#### DRH21-0010 Kenwood Ranch Winery

Design Review Appeal



Board of Supervisors October 21, 2025

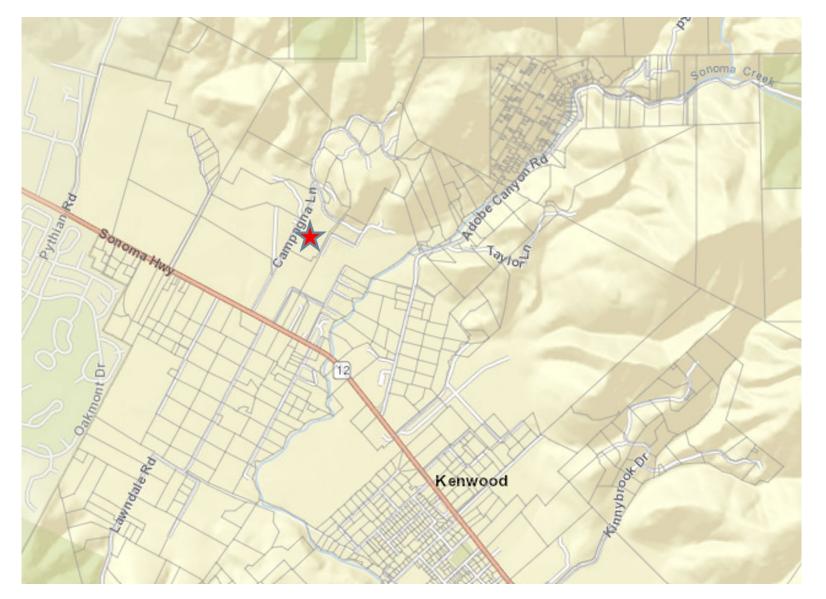
Ken Compton, Planner III







# Vicinity Map

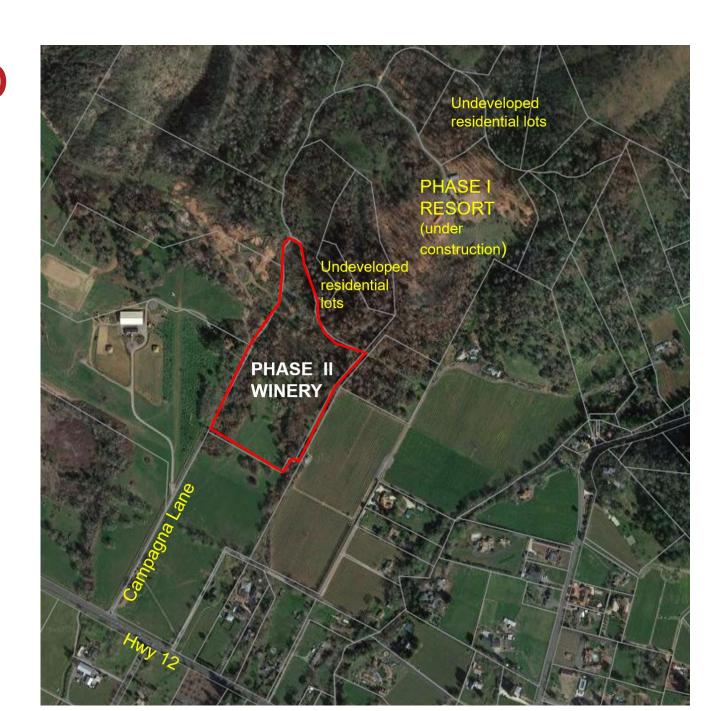






# Aerial Map







## **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

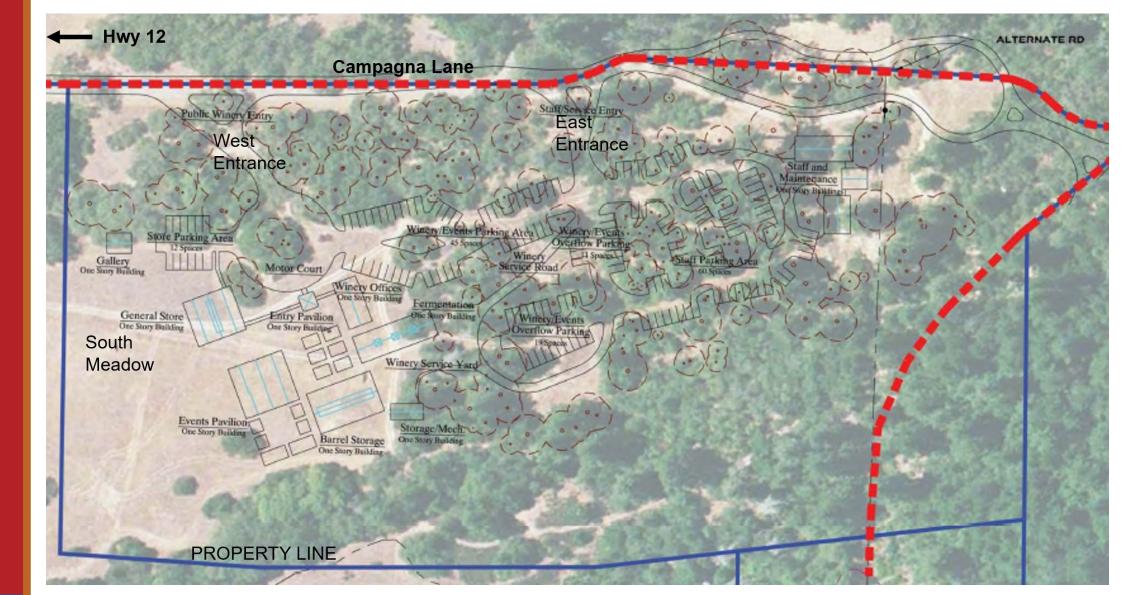
Phase II Winery, VOTMA filed appeal

 Sept 2023 PC approves FEIR Addendum 2 and final design for Phase II Winery, denies appeal





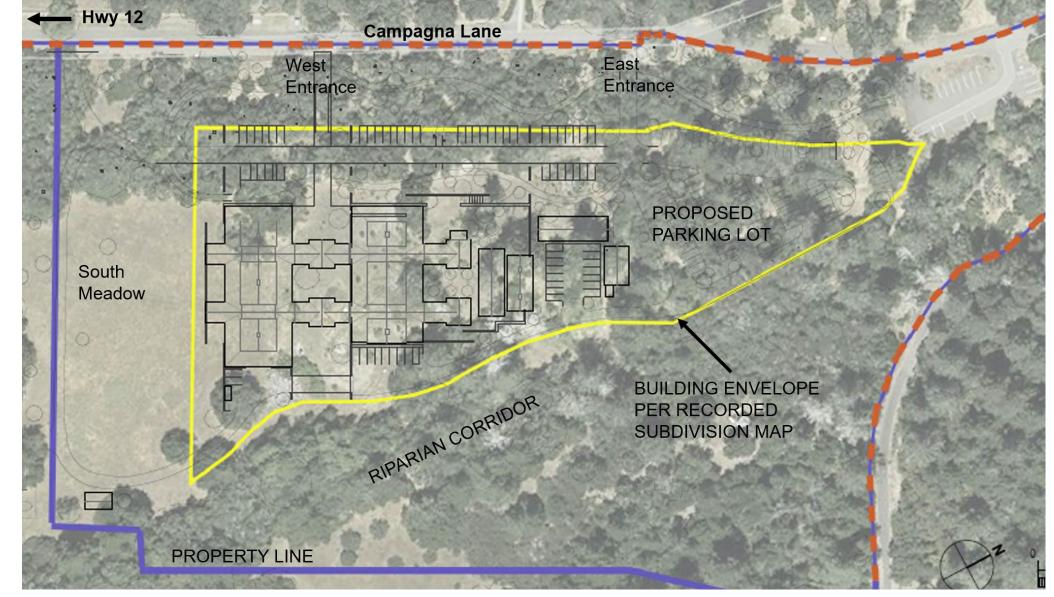
## 2004 Approved Conceptual Design







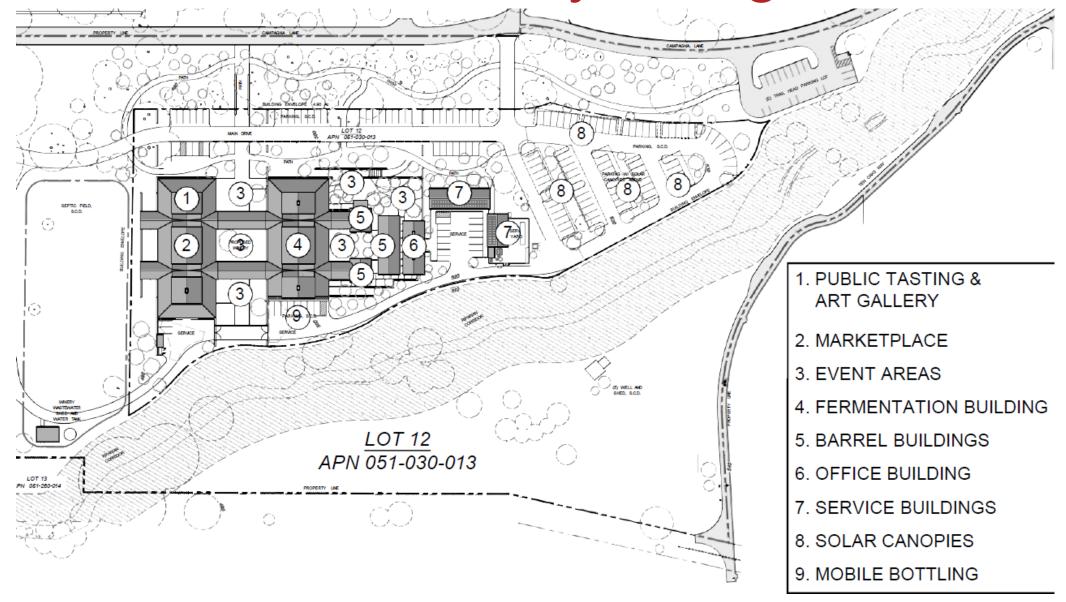
## 2023 Current Winery Design







## 2023 Current Winery Design







# Comparing Design Elements

**2004 Approved Conceptual Design** 

37 000 SF of huildings limited to huilding envelope

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
<b>Two entrances;</b> parking for <b>147 Spaces;</b> alternate road, minimize loss of woodland	<b>Two entrances;</b> parking for <b>147 Spaces</b> with Solar Canopies; alternate road eliminated; minimized loss of woodland
<b>Tasting room, no size specification</b> ; Art Gallery incorporated into Tasting Room	<b>1,097 SF</b> Public Tasting Room with Art Gallery, <b>1,037 SF</b> Reserve Tasting Room
Country Store max <b>3,000 SF,</b> 33% of floor area for storage/support	Marketplace <b>2,958 SF</b> , 33% of floor area for storage/support
Barrel Storage max <b>4,300 SF</b> ; Winery Offices max <b>1,800 SF</b> ; Fermentation max <b>3,400 SF</b> ; Storage Mechanical max <b>800 SF</b>	Barrel Storage buildings total <b>3,379 SF</b> ; Winery Offices <b>1,678 SF</b> ; Fermentation Buildings total <b>3,379 SF</b> ; Cold Storage and Storage Room total <b>726 SF</b>
Staff & Maintenance max <b>4,450 SF</b>	Service Buildings, lab, employee space total <b>3,316 SF</b>
Other Components included within overall 37,000 SF	Restrooms & Wastewater Shed total 1,585 SF

**2024 Proposal for Final Design** 

18 901 SF of huildings limited to huilding envelone





### West Entrance View







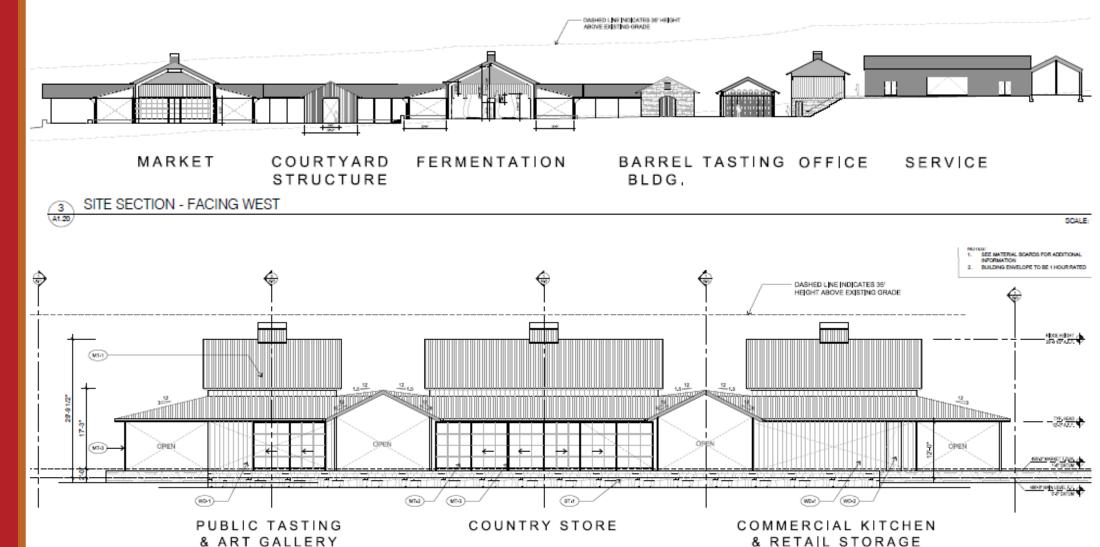
#### South Meadow View







#### Elevation for West & South Views



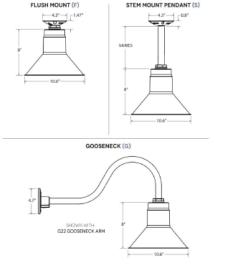




#### **Exterior Materials**



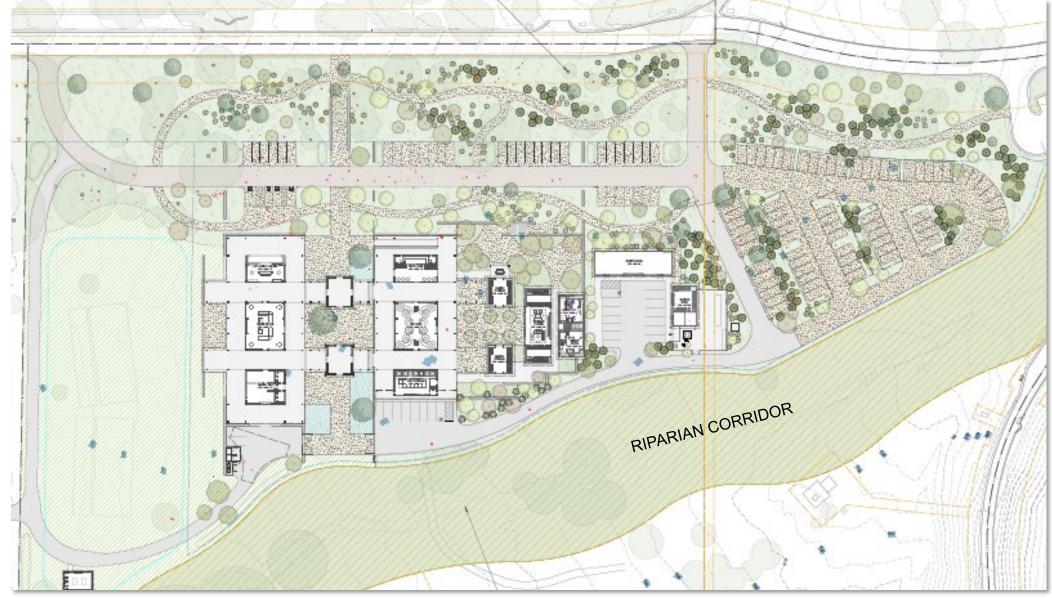








Landscaping Planting Plan







#### **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

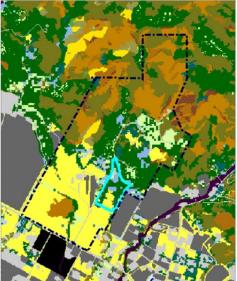


Figure 12: Existing Fuel Model



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



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

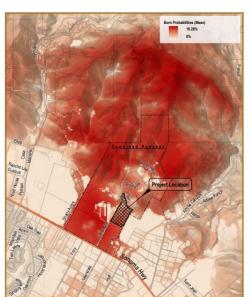


Figure 23: Mean Burn Probability (Existing Conditions)

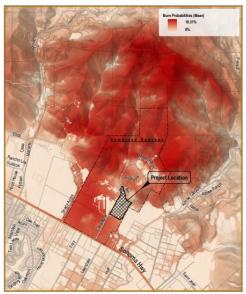


Figure 24: Mean Burn Probability (Project Changes)

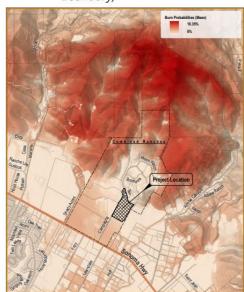
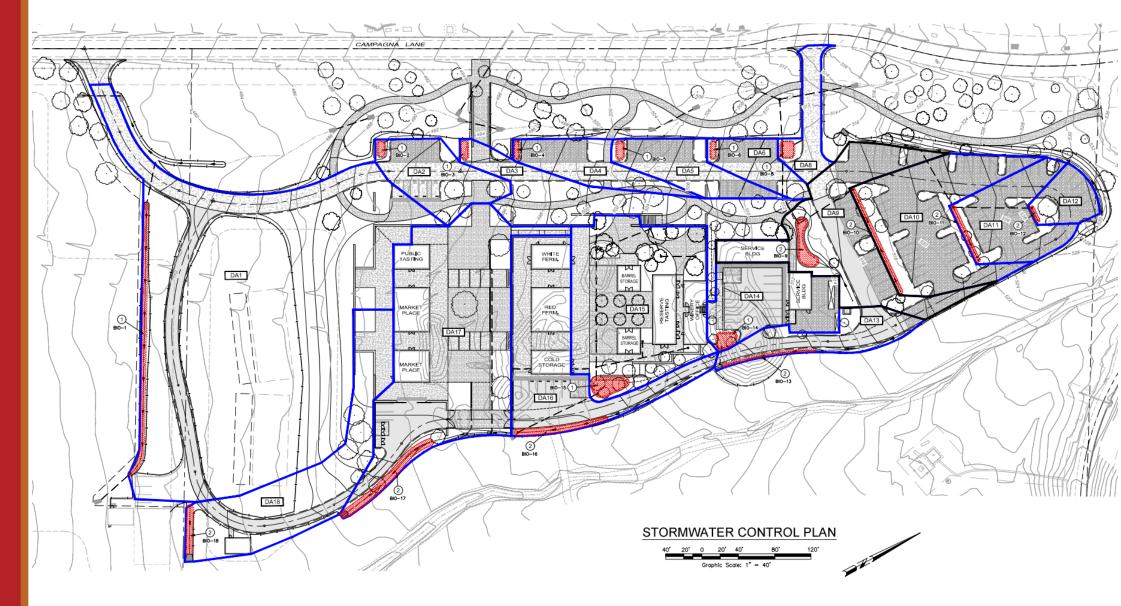


Figure 25: Mean Burn Probability (Combined Ranch Changes)





### Supplemental Slides – Stormwater Plan







### Supplemental Slides – Acoustic Barriers

