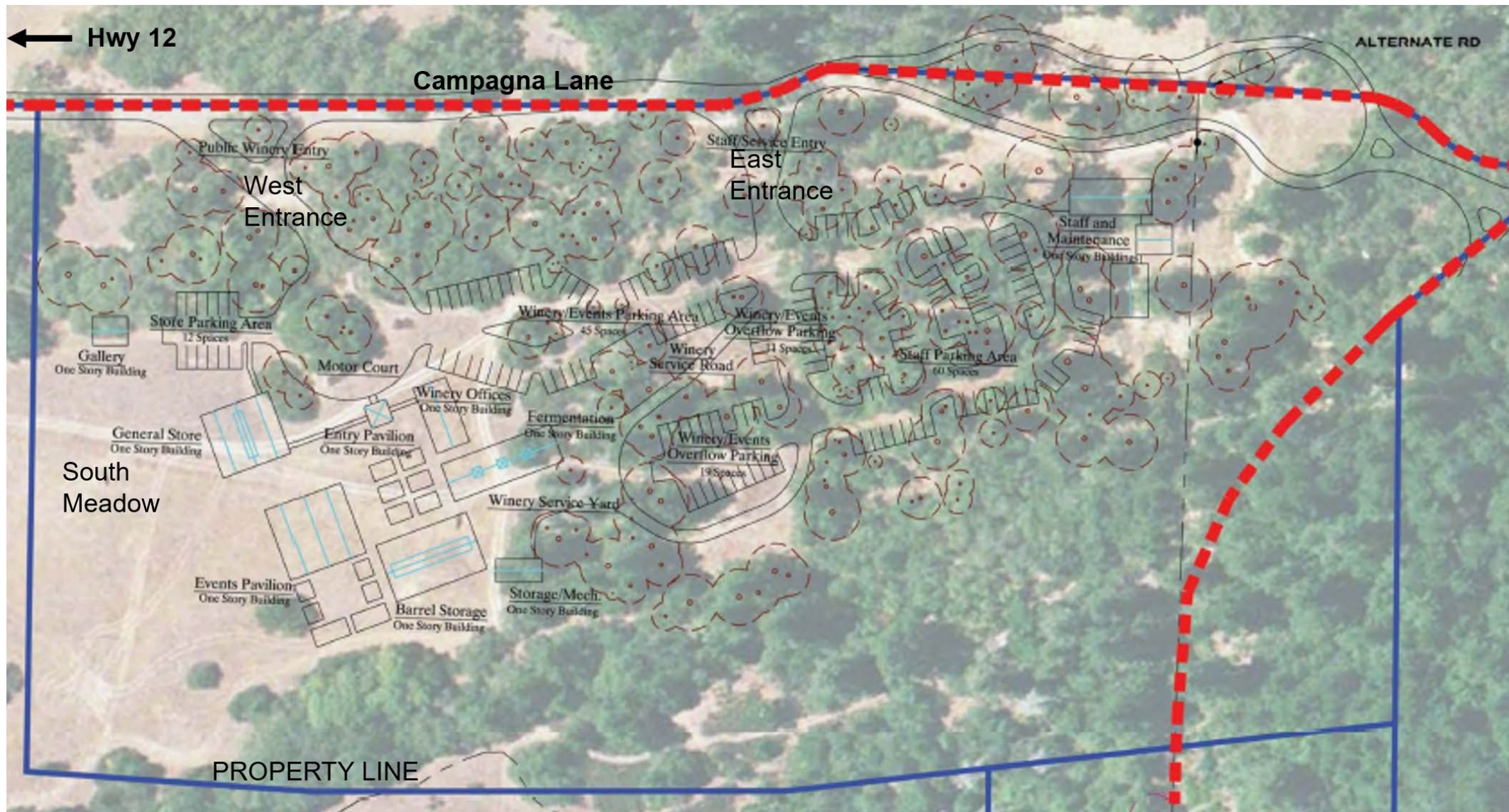
Project History

- 2004 BOS certifies FEIR & approves Sonoma Country Inn (File No. PLP01-0006)
- 2007 Sonoma County Inn Use Permit is vested
- 2018 BOS approves FEIR Addendum 1, upholds DRC & PC approval for Phase I Resort design, denies appeal
- **Dec 2021 Phase II Winery design review application submitted**
- Feb 2023 SVCAC approves Phase II Winery final design plans
- May 2023 DRC approves FEIR Addendum 2 and final design for Phase II Winery, VOTMA filed appeal
- Sept 2023 PC approves FEIR Addendum 2 and final design for Phase II Winery, denies appeal



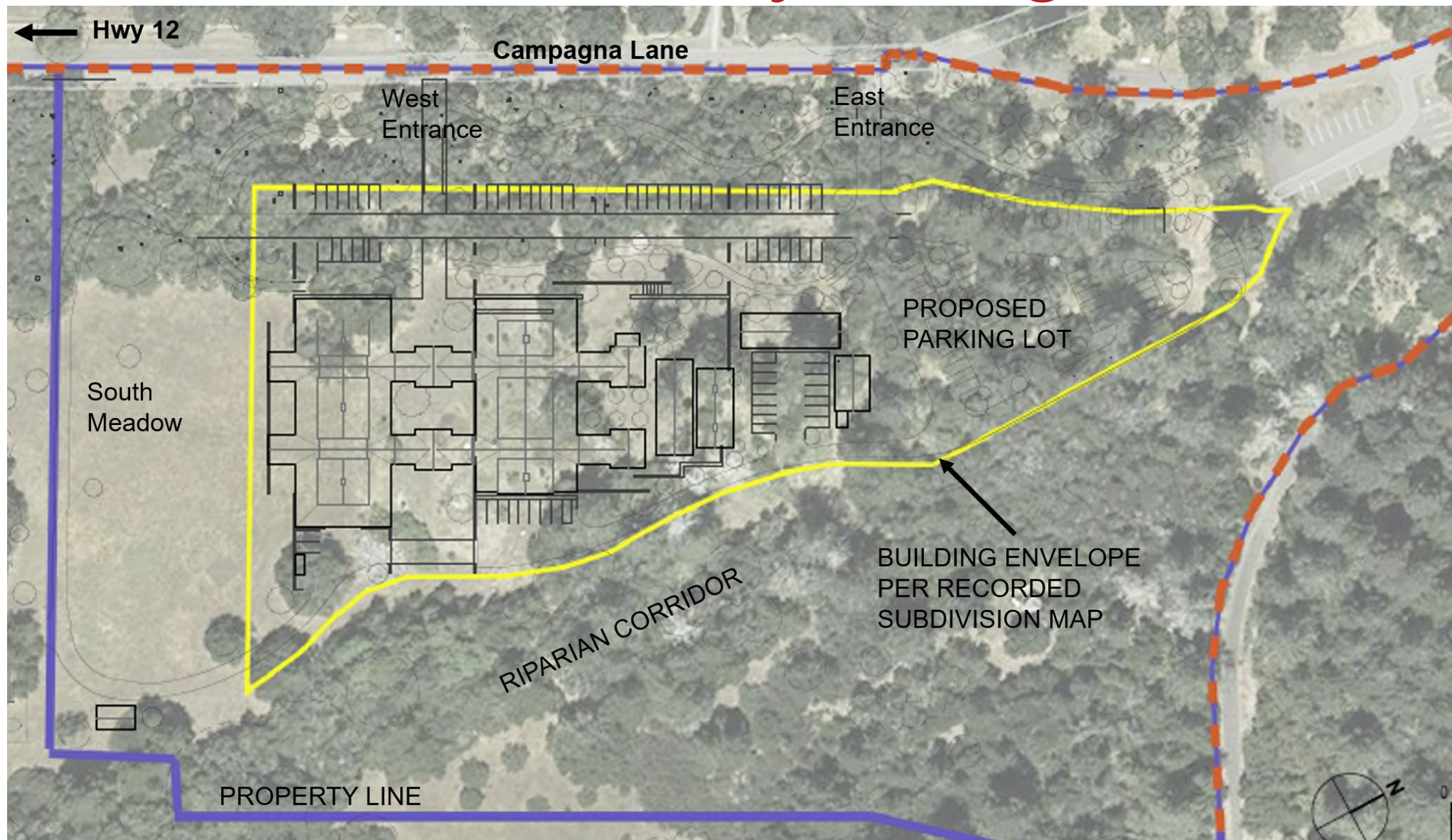


2004 Approved Conceptual Design



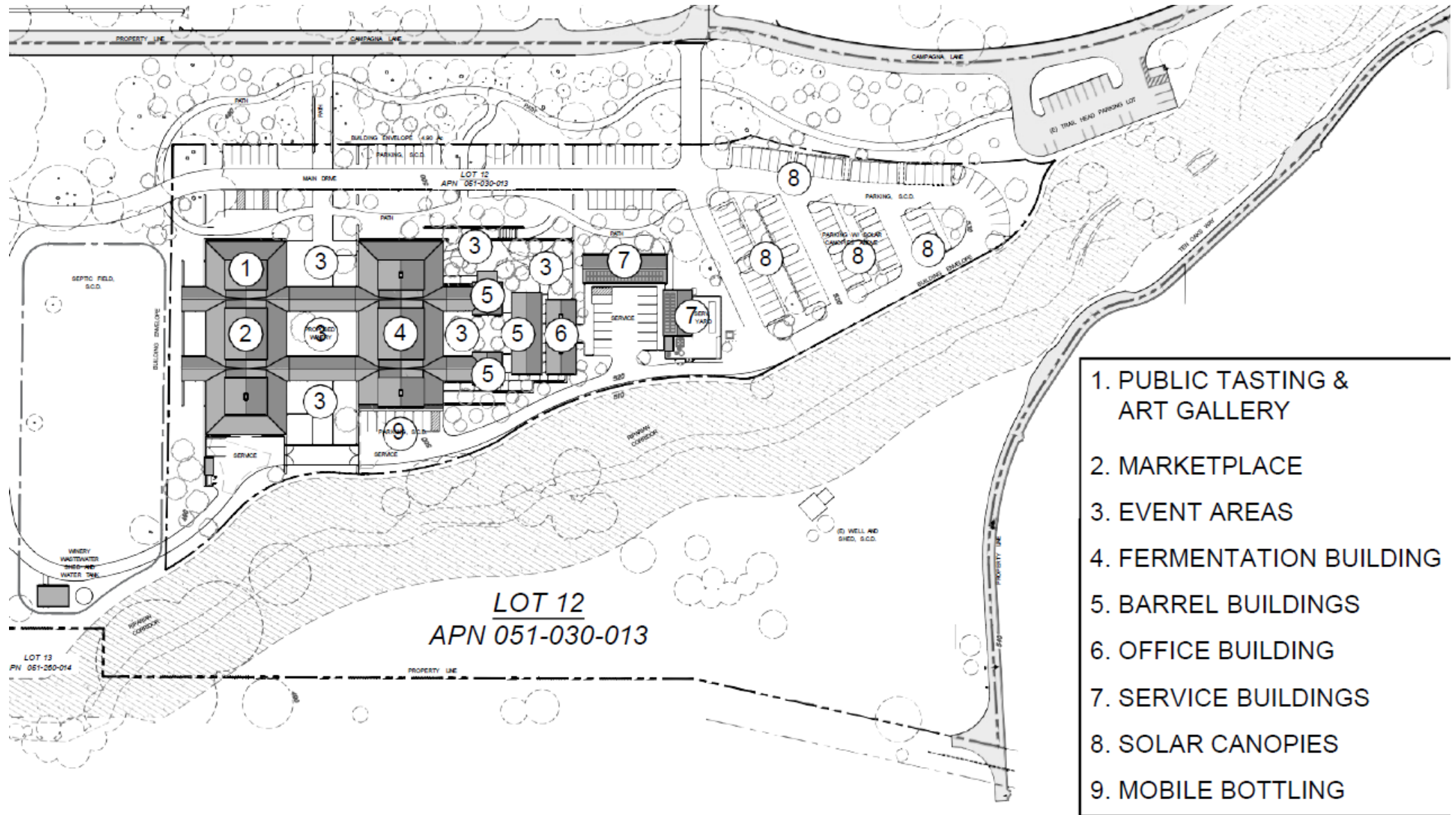


2023 Current Winery Design





2023 Current Winery Design





Comparing Design Elements

2004 Approved Conceptual Design	2024 Proposal for Final Design
37,000 SF of buildings, limited to building envelope	18,901 SF of buildings, limited to building envelope
Exterior colors to match hue, lightness, saturation of surrounding trees; dark non glossy roof; meet LZ1 lighting standards	Variety of exterior colors match surroundings; reclaimed corrugated metal roofing; meets LZ1 lighting standards
Landscaping required; must screen parking lot from Hwy 12; max removal of 70-120 trees onsite	Landscaping fire resistant, drought-tolerant, adding 155 new oak trees; parking lot screened; 74 trees to be removed
Two entrances ; parking for 147 Spaces ; alternate road, minimize loss of woodland	Two entrances ; parking for 147 Spaces with Solar Canopies; alternate road eliminated; minimized loss of woodland
Tasting room, no size specification ; Art Gallery incorporated into Tasting Room	1,097 SF Public Tasting Room with Art Gallery, 1,037 SF Reserve Tasting Room
Country Store max 3,000 SF , 33% of floor area for storage/support	Marketplace 2,958 SF , 33% of floor area for storage/support
Barrel Storage max 4,300 SF ; Winery Offices max 1,800 SF ; Fermentation max 3,400 SF ; Storage Mechanical max 800 SF	Barrel Storage buildings total 3,379 SF ; Winery Offices 1,678 SF ; Fermentation Buildings total 3,379 SF ; Cold Storage and Storage Room total 726 SF
Staff & Maintenance max 4,450 SF	Service Buildings, lab, employee space total 3,316 SF
Other Components included within overall 37,000 SF	Restrooms & Wastewater Shed total 1,585 SF





West Entrance View



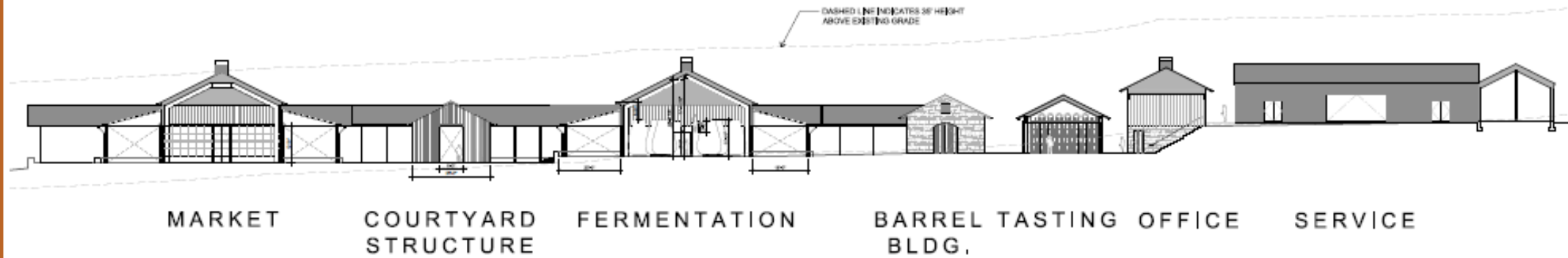


South Meadow View



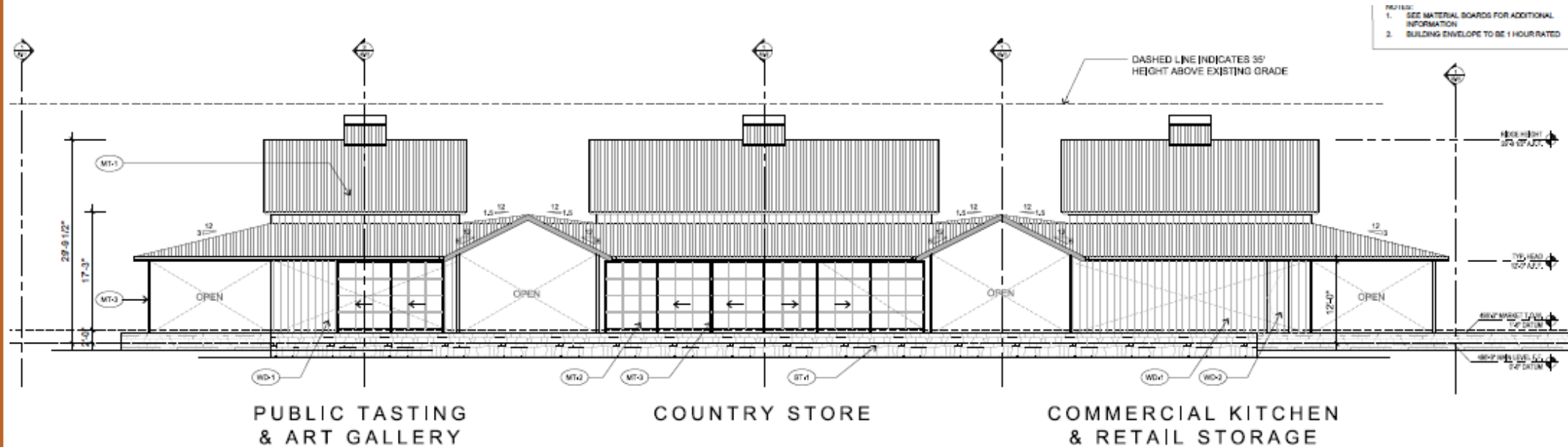


Elevation for West & South Views



3 SITE SECTION - FACING WEST
A1.20

SCALE:



2 MARKET - SOUTH ELEVATION

SCALE 1/8" = 1'-0"





Exterior Materials



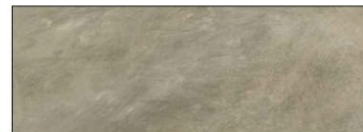
OPTION A - RECLAIMED
OPTION B - NEW DISTRESSED
STAINED VERTICAL WOOD BOARDS



DRY STACK LOCAL STONE WALLS



MARKETPLACE & FERMENTATION
ELEVATION



STAINED CONCRETE FLOORING



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL ROOFING



METAL WINDOWS AND DOORS



OPTION A - RECLAIMED



OPTION B - BONDERIZED

CORRUGATED METAL SIDING



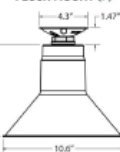
SERVICE BUILDING ELEVATION

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 CREATE A COLOR GRADIENT.

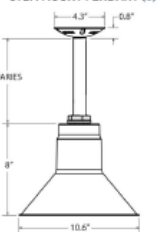
CORD HUNG PENDANT (C)



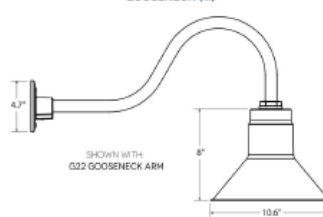
FLUSH MOUNT (F)



STEM MOUNT PENDANT (S)



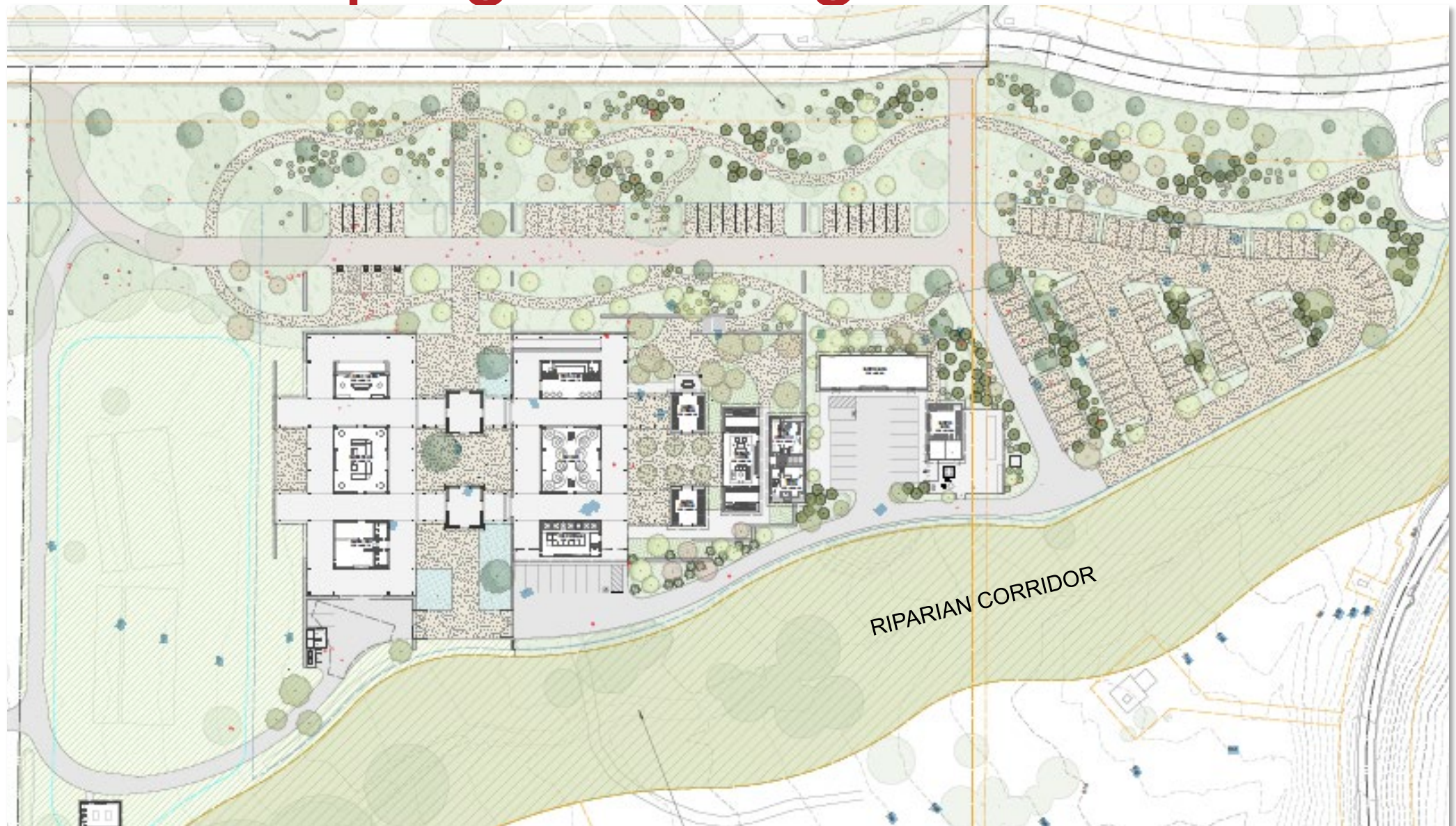
GOOSENECK (G)



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 CREATE A COLOR GRADIENT.



Landscaping Planting Plan





Environmental Document

- Revised Addendum 2 to the Final EIR Analyzes:
 - Phase II Proposed Winery Design changes
 - Determine if changes would result in new or more severe environmental impacts than those analyzed in adopted 2004 EIR
- Revised Addendum 2 Concludes:
 - Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in severity of significant environmental effect identified in EIR.





VOTMA Appeal Issues

- Appellant raises concerns in the following areas:
 - Wildfire Impacts
 - Transportation Analysis: VMT and Evacuation Planning
 - Post Fire Debits Flow onto Project Site
 - Request for subsequent EIR or supplemental EIR





Staff Response to Issues

- **Board approval limited to design review** and whether the design changes result in new or more severe impacts than analyzed in 2004.
- **No New Information:** Evacuation planning, wildfire risk, current traffic conditions, VMT, post fire debris flow is not new information.
- **Design changes do not change character of approved and vested uses.**
- **Applicant voluntarily submitted recommendations for evacuation planning.**
- **Secondary evacuation road:** removed from the application





Staff Recommendation

- Current proposed winery design is consistent with Winery Conditions of Approval related to design
- Therefore, Staff recommends:
The Board Deny the appeal, approve the Revised Addendum 2 to the FEIR, and approve the Final Design



Questions?





Supplemental Slides – Fire Modeling

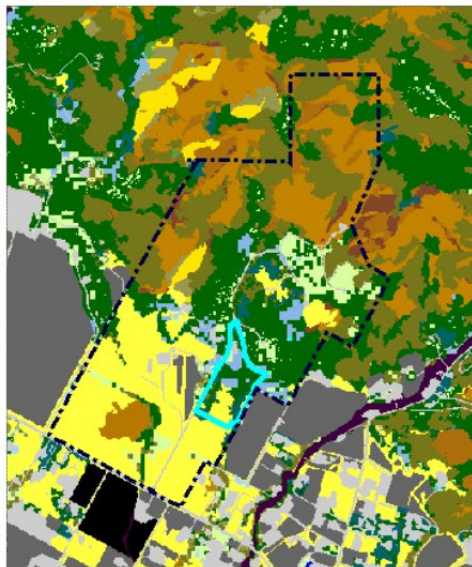


Figure 12: Existing Fuel Model

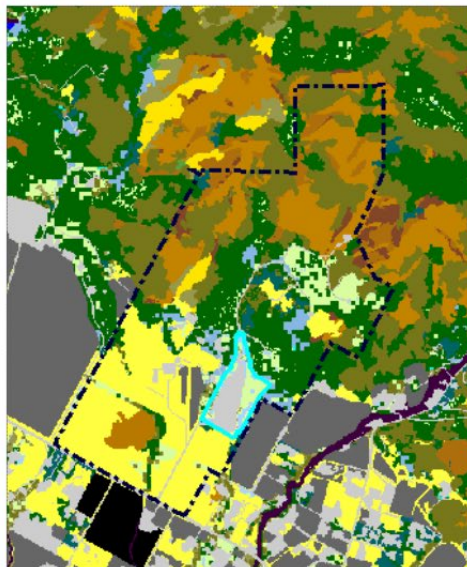


Figure 13: Project Changes to Fuel Model (Parcel Boundary in Cyan)

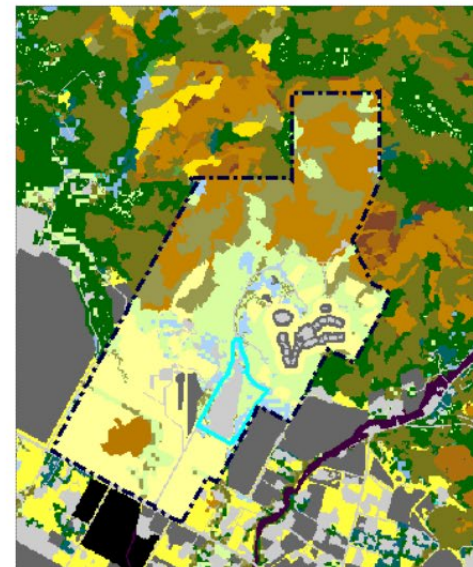


Figure 14: Combined Ranch Changes to Fuel Model (All Changes inside Dotted Boundary)

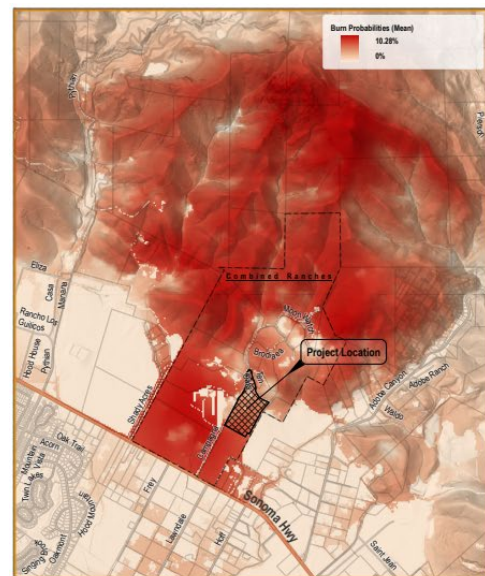


Figure 23: Mean Burn Probability (Existing Conditions)

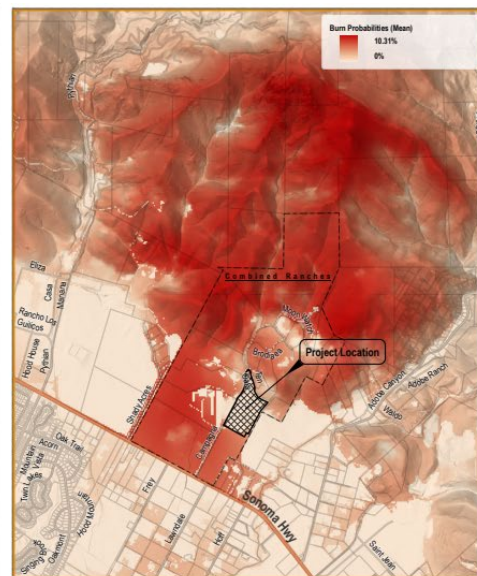


Figure 24: Mean Burn Probability (Project Changes)

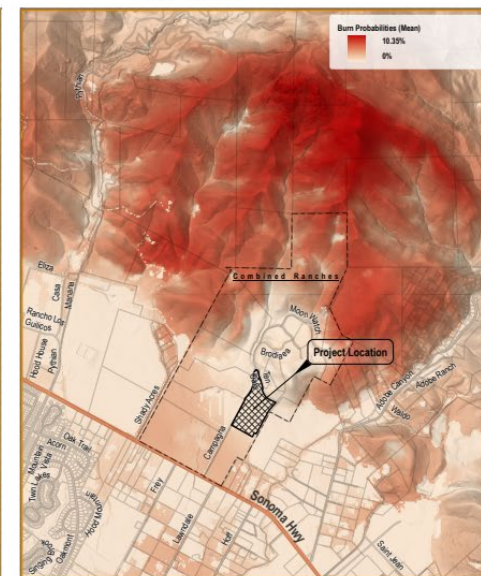
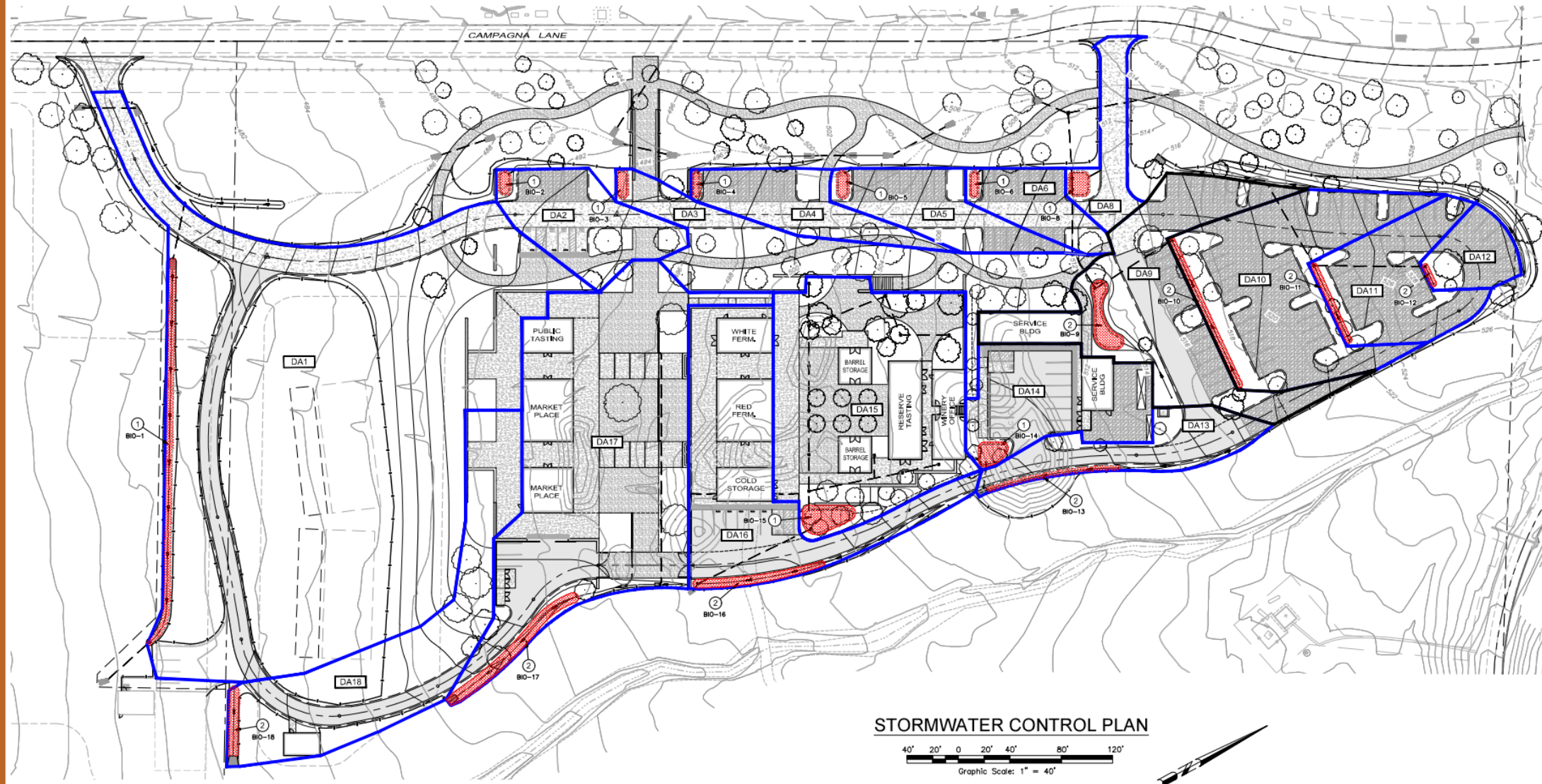


Figure 25: Mean Burn Probability (Combined Ranch Changes)

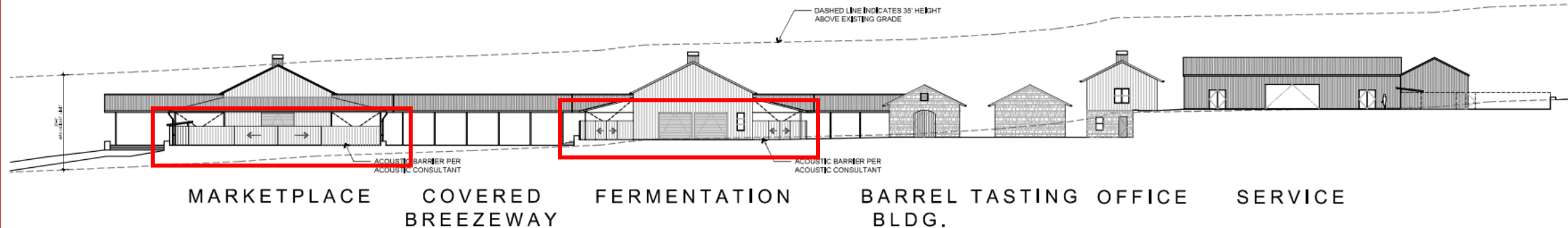


Supplemental Slides – Stormwater Plan





Supplemental Slides – Acoustic Barriers



2 SITE ELEVATION - EAST
A1.20

SCALE: 1" = 20'-0"

