

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING FEBRUARY 24, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

COMMISSIONERS PRESENT: Pat Stevens Tom Martin, Bruce Green, Gay Johann, Cynthia Wood, Margaret Spaulding, Ryan Lely, Angela White, Gini Dunlap, Pat Pulvirenti, Greg Carr, Dick Fogg, Ditty Vella, Rachel Hundley, Sean Bellach

EXCUSED: Jack Ding, Mark Bramfitt

1. **Call to Order:** 6:30 pm
2. **Minutes of January 27, 2016 Meeting:** Approved with amendment: Jack Ding seconded nomination of Sean Bellach for Vice-Chair
3. **Public Comment (Limited to items not appearing on the agenda):** None

Chair White explained protocol for meeting and mentioned site visit to Kenwood Hunt Club property on 2.19.16 attended by Margaret Spaulding, Gini Dunlap, Sean Bellach and herself.

4. **File Number: PLP15-0060 Resolution**
Applicant Name: Kenwood-BPSC Hunt Club LLC
Site Address: 6600 Noble Road & 5400 Noble Road, Sonoma
APN: 068-190-005, -007, -008, -013, -015, and -017

Request to adjust Lot Lines, Modify existing Land Conservation Contract, and a Use Permit for a new 17,300 square foot hunting clubhouse with food/beverage service, bar, demonstration kitchen, proshop, training room, and a casting pond on 848.23 acres

Applicant presentation:

Mike Sutsos, owner: We relocated in 2012 – applying for permit for building and have several phases. My family's been there a long time and would like to keep it going and build a clubhouse.

Bill Hooper, owner: We received approval 4 years ago to relocate the property and use it as a hunting club consistent with the Williamson Act. Farming will continue. Hunt club property was purchased, and full service hunt club is in the final phase. Although clubhouse area is 17,000 sq ft, it has to be lifted above the flood line and the main floor will be 11 ft up. Main usage area will be 13,000 ft dining room accommodating 40 people seated, and areas for members' use: lounge, proshop, locker facilities. Site plan includes a new parking area and casting pond for flyfishing. Of the 848 acres of farmland, 200 acres are levees and canals not in Act, and 10 acres developed for farm operation. Clubhouse is ½ mile off roadway and materials used are natural woods, stone, no reflective materials and will blend in with surrounding areas, trees. You will only see a "peek" as you're driving down the road. An 80 ft tower of galvanized steel is proposed on clay course. No additional usage by people and will be closed on certain days to members for public access. Fields, traffic, and activity going on will be the same.

Commissioner questions:

Ms. Vella: Former owner? Due to significant improvements, any public events, kitchen, restaurant? How many members?

Bill Hooper: Purchased from Norm Yenni who is still our farmer. No special events and restaurant to be used for members as they come off field. Seating in kitchen for wild game preparation – quail, pheasant, farm to table prep. We own Ramekins also. Small groups of 10-20 people who are members. Membership consists of 500 people.

Ms. Pulvirenti: Issues with airport?

Bill Hooper: We have a relationship with the airport since we own Cornerstone. No issues.

Mr. Martin: Vallejo Reclamation District dumping wine sludge in 1966 and City of Santa Rosa dumping biosolids in 2010—what does that mean? And 84+ acres taken out of Williamson Contract, then lot adjustment with Reclamation District - how can private organization assume 84 acres from public entity?

Bill Hooper: That's end product of sewage that comes from Sonoma County and processed. Relatively organic materials, additive to soil used in farming and helps with growing. Products we grow are for farm animal use only, no hay or grain because of use of additive. One field is organic. Reclamation District previously jointly owned by us and Vallejo Sanitation but now we have a fee simple interest on property north of highway and Vallejo Sanitation has land south of highway. 84 acres going into Act from property not there before and 84 acres going out will still be farmed but not covered by that agreement.

Mr. Martin: Source of water for 1.5 acre pond and usage? Well is 400 ft deep – doesn't that allow for saltwater intrusion? Traffic study indicated minimal in and out but there'll be delivery trucks and 500 members, and turn is narrow and dangerous. Traffic pattern change?

Bill Hooper: Wells on property and stormwater runoff - water retention plan. Pond used for trout. Two wells: 1200 ft doesn't require treatment and used for irrigation and pond; 400 ft well is for drinking and uses reverse osmosis. Traffic study updated for additional delivery trucks. Membership has remained at 500 members. Re: turn lane, deferred to Cal Trans twice and they deemed adequate. Supplemental traffic study requested by County as follow up and provided to Cal Trans.

Ms. Dunlap: Project done over 4 years and not looked at as whole with addition of pond/clubhouse. Was environmental impact report addressed at County level?

Bill Hooper: No EIR but County has process. Studies done and provided where there were areas of concern: noise/sound studies for species nesting in area. Same review process will happen again.

Ms. Spaulding: Sea level rise – F2 zoning indicates some risk. Old designation was 100 yr flood and not useful now with what's going to happen. Area you're building in is fraught. Changes, more restrictions by PRMD or 100 yr flood designation still apply? Your expectations/anticipations and is 12 ft raised workable space adequate?

Bill Hooper: Our interest is in keeping land dry and we own levees and canals. Our area may be last to flood vs other properties due to way it's engineered but we're building above that line.

Mr. Carr: County doesn't control flood area determination. F2 is County zone but follows FEMA designation which has not changed. Climate change will impact Bay Area but sea level rise is too much in future to look at.

Ms. Wood: 17,000 hunting clubhouse is large – working with neighbors or not an issue?

Bill Hooper: Neighbors at edge of property within 300 ft circle. Rams Gate is a member serving their wine, Racetrack is neighbor. Not many residents, mostly farms and commercial businesses.

Mr. Lely: Hours increasing from 8 to 4 to 7 to 9 – please explain. Park-like setting – what about lighting at night? What is average depth of pond and how often refilled due to evaporation? Will you use your wells to refill? The shooting range materials and what type of trees?

Bill Hooper: Member usage will dictate hours. We want ability to stay open till 9 for members to lounge around after hunting which ends at 4. Lighting on driveways and exterior of clubhouse, enough for safe passage. Also no signage on roadway except directional on front gate for private members. Pond is 10 ft at deepest and average 3-4 ft to maintain certain temperature for trout. Pond will fill up in winter and we can top off if needed, but there's water storage and

divert stormwater off roof and get into water treatment system. We'll be conserving water as much as we can. The structures are portable wood huts that can be moved and are now blending in more due to the weather since the clay course was approved last time around. Trees will be planted to shield view from roadway – we're working with Smart Train as potential mitigation area for trees they're removing.

Mr. Green: Ammunition used, metals? Live animals, who manages variety of birds? Do members shoot the wrong type of bird?

Bill Hooper: Right now lead but eventually steel shot. The clay course was set up to reclaim lead in concentrated area. All our birds, pheasant and chukar are pen-raised which we purchase and hold for a week or two then released into the field. Members have to hold CA hunting license including gun safety rules and education on rules of the game. You have to know when, where and what to shoot.

Public comments:

Caitlin Cornwall, Sonoma Ecology Center: Sonoma Valley has worst groundwater depletion in North Bay and in Sonoma County and the greatest demand of water use. Intensification of this is increase in use of water, saline intrusion problems, increasing traffic, lights at night, this property is surrounded and has a very long boundary with the wildlife refuge which is the last remaining home of several species that are extremely rare now, light and noise which reduces habitability of those areas for those species. This facility is at the entrance to Sonoma Valley impacting rural small town character of our community and located in area that has seen massive investment of public and private money to protect and restore marshes and wetlands in North SF Bay. The hunt club is benefitting from the huge outlay of funds, past and future but having an impact on the value of those investments. Sea level rise is accelerating and there's been 8 inches of sea level rise in SF Bay, levee maintenance permits by landowners harder to obtain since government wants these areas to return to wetlands and to be a buffer against sea level rise and storm surge increasing from the Bay. Concerns need to be turned into conditions as part of the project. Project has been piecemealed with no tools to evaluate and measure against cumulative impacts of other projects in that part of the Valley.

Kathy Pons, VOM Alliance: This project is ambitious and 17,000 sq ft clubhouse is an impact and will change what hunt club has been. Environmental impact report is needed for septic and water quality, dining room to be added. Traffic study done in November 2015 with maximum queue turning left is one car. With events, there'll be more than one car in line. 17,000 sq ft building could provide opportunity for events such as gun club event where Mike Thompson showed up. This is a sensitive area and needs to be looked at carefully.

Teri Shore, Hopkins St: Full EIR should be a requirement from Planning Department for such a sensitive area. With everything new: clubhouse, recreation facilities, parking area, well and septic systems, and such an over-scale building, it looks more like a winery than a duck club. Additional lighting is a concern with Rams Gate already a concern impacting not only wildlife but people. Millions have been spent restoring the wetlands and the trend seems to be commercializing this area than protecting it. The other properties, Ramekins and Cornerstone are fine where they are and catering to the 1% and this project seem synergistic with those as opposed to the existing location. I'm not sure about releasing pen-raised birds into the wild – not sure if good thing for native birds. Public access to wetlands is provided but seems strange since they'll be paying fees and have access to the facilities but not the clubhouse.

Commissioner discussions:

Mr. Carr: Nature of non-member day use and cost. Will you advertise on website?

Bill Hooper: That was an issue with the Williamson Act about continued access for the public. The Act is very brief: they allow for hunting clubs, to be of recreational use on ag land, public access to be continued to be provided at affordable price. Clubhouse will be closed certain days and members will use clay course for hunting. Hunt club won't be on Williamson Act contracted land but hunting fields will be.

Chair White: Pen-raised birds introduced into wild, pheasant or duck; usable space of building - environmental impact.

Bill Hooper: Pheasant and chukar, a type of partridge, occasionally quail. Most birds harvested by hunters and remaining will stay on property until hunted eventually or enjoyed by hawks. Main floor is 13,000 sq ft.- half is locker rooms, rest rooms, proshop, storage, kitchen, small dining room, bar and a main entry with memorabilia. 17,000 sq ft – hoisted up with usable area underneath: ADA parking (elevator goes down to that floor), storage and employee lockers. Upstairs are offices and small meeting/classroom for members. We've been hunting those fields for 4 years and adding another building, not people or traffic, and we're not building a new well – it's already on the property.

Mr. Bellach: Site visit was at 4 pm Friday during peak traffic on 37 - no safety concerns with left turn lane. Private club, no public events, sea level rise – small private club at their consequence, public access great but sport should accommodate area residents also, hunters and groups like Ducks Unlimited are great conservationists and bring back species. New building is big but in vast field with trees, levee and other buildings so not a concern.

Mr. Martin: Traffic is an issue – more attention must be given due to 500 members, employees, service trucks to and from. Additional traffic study should be requested by County or an EIR.

Ms. Spaulding: County has no budget to monitor that what we or the Planning Department recommend will happen. We hope that there is compliance when permits are issued. The public has to have trust in owners developing properties. Piecemealing with significant changes from the first application raises questions as to what to trust and the ultimate result of product. Scale of clubhouse looks as if a greater number of events are waiting to happen. Traffic will increase and not diminish – eventual retrofitting of 37 due to sea level rise - EIR needed.

Chair White: Fragility of area a concern. 4 yrs since project began – conditions changed, saltwater intrusion. EIR and traffic study needed.

Mr. Bellach: Can this body recommend that County request EIR from applicant?

Mr. Carr: Planners will declare if study necessary - traffic, biology, archaeology – EIR based on preliminary study and if there are significant impacts. EIR compares current project proposal with existing baseline environment. What you do tonight informs Planner and County about impacts of concern.

Mr. Bellach: Brings back to trust and that applicant will do what is specified.

Bill Hooper: Planner has asked for follow up information and biological/archaeological assessment and study. More information will be funneled in as County requests.

Chair White. Move to approve but pay special attention to environmental impact to area and require traffic study.

Ms. Spaulding: Our concerns are outside EIR.

Mr. Lely: Approve with condition of initial study to determine if EIR and traffic study necessary.

Ms. Johann: County will do initial study regardless.

Mr. Carr: You offer sensitivity to which impacts are most important, which to address. If you feel strongly EIR necessary, include in motion.

Ms. Johann, Mr. Stevens: EIR not necessary.

Chair White's motion failed for lack of second.

Motion: Mr. Bellach. Move to approve project as submitted with serious concerns in 3 areas: traffic mitigation, sea level rise impacts, and sensitive environmental issues in area. Ms. Johann seconded. Ms. Vella, Mr. Martin, Ms. Dunlap, and Ms. Spaulding opposed. Motion passed 7 to 4.

5. **File Number: PLP15-0067**
Applicant Name: Jeremy Wright
Owner Name: Kenwood Vineyards
Site Address: 9592 Highway 12, Kenwood
APN: 051-160-033

Request for a Use Permit and Administrative Design Review with Historic Review for a new 5200 square foot tasting room to replace an existing 2100 square foot tasting room in the existing winery building on a 32.85 acre parcel located in the Diverse Agricultural Zoning District.

Ms. Dunlap: I attended a meeting on 2.15.16 with VOM Alliance based on comment letter written on original application.

Applicant presentation:

Jeremy Wright, VP Operations: Kenwood Vineyards has been around for 45 years and we want to improve its quality credentials. We're focused on Sonoma County and have done some new contemporary packaging and about to launch new product ranges. To be a premium wine company, you need to have a premium place for visitors to experience the brand. Our current tasting room is the original building built as a barn and doesn't suit our vision of a premium winemaker. This project proposes a new tasting room on the back of the site, and to separate the winery from the visitor tasting experience. Closest residential neighbor is 500 ft from tasting room, no production increase but asking for 22 events to the public, wine club members and participation in industry events. Studies are being done for the County for noise, traffic and archaeological cultural impacts.

Commissioner questions:

Ms. Johann: How much of an expansion?

Jeremy Wright: Always had events but have never done headcounts but based on past advertising, about 8 wine club tasting dinners, some years substantially more. Visits from trade and participation in industry events, picnics – we have done that for a number of years.

Ms. Dunlap: Reduction of events in right direction. Time of events till 10 pm, neighbors and outdoor amplified music are concerns. Also, 2 lights from parking lot facing into village look like headlights.

Jeremy Wright: Those are temporary lights for car park.

Mary Dooley, architect: We have to comply with local/state codes and all exterior lighting has to have shielding for night sky pollution prevention. Lighting for exterior is for safe illumination to parking area, on lower scale and no tall poles.

Ms. Spaulding: Please address food service plans and compliance with conditions for PRMD. How many tastings, food pairings, seatings per day, how many total people coming? Are you in compliance with PRMD regulations?

Jeremy Wright: We currently have food permit for kitchen used for caterings to events, and proposing facility food permit for new tasting room. No restaurant but to cater food prepared on site to events, and seated wine/food pairings with local produce prepared on site in promotion of our wines. 3 areas in tasting room – inside tasting bar, outside terrace, VIP club area. 20 seats, 3 seatings a day for wine/food pairing by appointment, and asking for maximum 60 people a day, 7 days a week but maybe won't run every day of the week. Yes, in compliance.

Mr. Lely: I like the idea of a living roof, are steel walls rusted? Is the glass wall stationary or open up all the way? Would it affect sound in neighborhood? Olive trees, natural grasses for landscaping?

Mary Dooley: Living roof can be seen as you approach building. Rusted color is weathering steel, metal roof overhang provides sunshading for terrace. Panels moveable and walls open to terrace. Olives, oaks and native meadow grasses.

Mr. Bellach: Please show new proposed entrance at intersection. Are you still going to open to public for wine tasting and food pairing by appointment only? Is new sign part of new logo and is it final? Will lighting change for production – production building stay the same? Any concerns by neighbors?

Jeremy Wright: (points and goes over plans on board). Yes, open to public. Sign is part of new brand imagery. At moment, no plans but maybe change in signage. Yes, stay the same. We've contacted all the neighbors on our boundary and have had conversations with Kinnybrook but aware of concerns of noise that may come from facility.

Mr. Carr: Part of property zoned historic – is that the old building – new design compatible with historic structure? Aware of Winery Working Group dealing with events in Kenwood? Events in the Valley and Kenwood are of concern.

Jeremy Wright: Study was done to look at impact on buildings of interest to area which is old tasting room and other original buildings. No plans to change existing barn and use as barrel storage. Yes, we're aware and following concern.

Ms. Vella: I like the design but concerned over events – extension to 10 pm shows intention to have weddings or special events, as well as need to include amplified music.

Jeremy Wright: We want to keep events solely to promote wines, but some evenings – have asked for 10 am to 10 pm – don't intend to have all events from 10 to 10 and most will be 9 to 5 generally. Aware of community concerns and want to be good neighbors, but want to have some music – guitarist or soft music to enhance event.

Chair White: VIP same as club members? How many members?

Jeremy Wright: 1200.

Public comments:

Chris Cook, Kenwood: Speaking as neighbor of winery and member of Kinnybrook HOA. Recognize winery as good neighbors. Existing tasting room does not affect neighborhood but new building on other side of hill will. Estimate of 52,000 people a year from current 24,000 people a year, increase of events from 8 to 22, more people coming during regular operating hours. We have concerns about lights, sound and other consequences. Light – winery agrees to have none after operating hours, even ambient light unnecessary. We have nesting owls on the hill and there is an observatory at Sugarloaf. Sound – amplified sound on outdoor patio during operating hours, winery agrees to minimize excessive sound and to perform sound study but amplified outdoor music not essential to enjoying or selling wine or consistent with the rural setting. Sounds for new parking area for 52,000 visitors not controllable: slamming doors, voices, car alarms, from expanded use. Not clear how sound study will address or analyze or what standard is and what would dictate sound barriers from parking lot – significant concern for neighbors. Also not clear on permitted number of events, is it 22 requested, or 8 historical? Not just events per se but operating hours and number of people. Also, what is the nature of food offerings – no meals but there's pizza oven out on patio and what that's become at VJB. We urge that the ambiguity of what is permitted be addressed by County. Kinnybrook also trying to be good neighbors but not able to assess what impacts to community might be.

Chair White: Are you speaking on behalf of HOA or yourself?

Chris Cook: HOA all agree that the amplified outdoor music issue should not be in there and everyone else wants to know more information. Jeremy has said there'll be a sound study but we don't know what goes into it and it's been suggested that you can buy a sound study and put whatever you want to into it. We live in an area that's quiet and from the existing tasting room, there is no noise since it's sheltered by a hill and sound comes from Valley floor. Where they're proposing to build, sound will travel uphill and noise from the number of people will increase substantially.

Kathy Pons, VOM Alliance: We had a site visit and they have good plans. Kenwood Winery has been established for so long that they've never evaluated having events on the property. At the time the permit was issued, ag promos and other events were not allowed on ag land so that's why they have to prove how many they've had historically. The 18 marketing events seem in line. Question on the marketing plan: 2 promotional events with 500 people maximum. The

charitable events and wine related organizations – those could be done with a cultural special use permit and do not have to be included on use permit. Per PRMD, raised conversation needs to be 450 ft away so closest neighbor is 500 ft away, but non-amplified acoustical music needs to be 625 ft away to maintain DBA at 50 ft from property line – would be interesting to see what noise study finds. New tasting room is double sq footage of old one and concerned with amount of space it will take up on the hillside and the vineyard.

Roger Peters, Hoff Rd: Harder and harder to get out of Hoff Rd especially on the weekends due to cars visiting wineries. Demands are growing for winery events, winery visiting and wine tasting. When Kenwood started in 1960 or 1970, that was a way to get revenue and wine recognized, still true for small wineries to survive. Kenwood Vineyards not a small winery – 550,000 cases sold last year, purchased couple years ago by Pinot Ricard, 2nd largest wine/spirits retailer in the world including arrangement with Southern wines and spirits 2nd largest distributor in US, with access to 33 markets/states. so it's not struggling or needs recognition. They have a very old small tasting room and would like to increase brand and create on site image but they don't need revenues from 50,000 visitors and no need for 2x size, and much larger parking space. It makes sense for them but how to control so many people driving down the road going to too many wineries. From perspective of residents and the beautiful vistas of area, – what's the right size?

Commissioner discussions:

Jeremy Wright: Present tasting room has no amenities, bathrooms or offices for staff. 1/3 of 5200 ft not for public but for office and bathrooms, noise study will be done and results acceptable for everyone. We have great brand and great marketing team and want to be successful but need space for promoting that reflects premium brand. Scale of event plan and our brand - comparable or modest to others in Valley.

Mr. Stevens: Size of tasting room adequate to scale. Need to eliminate events along Hwy 12 corridor in Kenwood but this is facility that can accommodate. Signal at intersection, road paved up to tasting room. Noise issues – faces south downvalley and closest neighbors at 1500 ft in commercial zone. Design would minimize visual impact, less than Kunde.

Mr. Bellach: Signage an issue if bigger, sound travels - amplified music a problem, need to keep neighbors happy because Kenwood small community. Events – 22, suggestion of making Kenwood School fundraiser one of your events.

Mr. Lely: Sound – if materials reflexive and not absorbing of sound because of glass, steel, there's concern with amplification, also ambient music with tasting room wall open to terrace - need more buffers via vegetation. Lighting – string lights maybe on terrace.

Ms. Spaulding: Concerned with size and number of events, number servings, more pairings and food service than maybe allowed by PRMD. Smaller better for this community and Sonoma Valley region, cannot continue to grow winery events, must take handle and reduce size of application.

Ms. Dunlap: Amplified music and tasting room open to outdoors and events till 10 pm great concern.

Chair White: Events ending at 10 pm means staff leaving at 10, cleanup after 10?

Eric Thompson: 10 pm is when public leaves, majority regular hours but some till 10, don't see increase.

Mr. Carr: Standard for County is 10 pm – events go to 9:30, but closed down by 10. Due to some neighborhood compatibility problems and other issues, hours cut back further but standard is all out at 10 pm.

Chair White: I question size of this project. Mr. Peters and Mr. Cook made valid points, and where to draw line and consider sentiment of community – serious concerns re: noise, lighting, events. Kenwood is small area, scale it back, smaller more appropriate/quaint for that community.

Motion: Ms. Johann. Move to recommend approval of project with condition they pay serious consideration to neighbors' concerns re: lighting, amplified music, noise generated by events. Mr. Martin seconded. Ms. Spaulding, Ms. Dunlap opposed. Motion passed 9 to 2.

6. Consideration of items for future agenda

Chair White: Many applicants to be heard, 2 items now, maybe 3 on agenda, much growth, many Valley businesses - for future meetings, bring water/snacks – could last till 9 or 9:30.

Ms. Pulvirenti: Is there County Ordinance on lighting – have received complaints from citizens driving into Sonoma from Santa Rosa of brightly lit closed businesses.

Ms. Vella: Williams Sonoma – egregious amounts of light.

Mr. Carr: County Ordinance adopted with approval of latest general plan update – being applied to projects approved now but not to those approved prior, but there are lighting regulations.

Ms. Pulvirenti: No code enforcement then?

Chair White: Be careful of the 'e' word - enforcement

7. Adjourned: 9:00 pm