

SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Notice of Meeting and Agenda
February 24, 2016
Sonoma Police Department, Community Room
177 First Street West, Sonoma
6:30 p.m.

Contact: Pat Gilardi, District Director to Supervisor Gorin at pat.gilardi@sonoma-county.org

1. Call to Order, Roll Call
2. Approval of Minutes of the meeting of January 27, 2016 Resolution
3. Public Comment Receive
(Limited to items not appearing on the agenda)
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
5. File Number: PLP15-0067 Resolution
Applicant Name: Jeremy Wright
Owner Name: Kenwood Vineyards
Site Address: 9592 Highway 12, Kenwood
APN: 051-160-033

Request for a Zoning Permit with environmental review for proposed
Construction of a new single family dwelling within the RC (Riparian
Corridor) zoning district on two parcels totaling 0.47 acres
6. Consideration of items for future agenda Receive
7. Adjourn Resolution

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-AI, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners

Web Links:

County of Sonoma: www.sonoma-county.org select Boards and Commissions

City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING JANUARY 27, 2016
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 pm**

1. Call to Order 6:30pm

Secretary White called the roll:

Present: Bruce Green, Ryan Lely, Tom Martin, Margaret Spaulding, Gini Dunlap, Cynthia Wood, Angela White, Jack Ding, Ditty Vella, Pat Stevens, Dick Fogg, Greg Carr, Rachel Hundley

Excused: Gay Johann, Sean Bellach, Pat Pulvirenti, Mark Bramfitt

2. Approval of Minutes of the meeting of November 18, 2015

Motion: Ditty Vella

2nd: Margaret Spaulding

Vote: Unanimous

3. Public Comment (Limited to items not appearing on the agenda)

Teri Shore, Regional Director of Greenbelt Alliance provided an update on Community Separators (provided handout)

4. Presentation and discussion of winery event policy options

Presentation by Sonoma Co. PRMD:

Jennifer Barrett provided introductions and overview (presented PowerPoint). Traci Tesconi provided Policy Options identified by the Winery Working Group Dean Parsons discussed Local Concentration.

Chair Ding invited Commissioner questions:

Commissioner Spaulding asked about future policy and what about what is currently built. She stated 80 permitted wineries in SV was stated but actually more than 100 exist. What is the reason for this difference?

Jennifer Barrett stated this report wasn't to look for code violations, but to sit down with winery owners and go over compliance requirements. This can help avoid violations. Clarified that 80 wineries in Sonoma Valley in 2014. But the updated database is still being worked on.

Commissioner Spaulding asked if the Napa method was considered for use?

Jennifer Barrett indicated the auditing process would be similar to Napa. If there are complaints and the winery does not come into compliance, or repeat offenders, they will call up the permit, revoke or modify it.

Commissioner Dunlap asked about the food service component. Appears trend is to increase food service and that PRMD agrees. How will PRMD define the line between food service and restaurants and what standards will be applied.

Jennifer Barrett – Food service will require a permit from Environmental Health and refrigeration on site is required. Limiting events is a tool to prevent it from being a restaurant. 25 dinners/year would not be a restaurant. Trend is to allow food and BZA is struggling with where the line is with food service – how to market their product without going over the line. Similar to the question of when do events become an event center? This is a gray area and has been addressed on a case by case basis. It's a challenge and PRMD invites suggestions.

Commissioner Green asked if a winery has historically had a lot of events would PRMD consider a General Plan Amendment to change their zoning to commercial. He used Kenwood as an example of a conversion from mixed commercial to all tasting rooms. He also asked about any requirements regarding proximity to schools.

Jennifer Barrett explained that agricultural land is to be protected and you do not want to convert agricultural land to a commercial use. General land use amendment would not be likely to be approved. She explained that Kenwood Square is already commercial. Tasting rooms are allowed commercial uses with a Use Permit. No policy exists that prevents a cluster of tasting rooms together. This is a good policy question. Is it better to have them close together, or a bunch of wineries sharing a tasting room, or should they be dispersed? No zoning requirements exist for specific distance between wineries and schools although Use Permits only look at whether the use is detrimental to the neighborhood, as was the case with Twin Hills (West County) where there were two schools. ABC has no criteria related to this.

Commissioner Vella asked about wineries as event centers. She feels that has been a trend especially with weddings in the winery industry. Is this automatically permitted if no one complains? Was the working group against wineries as event venues?

Jennifer Barrett stated this depends on the use permit. Older venues asked for many events, and at that time there really weren't impacts. That trend has changed. PRMD does not go out and look for violations, they are complaint driven. Auditing can trigger looking at a permit. Event centers are not allowed in agricultural land.

Commissioner Martin – asked about current standards for allowing or forbidding standalone tasting rooms. Are there many?

Dean Parsons indicated these require a Use Permit, and that traditionally these have been determined on a case by case basis. Compatibility is considered, as well as the General Plan policy of whether it is promoting agriculture. He believes there are 10 or less scattered throughout the County.

Chair Ding asked if cost of wine (higher cost) is considered in approving winery events. This could be a way to upgrade Sonoma Valley. Should PRMD consider this for economic development going forward?

Dean Parsons stated price of wine is not part of the land use process. What is considered is whether the product is local (in Sonoma Valley Napa can be considered local). General Plan and the planning process considers the economic

benefit of the industry, as well as protection of agricultural land, and compatibility to the neighborhood.

Commissioner White asked about balancing the needs of the business community with the needs of the area. How are business needs determined? Is an event an essential need of a winery? When will studies about areas of concern become part of the process? I.e., salt water intrusion?

Dean Parsons stated that the Winery Event committee (balanced in composition) was loud about what their needs are both in committee, individually and in public hearings for Use Permits. For example direct marketing is important to the industry (selling the product directly to the consumer), creating a need for events (tasting, food pairing, wine clubs) to draw customers. Dean talked about areas of overconcentration, i.e., the Board of Supervisors could designate that Sonoma Valley and the Dry Creek Valley are areas of concentration and additional performance standards for those areas could be adopted by the BOS and placed in the Zoning Code related to groundwater studies, additional environmental studies, distance to density and other performance standards. Dean also clarified what an industry wide event is – i.e., selling of tickets and people go from winery to winery.

Jennifer Barrett added that there are a number of reports related to wine industry trends. Some of this is on the website <http://www.sonoma-county.org/prmd/docs/wineryevents/> There is a trend to the premium market, and food & wine pairing increases the revenue per transaction, i.e., \$25 bottle in the tasting room vs. \$400 at wine pairing.

Commissioner Lely asked how the calendar of events would work.

Jennifer Barrett stated that it is difficult to determine which is why there is a pilot program with SV Visitor's Bureau. This program is up and on-line now. Intention was that wineries would put their events, including private ones with times blacked out, on the calendar. Because it is hosted by the Visitor's Bureau the thought was it could be an advertising tool as well as allowing wineries to look at where there might be conflicts. I.e., is it a good idea to plan a winery event the same day as a big race at the Raceway? PRMD prefers self-regulation first. The calendar is voluntary and self-regulated. If PRMD has to start regulating, they will have to figure out how to do that. It would be a big challenge. Annual report is, however, a Use Permit condition of approval, but not all wineries have that condition yet. It will be more effective when all wineries are participating.

Ex Officio Hundley asked about the minimum requirement of grapes coming from the valley. She tied this to promotional activities. What are the budget requirements and will it be a hurdle for enforcement? Is the statement "serving food with wine is beneficial to public safety" based on fact?

Jennifer Barrett clarified that this project was really to look at events, but it has been discussed having 75% of grapes from the local area such as Napa does. Limiting imports can be challenging as wine makers need flexibility for blending and adding characteristics to their wine, and thus why grapes may come from outside areas. It was clarified that PRMD is not ready to go before the BOS, but an annual

auditing fee could help offset. Event coordinator would be a cost wineries would share, and the BOS could increase code enforcement staff through the budget process. She clarified that there is information on the health benefits of eating when consuming wine and the information is available on various health journals on line.

Commissioner Stevens asked if distinction is given to family winery vs. corporate winery. He stated events help small wineries. Can wineries combine to create one tasting room on a bigger corridor and share the benefit and expense? This seems not allowed with no stand alone wineries.

Jennifer Barrett stated they don't look at family vs. corporate, but look at impacts. Small wineries tend to have difficulty with the use permit process generally because they are on smaller parcels with neighbors in closer proximity while corporate wineries are on very large parcels. It is acknowledged that the small wineries don't often have access to distributors thus direct market is necessary.

Dean Parsons states that some wineries go into town for their stand alone tasting rooms. He has heard it is more economically feasible for them to put tasting rooms on their own land, as rents in town are usually higher.

Ex Officio Carr thanked PRMD and Supervisor Gorin and former Supervisor McGuire and their efforts to put this on the work plan. Progress is being made, but code enforcement infractions occur on evening and weekends, and currently we don't have a process to address that. There are two areas where there is a combination of agricultural and commercial events, i.e. Hwy 121 and Kenwood. Cumulative events need to be considered with the relationship of the two, especially if an event coordinator is used. Both need to be considered. A real key is what events are taking place vs. the number of events allowed. Not all the permitted events requested are used. This also needs to be considered when determining cumulative events. It would be good to have some input from proprietors about this.

Chair Ding opened to the public

Ted Eliot, Sonoma Valley – PRMD will need a bigger budget to accomplish what they want to do. This should have been part of the presentation as County resources are limited. How can enforcement be done without harming the industry?

Kathy Pons, Valley of the Moon Alliance – VOTMA has been concerned about commercialization of agricultural land with visitor serving uses and the cumulative affects. Regulation needs to be ahead of time with respect to density and parcel size. Should be done before winery applications come before a hearing body. Agrees with the 18' roads and set backs for noise and scenic corridor and should be addressed by PRMD before it gets to a hearing body. Monitoring enforcement is big issue that will be helpful, but PRMD will need a weekend person. This also applies to Vacation Rentals. Types of events acceptable are trade and consumer direct events. Private events should not be included on Use Permits and should not run with the land. Prefers a cultural special event for up to 4 times per year.

Brian Cooper, Sonoma Wine Shop – Zoning laws currently allow projects that are completely out of scale for the area, i.e. Dairyman (West County). What is the correlation between production and amount of land available? Again with Dairyman using huge buildings bringing in fruit from outside the area, processing 500,000 cases per year and bringing in thousands of people with special events. The privilege of doing processing on site should primarily be for fruit grown on site.

Dean Bordigioni, Annadel Estate Winery between Kenwood and Santa Rosa, across from Oakmont – It has been family farmed since 1886 including flowers. They host events such as weddings. Diversification allows him to retain employees during hard times, (i.e., when flower sales dropped by half in 2008) and keep his business afloat and survive. Don't kill the golden goose. If his business fails he could see zoning changed and more housing especially since Oakmont is across the street. This would seriously damage the rural character. His second point is that he has not heard a lot about the fact that his competition is private properties that are hosting 3-4 weddings a year using the Cultural Special Events permit. Private properties with 3-4 events a year using the Cultural Special Events permit are part of the cumulative problem. Cultural special events should be considered the same way that Use Permits are considered, with the same limitations. Let's keep an open mind and work together to on this.

Tom Conlan, Sonoma Valley – Pro tourism, but has to acknowledge we are turning this into Wine Disneyland with events if PRMD doesn't take this seriously. The golden goose is the open spaces.

Teri Shore, Sonoma – Lighting, especially evenings and decorative (examples exist in vineyards lit all night), should be considered and standards need to be developed.

Richard Idel, Carriger Road Sonoma – Proprietor of a vineyard. There are not many people here from the wine industry because the biggest wine conclave in the state is occurring this week, and no one knew about the event. Give the Wine Industry an opportunity for a study session with you because PRMD hasn't given you all the information. He asked what is an event? He does not agree with the definition of events. He doesn't think that business trade or direct to consumer events should be considered events, because they are part of doing business. They (wine industry) have their own definitions and he wants to present their perspective.

Alexa Wood, Beltane Ranch, Sonoma – 6th generation ranchers. She does not want their shoelaces tied so closely together, because it will strangle them, and the next proprietors will not be as good to the land as they are.

Mark Bamersbach, Healdsburg area – member of the Winery Events Working Group – Didn't catch his comments. He clarified how the Winery Events Working group determined the definition of "what is an event."

Lauren Krause, Beltane Ranch – thanked for the opportunity to speak and thanked for the winery-working group. The valley is a special place and she respects all the sides and does not envy the commission’s position. Beltane needs opportunities to sell their products, and she is happy to talk about the perspective of small growers and vintners.

Public comment was closed.

Commissioner Martin asked for clarification on limiting size of promotional events based on size of the land. Does that create a disadvantage for the smaller winery? **Jennifer Barrett** clarified that these are policy options, not recommendations. Other jurisdictions have limited size based on parcel – small events for small parcels. For noise you need a large parcel to attenuate impacts. This could possibly apply just in over concentrated areas.

Chair Ding reflected on how important it is to work together on issues such as these. Clarified the role of the SVCAC.

5. Election of Chair for 2016

Commissioner Lely nominated Secretary White
2nd by Commissioner Vela
Approved unanimously

6. Election of Vice Chair for 2016

Commissioner Vela nominated Vice Chair Bellach
2nd by Commissioner Lely
Approved unanimously

7. Election of Secretary for 2016

Commissioner Vela nominated Commissioner Lely
2nd by Secretary White
Approved unanimously

8. Consideration of items for future agenda

9. Adjourn

Adjourned by Chair Ding at 8:50 pm



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

September 23, 2015

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP15-0060
Applicant Name: Kenwood-BPSC Hunt Club LLC
Owner Name: Same
Site Address: 6600 Noble Road and 5400 Noble Road, Sonoma
APN: 068-190-005, -007, -008, -009, -013, -015, and -017

Project Description: 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.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 14, 2015 and should be sent to the attention of:

PLP15-0060, Blake Hillegas (Blake.Hillegas@sonoma-county.org). The Project Planner can also be reached at 707-565-1392. Native American tribes receiving this Referral have 30 days to request a tribal consultation under the guidelines governing AB 52.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| <input checked="" type="checkbox"/> PRMD County Surveyor | |
| <input checked="" type="checkbox"/> Health Specialist | |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input type="checkbox"/> SVCAC |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> So. Co. Environmental Health | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> DTPW, Drainage | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input checked="" type="checkbox"/> Ag Commissioner | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Local Fire District - CSA 40 | <input checked="" type="checkbox"/> State Dept of Fish and Wildlife |
| <input type="checkbox"/> Treasurer/Special Assessment | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Assessor | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board |
| <input checked="" type="checkbox"/> Economic Development Board | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> City of Sonoma Planning, Dept |
| <input type="checkbox"/> Landmarks Commission | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Apple Roots Group |
| <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> Tribal Consultation |
| <input type="checkbox"/> ALUC/CLUP | <input checked="" type="checkbox"/> Sonoma City Water Dept |

[X] Sonoma Valley Chamber of Commerce

Planning Application

PJR-001

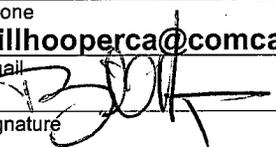
File#: PLP/15-0060

Type of Application:

- | | | | |
|---|---|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Bill Hooper - Kenwood BPSC Hunt Club, LLC

Name
144 West Napa Street
Mailing Address
Sonoma CA 95476
City/Town State Zip
510-410-8550
Phone Fax
billhooperca@comcast.net
email

Signature Date

Owner, if other than Applicant:

Name
Mailing Address
City/Town State Zip
Phone Fax
email
Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Steve Butler

Name
3333 Mendocino Ave, Suite 200
Mailing Address
Santa Rosa CA 95403
City/Town State Zip
Attorney
Title
707-523-1181
Phone Fax
sbutler@cfk.com
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Project Information:

5411 Sears Point Road, 6600 Noble Road

Address(es)
068-180-008, 068-190-005, 007, 008, 009, 013, 015 and 017

Sonoma

City/Town
848.28

Assessor's Parcel Number(s)

Acreage

Project Description: See Attached
(Please attach additional sheet(s) if needed)

Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed _____

----- **DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff** -----

Planning Area: 9 Supervisorial District: 1 Current Zoning: LEAB6 100Z, FZ RLS925 SR General Plan Land Use: LEA1cc
Specific Plan: N/A S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: 17,300 Existing Employees: _____ New Employees: 5 + 5 pt

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____

Previous Files: WPE PLP/11-0047

Application accepted by Blake Date 9-9-15

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Supplemental Application Information

Existing use of property: Farming, Hunting Club, Dog Kennel, Retail Sales

Acreage: 848.28

Existing structures on property: Dog Kennel, Hunting Clubhouse, Bird Pen, Farm Buildings

Proximity to creeks, waterways and impoundment areas: Adjacent to Sonoma Creek

Vegetation on site: None in the proposed development area

General topography: Flat

Surrounding uses to
(Note: An adjoining
road is not a use.)

North: Winery

South: Farming

East: Farming

West: Race Track

New structures proposed
(size, height, type):

Approx 19,000 sq ft clubhouse with 35' max height, 2,500 fly fishing building with 25' max height, 3 - 85' clay shooting towers. Removal and reconstruction of approx 12,000 square feet of ag barn structures.

Number of employees: Full time: 5 Part time: 5 Seasonal: _____

Operating days: 7 Days Hours of operation: 7am to 9pm

Number of vehicles per day: Passenger: 45 Trucks: 5

Water source: Well Sewage disposal: Septic

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources

(compressors, power tools, music, etc.): None

Grading proposed: Amount of cut (cu. yds.): 100+ Amount of fill (cu. yds.): _____ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes No _____ If Yes, indicate area of disturbance(aces): 1.5 Acres for Fly Casting Pond

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
Pond serves as a detention area.

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes _____ No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Existing tanks and pumps will service new structures

September 1, 2015

Project Proposal Statement

APN 068-180-008, 068-190-005, 007, 008, 009, 013, 017

Applicant
Kenwood BPSC Hunt Club, LLC
dba - Black Point Sports Club
6600 Noble Road
Sonoma, California 95476

Land Owner
Kenwood BPSC Hunt Club, LLC
144 West Napa Street
Sonoma, CA 95476

Parcels

Applicant received a Conditional Use Permit in 2012 for a bird hunting facility and dog kennel located on seven (7) contiguous parcels totaling 848.23 acres located at 5400 and 5411 Sears Point Road (Highway 37) near Sonoma Raceway. The facilities were given a new address, 6600 Noble Road upon opening in 2012. The Applicant has submitted a use permit application to construct a member clubhouse on one of the listed parcels (068-190-007). The parcels have a Sonoma County zoning designation of Land Extensive Agriculture (LEA) which comprehends hunting club use and dog kennel use with a use permit. The surrounding properties include mostly agricultural uses but also include the Sonoma Raceway. The subject property also adjoins a state owned wildlife area that is open to public hunting.

See attached parcel map.

Program

The proposed project will add additional structures to the property where there was once residential and farming buildings. The new structures include a member's clubhouse including a food and beverage facility, locker rooms, a hunter's pro shop and instructional classrooms. An additional structure for casting lessons will be built near the proposed casting pond, which is also proposed to be constructed as part of the use permit. The club is currently operating out of a small member facility that was allowed in the 2012 use permit.

The proposed clubhouse has the necessary amenities that will allow the club to compete with other hunting clubs. In order to attract customers a hunting club must provide equipment for sale, food and beverage service and ongoing training on hunter safety and other hunting and shooting programs.

The new clubhouse building will include approximately 13,300 square feet on its main floor with an additional 4,000 square feet on the mezzanine level. The main floor will be raised approximately 12 feet to be above the flood line. The space at ground level will be utilized for parking, employee facilities and

storage. Approximately 5,500 square feet of the foundation level will be finished for storage and employee use. A portion of the space will be water resistant to protect storage items.

The proposed casting pond building will be 2,500 square feet and will be used for casting lessons, office and fly fishing pro shop. The new pond and adjoining facility will be available for non-member use.

Public Access

The new clubhouse will be available to the club members. In order to allow for public access at reasonable fees, the hunting fields will be available for seasonal passes on Mondays and Tuesdays. The proposed clubhouse will be closed on those days with the seasonal hunters using the current facilities for check-in. The casting pond and dog kennel will be available for public day use.

Operation

The clubhouse will be open year-round operating between the hours of 7am to 9pm. Food and beverage service will be available during this time. Beverage service will include a full bar. The menu will feature game birds and organic produce from the farm's gardens. A member pro shop will also be included allowing members to buy hunting equipment including shot guns and ammunition which will be sold to members only. The club holds a federal fire arms license and complies with all federal state and local gun sales codes.

The demonstration kitchen will be used as a teaching area for instruction on the preparation of game birds. The culinary instruction will focus on farm to table cuisine emphasizing the game bird varieties that are available on the property. Additional meeting/classrooms will be available for ongoing gun safety training and other hunting related instructional programs. Use of the clubhouse will be similar to the existing facilities serving the same size membership that exists today. Guests will park in the designated parking lot which provides for parking of up to 30 vehicles.

Vehicular access for the clubhouse will continue to be served by an existing left turn lane from Sears Point Road. Guests will arrive for different start time slots scheduled for the 24 hunting fields. Because of the staggered start times, guest arrival will keep the number of arriving vehicles to less than 10 per hour. The expected number of guests and vehicles will be the same as the existing club currently operating out of the temporary clubhouse. Vehicle surveys at Black Point showed peak traffic of 41 vehicles in one day and a maximum of 10 vehicles in a single hour. The new clubhouse is expected to have additional delivery vehicles compared to the current facility. Delivery vehicles are expected to increase by approximately two per day. There is no expected change in traffic for the farming operation.

Noise Impact

A sound study was conducted by the firm of Rosen Goldberg Der & Lewitz Acoustical Consultants to measure the potential impact on surrounding properties. The report was submitted and evaluated as part of the 2012 use permit. The new facility will not change the noise levels that currently exist at the club.

Project Description

The new clubhouse will be approximately 172' by 80'. A deck measuring 28' by 111' will extend from the back of the building. The side elevation of the building will be 23' high with a roof peak of 35 feet. The building will include wood framing with a stone finish at the base and wood siding for the upper sections. The exterior finishes will be of non-reflective natural earth tones designed to blend into its surroundings.

New recreational facilities will include the approximately 1.5 acre casting pond that will be stocked with trout. A 40' by 60' casting pavilion measuring approximately 25' in height will be located adjacent to the pond. Three clay shooting towers measuring 85' in height are also proposed to be located in the clay fields.

The new parking area will consist of approximately 30 parking spots located adjacent to the main building on compacted fill material. The new parking lot will be accessed by a road way distinguished by an approximately 30' wide by 18' high entry gate. Employee and additional guest parking will be provided in an existing parking area that was approved as part of the 2012 permit.

The area where the pond will be placed currently serves as a farming equipment storage area and includes a 60' by 100' pole barn that will be removed. The proposed development of the pond, clubhouse and all accessory structures will all be done in the current developed area and will not displace any crop producing land. Several of the buildings currently serving farming operations will be demolished and rebuilt to consolidate farming operations and provide more land that will be used for farming.

Well and Septic

A new well and septic system were approved and installed as part of the 2012 use permit and will serve the new clubhouse.

Rescission of Williamson Act Contract Pursuant to Lot Line Adjustment/ Execution of New Williamson Act Contracts

The project includes the rescission of the current Williamson Act Contract encumbering the 848.288 acres owned by the Kenwood BPSC Hunt Club, LLC ("Hunt Club"). The Land Conservation Contract is dated February 4, 1977, and is recorded at book 3194 page 475 et seq. Official Records of Sonoma County. The lot line adjustment will be between the Hunt Club and adjacent acreage owned by Reclamation District 2061 ("Reclamation District"). The land owned by the Reclamation District is 208 acres in size and is currently not under Williamson Act Contract, but meets the definition of agricultural use, managed wetland area, recreation use, submerged area, and open space use. (Gov. Code §§ 51205 and 51201(l)(m)(n)(o)).

The lot line adjustment proposes to add at least 84.12 acres of the Reclamation District lands to the Hunt Club property which is immediately contiguous to the Reclamation District's property. Upon approval of the lot line adjustment, the lands of the Hunt Club will be increased. The project then

proposes to execute a new Williamson Act Contract on at least 764.16 acers which will continue to be owned by the Hunt Club.

At least 84.12 acers of the lands owned by the Reclamation District will be put into a separate Williamson Act Contract or the new contract executed by the Hunt Club. The proposed lot line adjustment meets the criteria of Government Code section 51257 in the following respects:

- (1) The new Williamson Act contract on the Hunt Club property will enforcedly restrict at least 764.16 acers of the original contracted lands. At least 84.12 acers of the Reclamation District property will be put into a new separate contract or included in the new Hunt Club contract for a period of not less than ten years.
- (2) As a result of the execution of the two new contracts there will be no net decrease in the amount of acreage restricted by the Williamson Act.
- (3) At least ninety percent of the land currently owned by the Hunt Club and under contract will remain under contract.
- (4) After the lot line adjustment, both the Hunt Club parcel and the parcel owned by Reclamation District 2061 will be large enough to sustain their agricultural use as defined by Government Code sections 51222, 51205 and 51201.
- (5) The lot line adjustment will not compromise the long term agricultural productivity of either the Hunt Club parcel or the parcel owned by Reclamation District 2061.
- (6) The lot line adjustment will not result in the removal of adjacent land from agricultural use nor encourage such removal in as much as the property of the Hunt Club and Reclamation District 2061 will continue to be used in the manner in which the properties have been managed for at least the last 100 years.
- (7) The lot line adjustment will not result in a greater number of developable parcels than existed prior to the lot line adjustment or an adjusted lot that is inconsistent with the General Plan.
- (8) Both properties will continue to meet Williamson Act Contract parcel size minimums and the current General Plan land use and zoning designations of 100 acre density.

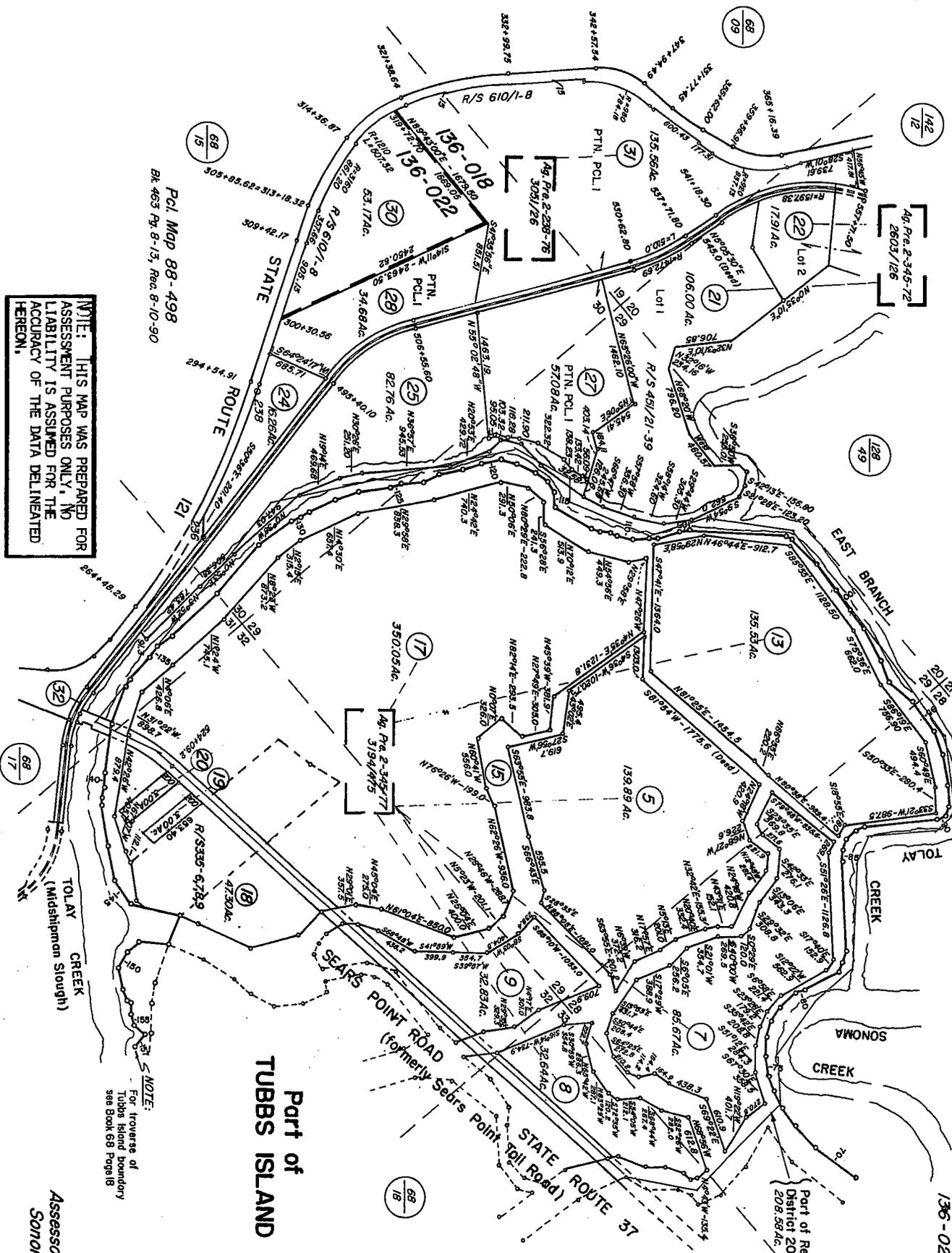
The proposed lot line adjustment is depicted on maps prepared by surveyor Rob Huffman. The drawings consist of three sheets dated _____ 2015, which depict existing conditions, the proposed lot line adjustment, the proposed lot line configuration subsequent to the adjustment and the acreage to remain in or be placed anew into contract. Those exhibits reveal that, upon approval of the lot line adjustment and removal of the 84.12 acres of the Hunt Club property from the current Williamson Act Contract, the amenities proposed by the pending use permit application, including the areas upon which

the clay course, club house, locker room, Hunters Pro shop, instructional classrooms, casting pond and structure for casting lessons will all be on land that will no longer be encumbered by the Williamson Act.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 6E

136-018
136-022



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

PCL Map 88-498
Bk 463 Pg. 8-13, Rec. 8-10-90

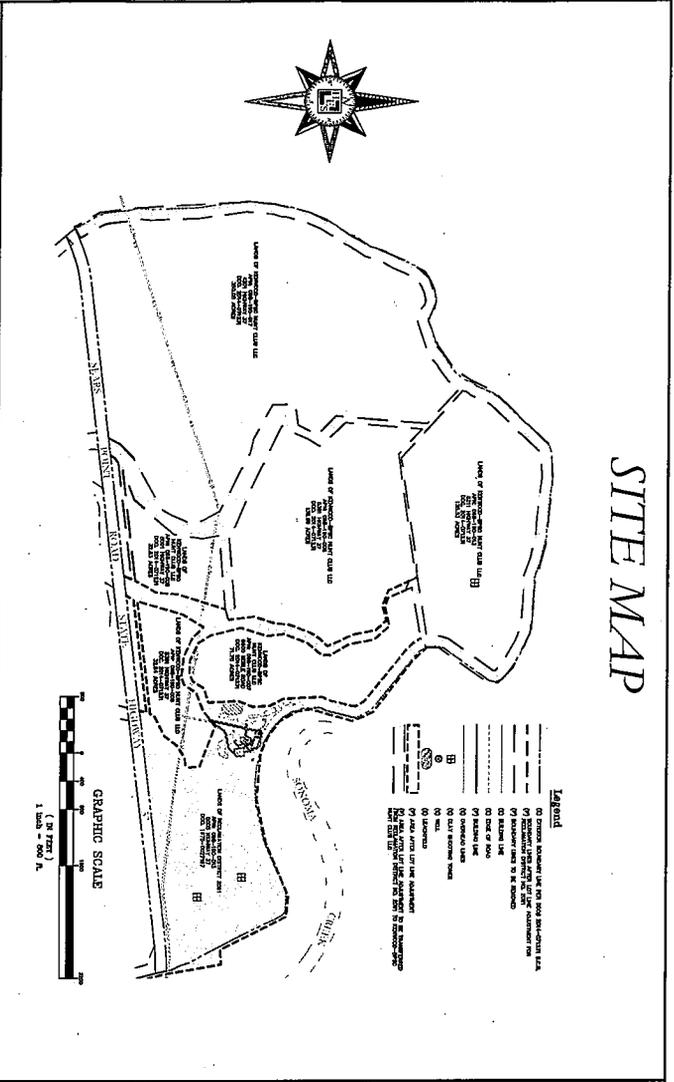
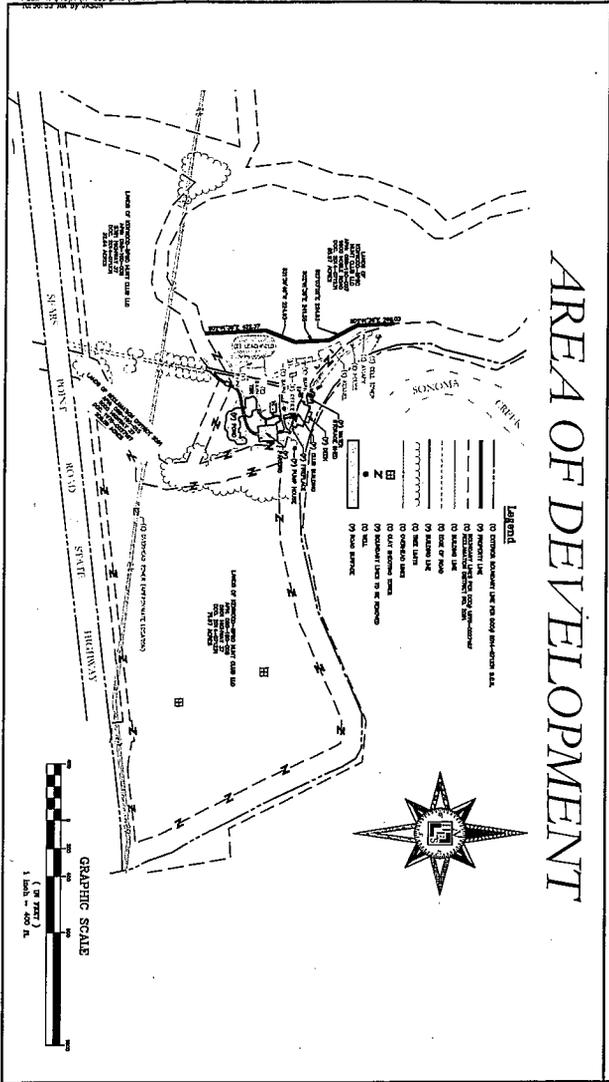
NOTE:
For traverse of
Tubbs Island boundary
see Book 68 Page 18

Part of
TUBBS ISLAND

Assessor's Map Bk. 1
Sonoma County, C

| REV | DATE |
|-------|-------|
| 2-28 | 11-22 |
| 11-22 | 10-4 |
| 10-4 | 10-10 |
| 10-10 | 10-12 |
| 4-4 | 4-4 |
| 4-4 | 4-23 |

32/33
5/4

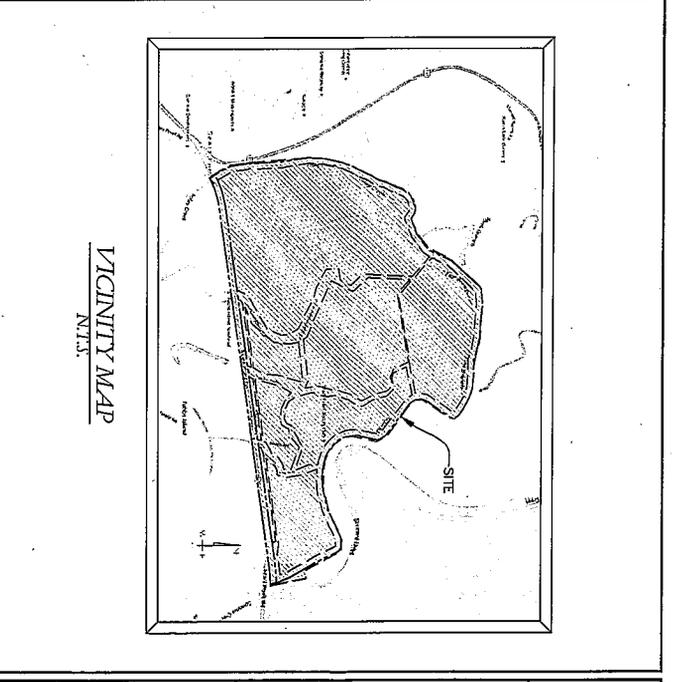


BOUNDARY NOTE
A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY LINES SHOWN ON THESE PLANS WERE INFORMATION, AND ARE APPROXIMATE.

TREE NOTE
THERE IS MINIMAL TREES ON THE ENTIRE LOT THAT CONSIST OF BAY, EUCALYPTUS, AND OAK TREES THAT WILL BE SAVED FROM SITE IMPROVEMENTS.

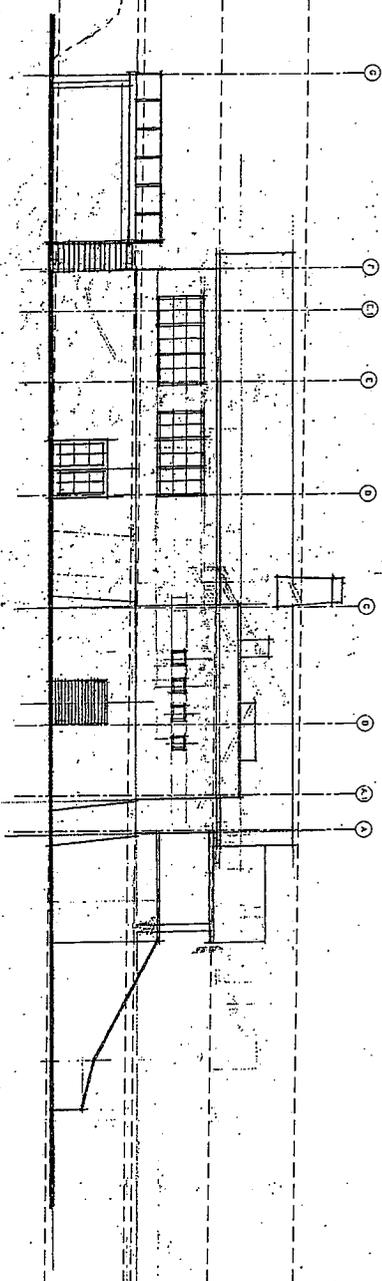
MARKING NOTE
WE ARE CURRENTLY IN THE PROCESS OF A LOT LINE ADJUSTMENT BETWEEN APN#68-189-008, APN#68-189-009 AND APN#68-189-010. WE ARE SHOWING THE PROPOSED BOUNDARY ON THIS SITE PLAN.

UTILITIES NOTE
THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPOINTANCES. ANY INDIVIDUAL, COMPANY OR AGENCY USING THESE PLANS OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION,



| <p>SITE MAP LANDS OF KENWOOD-BPSC HUNT CLUB, LLC 6600 NOBLE ROAD SONOMA, CA A.P.N.:068-190-007</p> | | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | # | Description | Date | | | | | | | <p> Hillman Engineering 4500 Hillman 492 College Avenue, Suite 111 San Jose, CA 95134 (408) 444-8339 hillingman@hillmaneng.com </p> |
|--|--|---|-------------|------|-------------|------|--|--|--|--|--|--|--|
| | | # | Description | Date | | | | | | | | | |
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| | | | | | | | | | | | | | |
| <p> Date: 09/03/15 Draw: JWH Scale: 1" = 200' Job: 11-033 of 1 sheets </p> | | | | | | | | | | | | | |

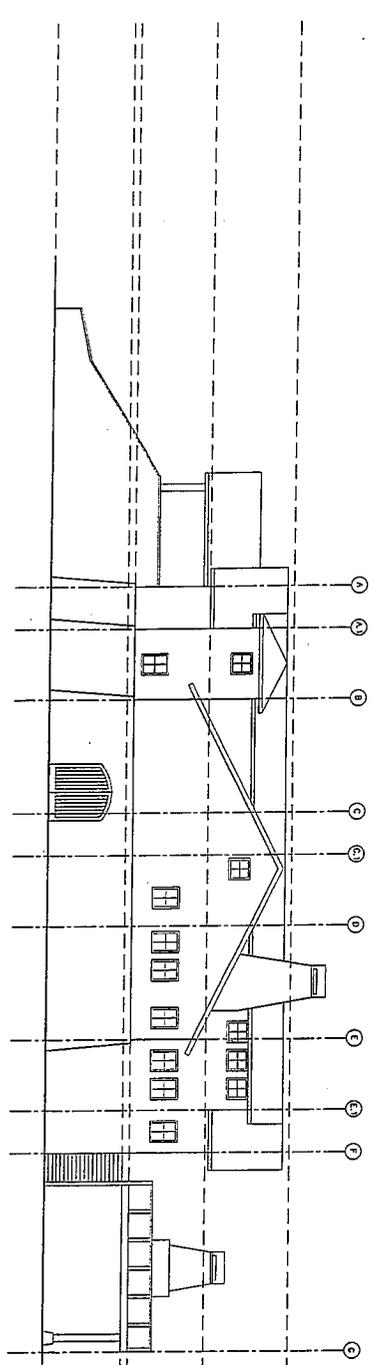
- NOTES
1. SHOW HARD SIDE LINE
 2. GIVE HARD PAINT VERTICAL SLOPE INDICATOR UNLESS SHOWN
 3. HARD PAINT FINISH LINE SHALL BE WITH HARD PAINT
 4. SHOWN FROM HARD PAINT
 5. FINISH LINE SHALL BE WITH HARD PAINT



2 WEST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

- NOTES
1. SHOW HARD SIDE LINE
 2. GIVE HARD PAINT VERTICAL SLOPE INDICATOR UNLESS SHOWN
 3. HARD PAINT FINISH LINE SHALL BE WITH HARD PAINT
 4. SHOWN FROM HARD PAINT
 5. FINISH LINE SHALL BE WITH HARD PAINT



1 EAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

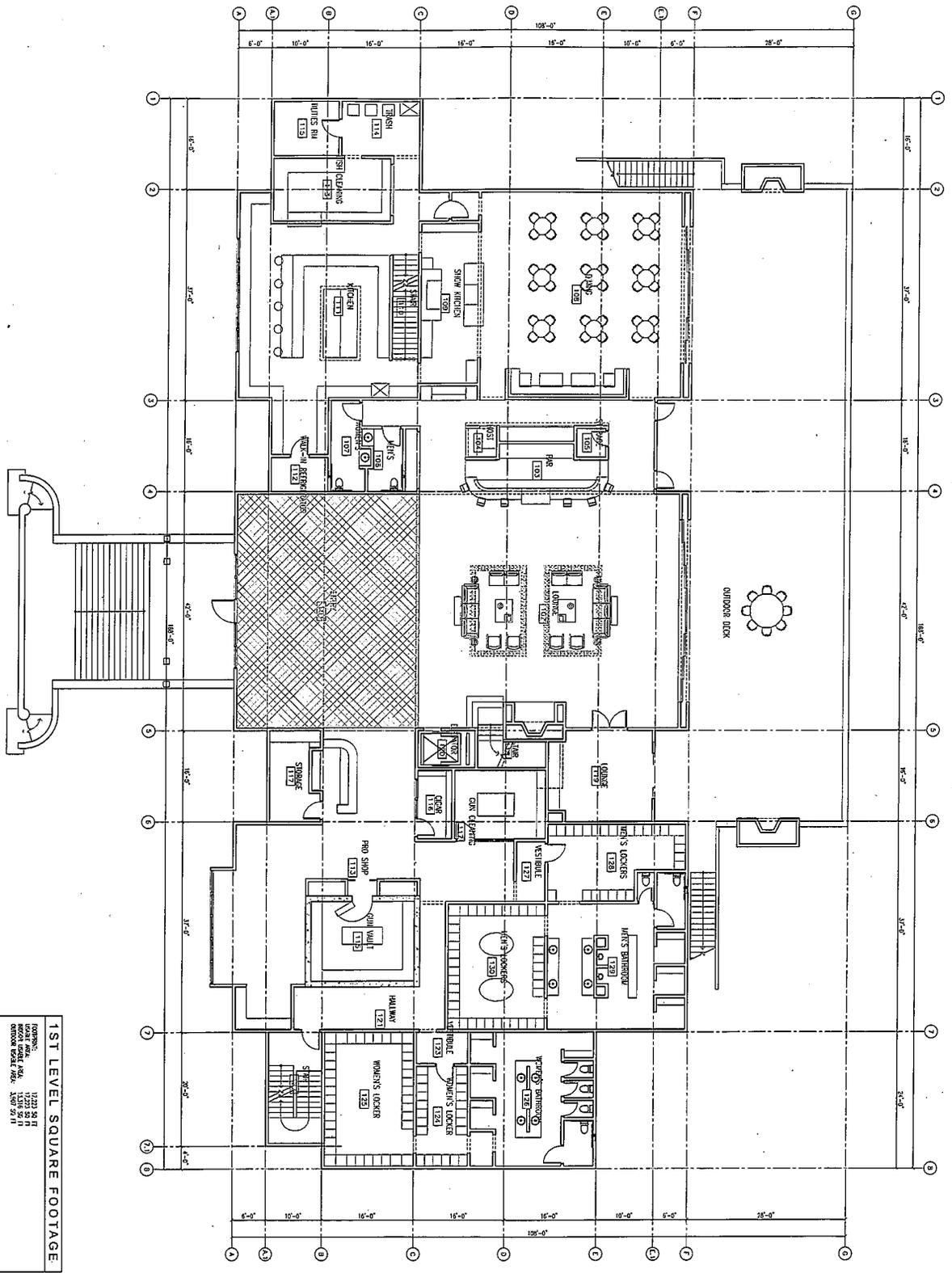
MCA
ARCHITECTS
444 Howard Street, Suite 100, San Francisco, California 94102
Telephone: 415.775.2100
Facsimile: 415.775.2101
www.mcaarchitects.com

KENWOOD BPSFC HUNT CLUB, LLC
8600 NOBLE ROAD, SONOMA, CA 95978
OWNER
KENWOOD BPSFC HUNT CLUB, LLC -AKA
BLACK POINT SPORTS CLUB
6600 NOBLE ROAD, SONOMA, CA 95978

BUILDING ELEVATIONS

| NO. | DESCRIPTION | DATE | BY | CHK'D BY |
|-----|----------------|----------|-----|----------|
| 1 | WEST ELEVATION | 10/15/18 | MCA | MCA |
| 2 | EAST ELEVATION | 10/15/18 | MCA | MCA |
| 3 | REVISION | | | |
| 4 | REVISION | | | |
| 5 | REVISION | | | |

1 MAIN LEVEL - SECOND FLOOR PLAN



1ST LEVEL SQUARE FOOTAGE

| | |
|--------------|--------------------|
| FOOTPRINT | 12231.28 SF |
| MECHANICAL | 12318.28 SF |
| COMMON | 2507.27 SF |
| TOTAL | 27056.83 SF |



MAIN LEVEL - SECOND FLOOR PLAN

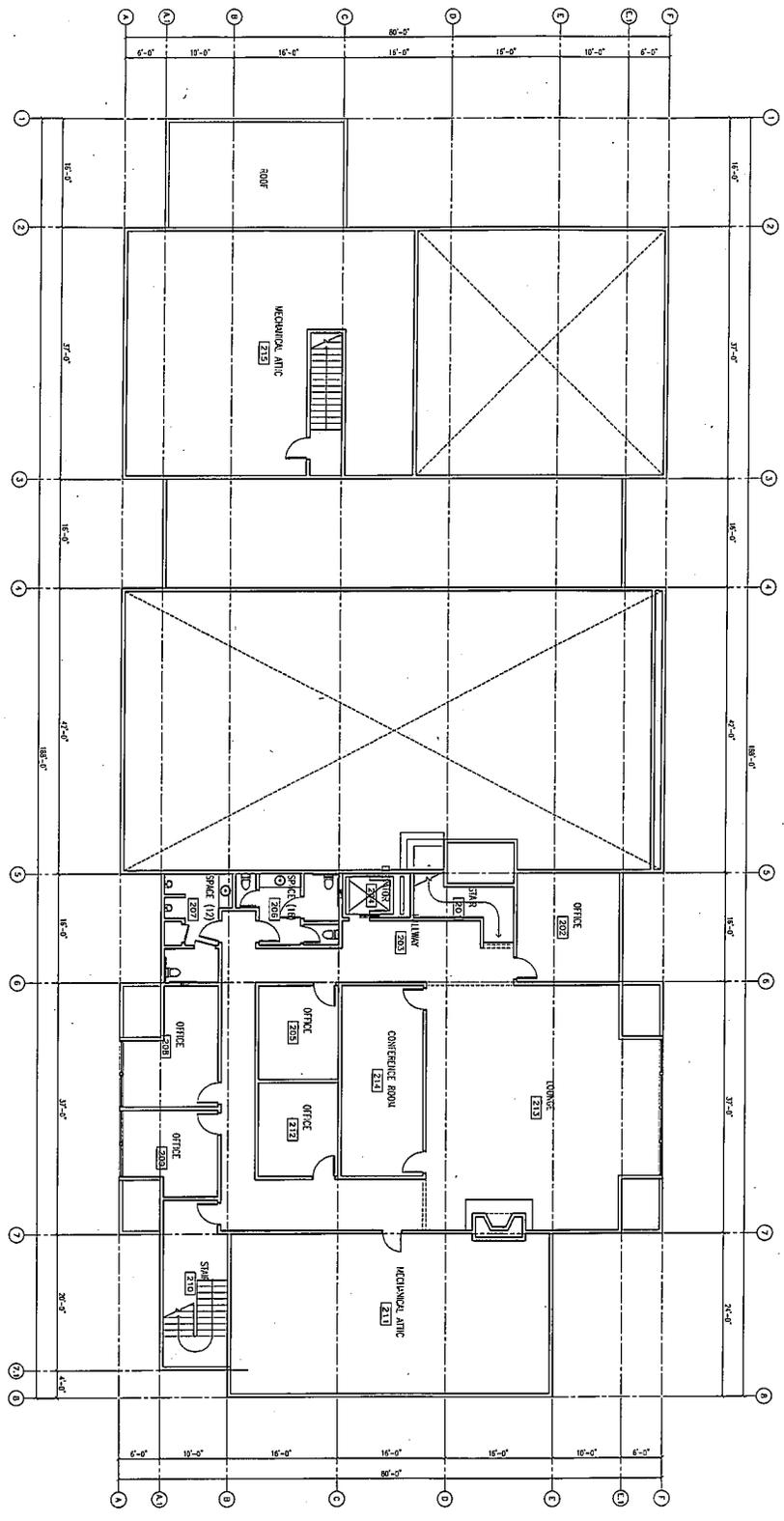
A-102

MG & CO
 ARCHITECTS
 401 Fourth Street, Suite 1100, San Francisco, California 94107
 TEL: 415.774.2100
 FAX: 415.774.2101
 WWW.MGANDCO.COM

KENWOOD BRSC HUNT CLUB, LLC
 6600 NOBLE ROAD, SONOMA, CA 95476
 OWNER
KENWOOD BRSC HUNT CLUB, LLC - AKA
BLACK POINT SPORTS CLUB
 6600 NOBLE ROAD, SONOMA, CA 95476

| | |
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| DATE | DESCRIPTION |
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MEZZANINE LEVEL - THIRD FLOOR PLAN



2ND LEVEL SQUARE FOOTAGE
 1348 SQ FT
 1348 SQ FT
 1348 SQ FT
 1348 SQ FT

0 4 8 16
 SCALE: 1/8" = 1'-0"

MG & CO
 ARCHITECTS
 401 Fremont Street, Suite 1100, San Francisco, California 94109
 TEL: 415.774.2100
 FAX: 415.774.2101
 WWW.MGANDCO.COM

KENWOOD BRSC HUNT CLUB, LLC
 6800 NOBLE ROAD, SONOMA, CA 95076
 6800 NOBLE ROAD, SONOMA, CA 95076
 6800 NOBLE ROAD, SONOMA, CA 95076

| | |
|---------------|--------------------------------------|
| PROJECT NO. | 1008 |
| DATE | 10/10/07 |
| PROJECT TITLE | KENWOOD BRSC HUNT CLUB - THIRD FLOOR |
| OWNER | KENWOOD BRSC HUNT CLUB, LLC |
| DESIGNER | MG & CO ARCHITECTS |
| SCALE | 1/8" = 1'-0" |
| SHEET TITLE | MEZZANINE LEVEL - THIRD FLOOR PLAN |
| SHEET NO. | A-103 |

HUFFMAN ENGINEERING & SURVEYING

537 College Avenue, Suite A, Santa Rosa, CA 95404

707-542-6559 www.huffmanengineering.net

August 31, 2015

Bill Hooper
Kenwood Investments
144 West Napa Street
Sonoma, CA 95476

RE: Wing & Barrel Ranch – Storm Water Management Plan

Dear Mr. Hooper,

Huffman Engineering has been provided a copy of a conceptual site plan for new construction planned at the Wing & Barrel Ranch. Based on the site plan provided we believe the project is feasible from a storm water management standpoint.

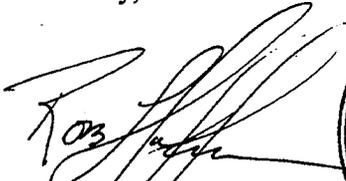
Proposed for the site is a new clubhouse, two parking areas, roads and paths serving those parking areas, and a new pond. Two small support buildings are also planned. Current county grading ordinances call for no net increase in storm water levels leaving the site during a 2-year 24-hour storm event, nor are any reduction in storm water quality to be allowed. To address the presence of new impervious areas created by the parking areas, roads, and new structures the ranch will need to utilize a combination of best management practices(BMPs).

A portion of the new impervious area created by the proposed construction will be offset by the removal of an existing 6,000 sq.ft. metal barn on-site. To mitigate the remainder of the increased impervious area Huffman Engineering proposes two solutions. First, direct all surface runoff to the proposed pond where possible. The pond will be designed the freeboard necessary to capture the two-year storm event with an outlet structure that will allow storm water to release at a flow rate in kind with existing run-off volumes. Storm water flows beyond the two-year event will bypass the outlet structure and continue offsite in kind with existing drainage patterns. Storm water routed to the pond should be conveyed across vegetated areas and/or via bio-swales to address pond water quality concerns related to pollutants from parking areas and roads.

Second, where runoff cannot be directed to the new pond, a series of rock filled infiltration basins will be constructed at grade. These basins can be designed to capture and infiltrate the two-year storm event. Where BMPs are constructed to fully capture the two-year storm event, it is not necessary to treat the storm water further to meet water quality requirements. If the BMPs are designed to capture only the difference between the pre and post-development conditions, additional filtration via vegetated areas and bio-swales should be utilized to address the water quality requirements.

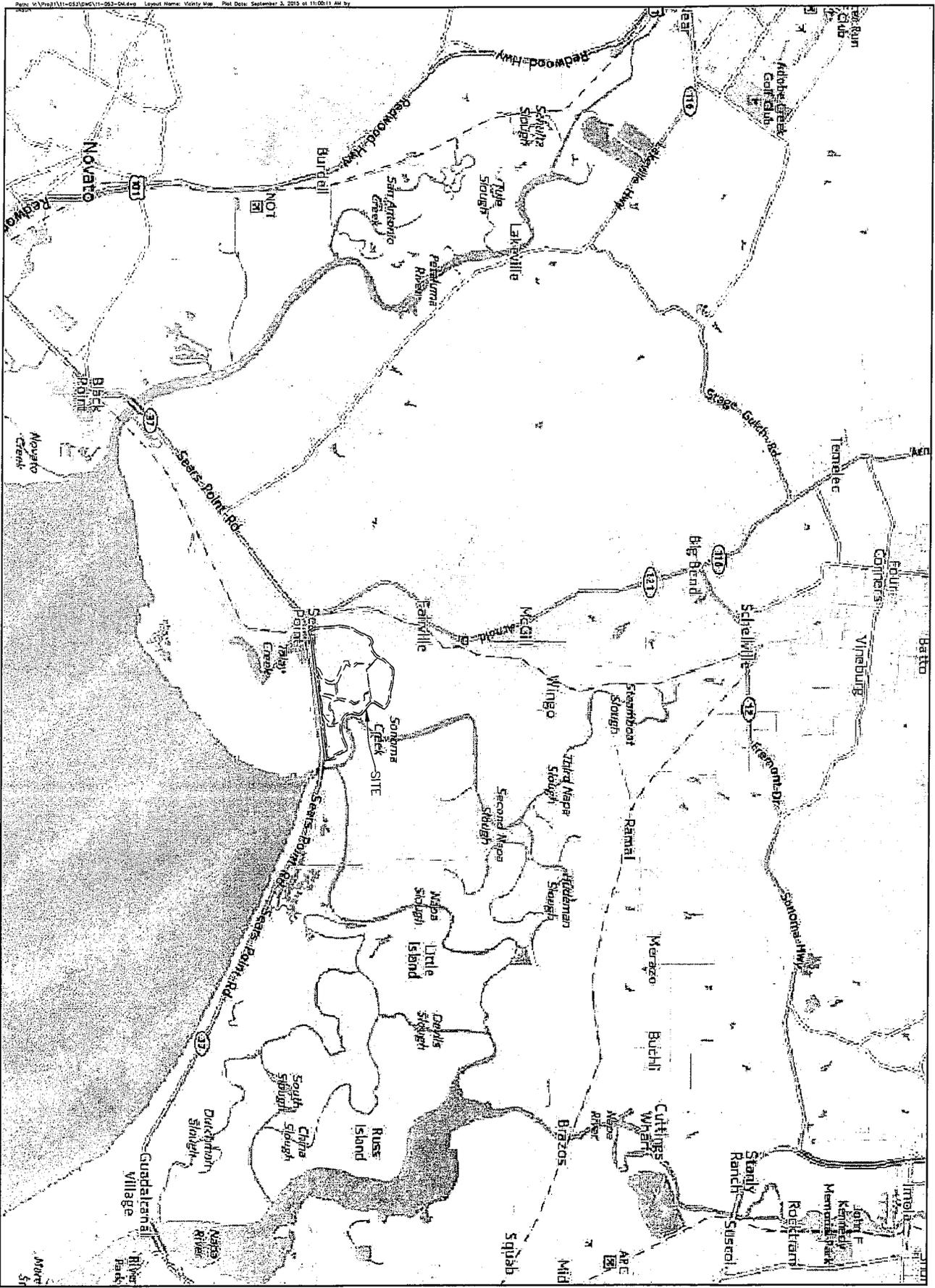
If you have any questions, please call us at 542-6559.

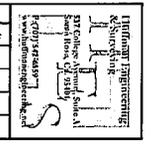
Sincerely,

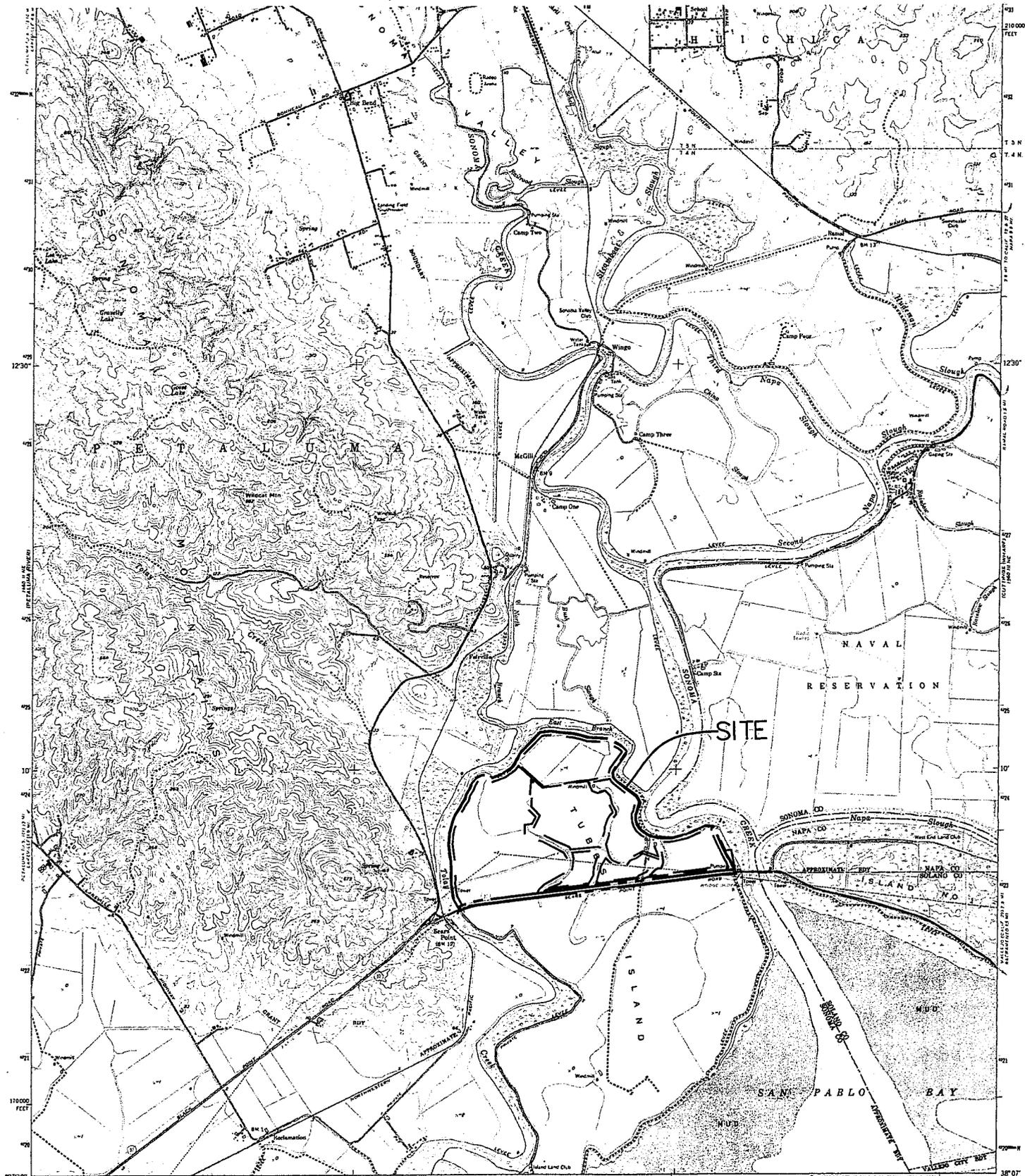


Rob Huffman, PE
Professional Engineer
RH:sma
11-053





| <p>DATE: 11/05/11 DRAWN BY: JMM CHECKED BY: N/A SCALE: 1" = 1 MILE SHEET: 1 OF 1</p> | <p>VICINITY MAP KENWOOD-BPSC HUNT CLUB, LLC 6600 NOBLE ROAD SONOMA, CA A.P.N.:068-190-007</p> | <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 75%;">Description</th> <th style="width: 20%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | # | Description | Date | | | | | | | | | | <p>  </p> |
|--|---|--|---|-------------|------|--|--|--|--|--|--|--|--|--|--|
| # | Description | Date | | | | | | | | | | | | | |
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Maped, edited, and published by the Geological Survey
 Control by USGS and USGAS
 Topography from aerial photographs by multiple methods
 and by plane-table surveys 1950-1951. Aerial photographs taken 1948
 Hydrography compiled from USCAGS Chart 5533

SCALE 1:24,000

ROAD CLASSIFICATION

| | |
|-------------|-----------------|
| Heavy-duty | Light-duty |
| Medium-duty | Unimproved dirt |
| | State Route |

QUAD MAP
 ICINITY MAP

HES HUFFMAN ENGINEERING
 & SURVEYING



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

October 22, 2015

The following application has been filed with the Sonoma County Permit and Resource Management Department.

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

Project Description: Request for a Use Permit and Administrative Design Review with Historic Review for a new 5,200 square foot tasting room to replace an existing 2,100 square foot tasting room in the existing winery bundling on a 32.85 acre parcel located in the Diverse Agricultural Zoning District.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by November 12, 2015 and should be sent to the attention of: **PLP15-0067, Melinda Grosch (Melinda.Grosch@sonoma-county.org)**. The Project Planner can also be reached at 707-565-2397. Native American tribes receiving this Referral have 30 days to request a tribal consultation under the guidelines governing AB 52.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|---|
| <input type="checkbox"/> PRMD County Surveyor | |
| <input checked="" type="checkbox"/> Health Specialist | |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> BOS Dist 1 Director and Commissioners |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> SVCAC |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> PG&E |
| <input checked="" type="checkbox"/> So. Co. Environmental Health | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> DTPW, Drainage | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input checked="" type="checkbox"/> Ag Commissioner | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> State Dept of Water Resources Control Board |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Local Fire District – Kenwood FPD | <input type="checkbox"/> Regional Water QCB: SF Bay |
| <input type="checkbox"/> Treasurer/Special Assessment | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input type="checkbox"/> Assessor | <input type="checkbox"/> City of _____ Dept |
| <input checked="" type="checkbox"/> Economic Development Board | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input checked="" type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> Apple Roots Group |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Tribal Consultation |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Kenwood Community Club |
| <input checked="" type="checkbox"/> Landmarks Commission | <input checked="" type="checkbox"/> Oakmont Village Association |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Sonoma Mountain Preservation |
| <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> Sonoma Valley Citizens Advisory Commission |

Planning Application

PJR-001

PLP15-0067

File#:

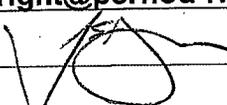
~~UPP15-0074~~

Type of Application:

- | | | | |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Jeremy Wright

Name
9592 Sonoma Highway
Mailing Address
Kenwood CA 95452
City/Town State Zip
(707) 282-4216
Phone
Jeremy.Wright@pernod-ricard.com
email
Signature  Date **8/28/2015**

Owner, if other than Applicant:

Name
Mailing Address
City/Town State Zip
Phone Fax
email
Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

MAD Architecture

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Mailing Address
Petaluma CA 94952
City/Town State Zip
Architect
Title
(707) 765-9222
Phone Fax
mary@MADarc.com
email

Summit Engineering, Inc.

Name
463 Aviation Blvd., Suite 200
Mailing Address
Santa Rosa CA 95403
City/Town State Zip
Engineer
Title
(707) 527-0775
Phone Fax
jasper@summit-sr.com
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Project Information:

9592 Sonoma Highway

Kenwood

Address(es) **051-160-033**

City/Town **32.85**

Assessor's Parcel Number(s)

Acreage

Project Description:

Kenwood Winery Tasting Room, see attached project description

(Please attach additional sheet(s) if needed)

Site Served by Public Water? Yes No

Site Served by Public Sewer? Yes No

Number of new lots proposed **N/A**

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: **9**

Supervisorial District: **1**

Current Zoning: **DA-20, ND**

General Plan Land Use: **LG/MTA, RC50, 507**

Specific Plan: **MAYACAMA DESIGN GUIDELINES**

S.P. Land Use:

Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: Proposed: Existing Employees: New Employees:

New Manufactured Homes: New Units For Sale: New Units For Rent: Density Bonus Units:

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor

Previous Files:

PLP15-0011, UPP15-0135, AND 05-0040, AND 08-0062

Application accepted by

Carrie Theriault

Date **8-28-15**

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Carrie Muller

S:\Handouts\PJRPJR-001 Planning Application.WPD

Groundwater = Zone 1 & Zone 3

AR15-0020

Notice A Williamson Art Contract

Supplemental Application Information

Existing use of property: Winery with production, public tasting, and retail sales

Acreage: 32.85

Existing structures on property: Administrative offices, production storage and bottling buildings, tasting room, winery equipment and catwalks, water tanks, retaining walls, scale house, other miscellaneous structures

Proximity to creeks, waterways and impoundment areas: Unnamed creek flows through and adjacent to southeast property line

Vegetation on site: Trees, shrubbery, and vineyards

General topography: Relatively flat with a small hill approximately 70 feet in elevation on the NE portion of the property

Surrounding uses to (Note: An adjoining road is not a use.)
North: Agriculture/Residence South: Agriculture
East: Agriculture/Residence West: Offices/Residence

New structures proposed (size, height, type): 5,200 sqft, 19 ft. 8 in. tall, tasting room, relocate water tanks and pump shed

Number of employees: Full time: 60 Part time: 0 Seasonal: _____

Operating days: Tasting Room (TR) 7 Days/wk, Winery (W): M-F (7 days during harvest) Hours of operation: TR: 9am-6pm, W: 7am-6pm (18hrs +/- for harvest)

Number of vehicles per day: Passenger: Traffic Study Forthcoming Trucks: Traffic Study Forthcoming

Water source: Existing Well Sewage disposal: On-site

Provider, if applicable: N/A Provider, if applicable: N/A

New noise sources (compressors, power tools, music, etc.): No change. Current noise sources include tasting room events, and crush pad operations during harvest

Grading proposed: Amount of cut (cu. yds.): 2,000 Amount of fill (cu. yds.): 500 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes x No _____ If Yes, indicate area of disturbance(acres): 1.6 acres

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): swales, storm drains, sheet flow to vineyard or outlet to LID facilities and level spreaders

Vegetation to be removed: Vineyard

Will proposal require annexation to a district in order to obtain public services: Yes _____ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes x No _____

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes x No _____
No Change

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Emergency water storage to be installed as part of previously permitted improvements, see site plan for access and turnaround through circular parking lot

Kenwood Vineyards Facility Expansion

Project Description

August 28, 2015

General Overview

Kenwood Vineyards is located at 9592 Sonoma Highway in Kenwood, CA (APN 051-160-033) and is owned by Pernod Ricard Kenwood, Inc. who purchased the winery in 2014. The property was originally incorporated in 1906 as the Pagani Brothers Winery and operated as such until it was acquired by Kenwood Vineyards in 1970. The facility currently operates under use permit UPE 01-0135 which allows production of 500,000 cases of wine, and as was common at the time, allows public tours and tastings though it does not specifically identify visitation. The facility has a long history of providing retail sales of wine produced onsite, tours, tasting and agricultural promotional events. The winery has an onsite food facility permit to prepare meals for events held onsite.

In 2014, Pernod Ricard purchased Kenwood Vineyards with the intent of building on the success of the winery's long history in the community of Kenwood. Pernod Ricard Kenwood proposes to upgrade the visitor experience by replacing and relocating the existing visitor facilities. No increase in wine production is proposed with this application.

Existing Conditions

The facility is located on a 33 acre parcel, (APN 051-160-033) which is zoned DA B6 20, HD SR. The primary zoning is Diverse Agriculture with three combining districts: B6 District which specifies a minimum of 20 acre per dwelling unit, Historic District and Scenic Resource District.

The property includes: a winery with public tasting room and retail sales, winery production buildings, administrative offices, parking and circulation areas, a scale, a well, water storage tanks, pomace disposal area, in-ground process and sanitary disposal systems and a frost protection pond.

No residential structures are located on the property. The property is planted with approximately 25 acres of vines. The southwestern half of the site is generally flat: a small hill approximately 70 feet in elevation occupies the northeastern portion of the property. The winery structures are located on the south west slope of the hillside.

Kenwood winery is adjacent to the unincorporated community of Kenwood. Much of the land adjacent to the winery and along the east side of Highway 12 is developed with vineyards, wineries and rural residential properties.

The nearest residence to the developed portion of the property is located approximately 150 feet north from the nearest winery production building and tank pad. The proposed improvements are approximately 350 ft from the nearest residence and the tasting room itself is approximately 600 feet from the nearest residence.

Access to the existing winery facility is on the southwest end of the parcel from Highway 12. The access road has a dedicated turn signal and a left turn pocket. Kenwood Vineyards shares this entrance and access road with the Kinnybrook subdivision.

The retail sales and tasting room hours are currently 9:00am to 5:00pm, seven days a week.

The facility has an existing food facility permit for a kitchen located in the administrative offices building. The kitchen provides food for hospitality events at the existing tasting room and onsite administrative activities.

The existing use permit identifies 60 employees. No change in employee numbers are proposed.

Proposed Project

The proposed project would replace and relocate the existing tasting room, along with ancillary improvements as follows:

- New 5,200+/- sf tasting room and retail sales building
- New access drive and parking for tasting room and retail sales building
- Relocate existing water storage tanks and pumps closer to the winery.
- New subsurface sanitary sewage treatment system for the new tasting room and retail sales building
- Demolition of an existing agricultural garage and storage building

Facility Design

The new tasting room will be a one story building sited on the hillside east of the winery. The site and design were selected to take advantage of the views of the valley and to be unobtrusive to adjacent properties.

The new location allows separation of production traffic and visitor traffic. After entering the site and passing the scale, visitors are directed to the right, on a new road which parallels the vineyards. The road climbs the hill to arrive at the parking area on a knoll. The approach to the building steps down approximately 8 feet below the parking area to an entry court. A green roof is being considered, which would blend the building into the surrounding landscape.

Building materials include concrete and weathering steel walls. The south side of the tasting room is primarily glass while the opposite side is cut in to the hillside. The building is oriented towards the south. A continuous outdoor tasting terrace wraps the south and east perimeter of the building.

The parking area will be screened with native oak trees and landscaping planting.

The building will include a public tasting room, a VIP tasting room, outdoor tasting/event areas, retail sales space, restrooms, kitchen, storage and other ancillary support spaces. An additional food facilities permit will be obtained for the kitchen in the proposed tasting room building.

Existing Tasting Room

The existing tasting room consists of wood framed construction and concrete foundation and was originally constructed as a barn. The existing tasting room is not scalable or conducive for the needs of the winery hospitality function. It is located in the center of the production facility which inhibits the needed improvements. The existing tasting room will continue to be used for hospitality and winery operations.

Utilities

Water is provided by an existing well, which will continue to serve the buildings and vineyard operations including the new tasting room building. The water storage tanks are currently located on top of the small hill in the footprint of the proposed parking. The tanks will be relocated closer to the winery. The tanks will include a potable water and irrigation storage.

A new subsurface drip sanitary sewer system will be installed to provide disposal for the new tasting room.

The existing well has been satisfactory for historical demand and is anticipated to be adequate for the potential increases in water demand as a result of the proposed tasting room. The well has a yield of 200 gpm.

Marketing and Events:

Kenwood Vineyards historically and currently holds agricultural promotional events throughout the year. Kenwood Vineyards proposes to continue that practice and to establish documentation in the use permit for 49 events per year with the majority of events averaging 50 guests each. The events will be focused on promotion of the agricultural products grown and produced onsite. No weddings or rental of the facility for events are proposed. Food for the events will be either prepared offsite by caterers or prepared on site in the existing and proposed kitchen. Event functions will occur between the hours of 7 a.m. and 10 p.m. The enclosed events summary includes a detailed breakdown of the proposed events and anticipated attendees.

The new retail sales and tasting room hours of operation will be unchanged, and will be 9:00 am until 5:00 pm daily. Three visitor areas are proposed. The tasting room will offer a seated or standing wine tasting with flights of wines offered at the bar area. The second area, the VIP tasting room, will have seated tasting of wines offered with food pairings specifically selected to complement the wines. A third tasting area will be on the outdoor terrace.

Kenwood Vineyards proposes the following food service focused on promotion of the agricultural products grown and produced onsite three distinctive tasting experiences.

1. Samples or tastes of pre-prepared packaged food, such as crackers, nuts or other palette cleansers, featuring local foods and food products offered in conjunction with wine tasting.

2. Prepared meals or appetizers featuring local foods and food products offered in conjunction with agricultural promotional events, such as wine club parties, and winemaker dinners, and with food and wine pairings.
3. Retail sales of pre-packaged food, not associated with the activities described in items 1 and 2 above, in conjunction with wine tasting.
4. Food and wine pairing will be limited to the area identified as the VIP tasting room on accompanying architectural plans. Seating in the VIP tasting room shall be limited to 20 seats serving up to 20 persons four times a day. Food and wine pairings shall be selected by the winery with no menu options allowed. Such pairing shall be limited to small appetizer-like portions, at specified times avoiding the lunch hour and shall not be open to drop in guests.

Kenwood Vineyards plans to continue to participate in industry wide promotional events as identified in the attached marketing plan.

Events will take place at the tasting room building, the outdoor patio area, or at the existing tasting room. Outdoor amplified music is proposed in the patio area only.

Circulation, Parking and Traffic:

Facility access will continue to be served by the signalized intersection at Highway 12. No improvements are proposed in the Caltrans right of way. The new tasting room parking lot will provide 43 standard parking stalls and 2 accessible parking stalls. Overflow parking will be provided onsite for events according to the Event Parking Plan.

A traffic study is currently being conducted and will be submitted upon completion. A traffic signal with a left turn lane and dedicated left turn arrow for the Kenwood Driveway, currently exists at the entrance on Highway 12. It is anticipated that the existing infrastructure will be adequate for the proposed traffic.

Landscaping

The landscape design preserves site features, topography, and large oak trees. Landscaping has been selected to complement the existing surroundings. The entry road weaves between, and preserves two mature Valley Oaks. Additional olive trees are proposed along the new entrance drive as it leads to the tasting room. The parking area is graded to match the existing terrain and live oaks will be planted at the perimeter to minimize its visibility from neighboring properties.

Native grasses are proposed around the building.

A Valley Oak is preserved adjacent to the south east corner of the tasting terrace.

Soils

The area has been reviewed by a geotechnical engineer for feasibility. A letter has been prepared and is included in the use permit application.

Kenwood Vineyards

Marketing Plan
August 2015

Public Visitation

Public tours, tastings, retail sales

Number – Daily

Time – 9:00am to 5:00pm

Attendees - 500 per day max, 1200 per week average

Public tours, tasting, food and wine pairing

Number – Daily

Time – 9:00 am to 5:00 pm

Food pairing in VIP Tasting Room, 20 seats, 4 seatings per day.

Marketing Events

Promotional /advertised meal events (by invitation for VIP customers)

Number – 2 per month

Time – 10:00 am to 9:00 pm (lunch, dinner, reception)

Attendees – 100 max, 50 average

Food service – meal prepared on site or off-site

Promotional/Advertised meal events (by invitation for VIP customers)

Number – 1 per month

Time – 10:00 am to 10:00 pm (lunch, dinner, reception)

Attendees – 200 max, 50 average

Food service – meal catered or prepared on site

Associations/Industry Events

Wine trade open house Number –2 per year

Time—Weekend day (10:00 am to 9:00 pm)

Attendees –150 maximum

Food service – meal or appetizers, catered or prepared on-site

Annual Grower's Breakfast

Annual breakfast with Kenwood's Grower partners

1 per year

Time—Weekday (7 am to noon)

Attendees –100 maximum

Food service – meal, catered or prepared on-site

Charitable events, wine related organizations (fund raising auctions, grape grower

Association/community events)

Number – 8 per year

Time—Weekday evenings (4:00 pm to 10:00 pm), Weekend days or evenings (11:00 am to 10:00 pm)

Attendees – 200 maximum

Food service –meal or appetizers, catered or prepared on-site

Release event

Number – 2 per year

Time – Weekend day (11:00 am to 7:00 pm)

Attendees – 500 maximum daily (rotating visitation throughout the day)

Food service – meal or appetizers, catered or prepared on-site

Industry Wide Promotional Events

Participation in up to six industry wide events annually

Promotional on-site activities.

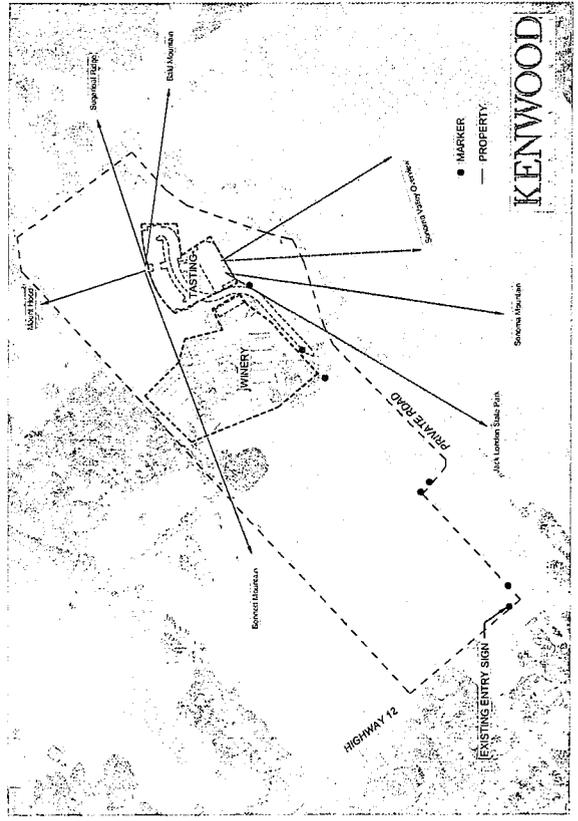
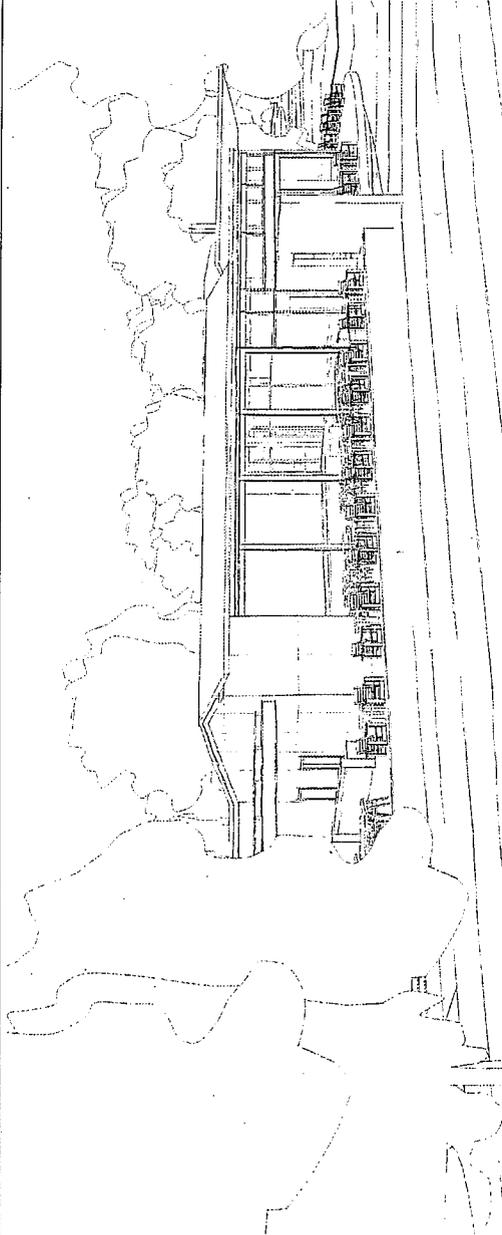
1x Taste of Sonoma (March, 2-day event)

1x Heart of Sonoma Valley (November, 2-day event)

1x Sonoma Wine Country Weekend (Labor Day Weekend, 3-day event)

3x Other passport, barrel tasting weekends or other industry event (TBD)

TASTING ROOM KENWOOD VINEYARDS



SITE MAP

PROJECT DIRECTORY

OWNER:
KENWOOD VINEYARDS
GENERAL MANAGER
9592 SONOMA HIGHWAY
KENWOOD, CA 95452
PH: (707) 933-8991

CONSULTANTS:

ARCHITECT:
MAD ARCHITECTURE, INC.
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PH: (707) 765-9222
mary@madarc.com

LANDSCAPE ARCHITECT:
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STEPHANIE MCALLISTER, LANDSCAPE ARCHITECT
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stephanie@stephaniemcallister.com

CIVIL ENGINEERING:

SUMMIT ENGINEERING, INC.
1000 CALIFORNIA AVENUE
463 AVATION BOULEVARD #200
SANTA ROSA, CA 95403
PH: (707) 527-0775

SHEET INDEX

| | |
|------|---------------------------------------|
| A0.0 | COVER SHEET |
| UP1 | OVERALL SITE PLAN |
| UP2 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| L-1 | LANDSCAPE SITE PLAN |
| A2.0 | FLOOR PLAN |
| A2.1 | ROOF PLAN |
| A3.0 | SECTIONS & ELEVATIONS |
| A4.0 | 3D VIEWS |
| A5.0 | MATERIALS |
| P-1 | EVENT PARKING PLAN |



VICINITY MAP



MAD PROJECT #:
CLIENT PROJECT #:

Issued for: Designer
Rev: Checker
Date:

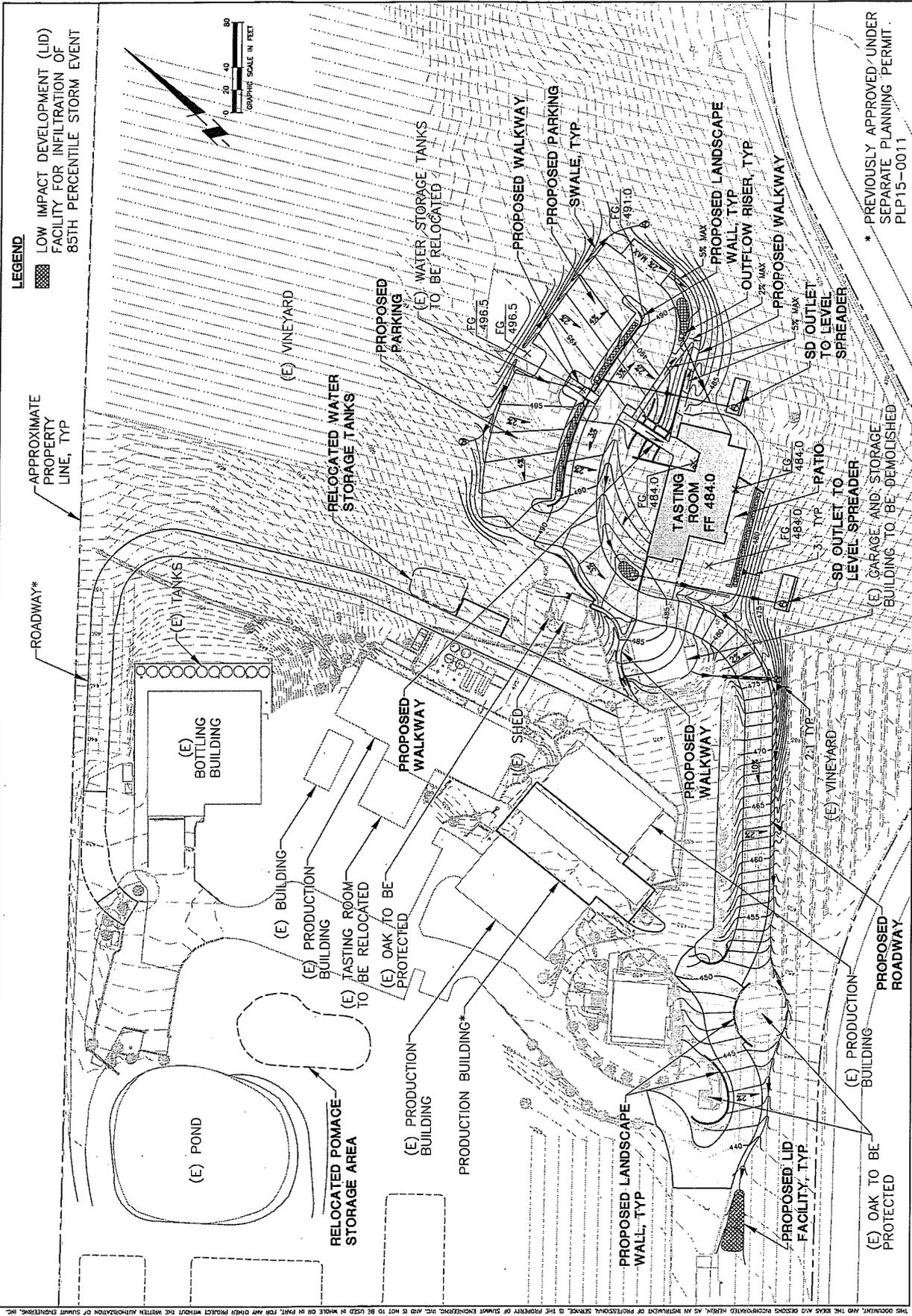
Seals & Signatures:

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TASTING ROOM
KENWOOD VINEYARDS
9592 Sonoma Highway
Kenwood, CA 95452

COVER SHEET

A0.0



* PREVIOUSLY APPROVED UNDER SEPARATE PLANNING PERMIT PLP15-0011

PLOTTED ON: 9/28/2015 12:54 PM

P:\2014\2014107 KENWOOD VINEY MASTER PLANNING\CD\DWG\14107-UP1-UP2.DWG

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 145 WELLES STREET
 PETAUMA, CA 94952
 TEL. 707-765-9222
 WWW.MADARC.COM

MAD PROJECT #:
 CLIENT PROJECT #:

Issued for: _____ Date: _____
 Designer: _____ Checker: _____

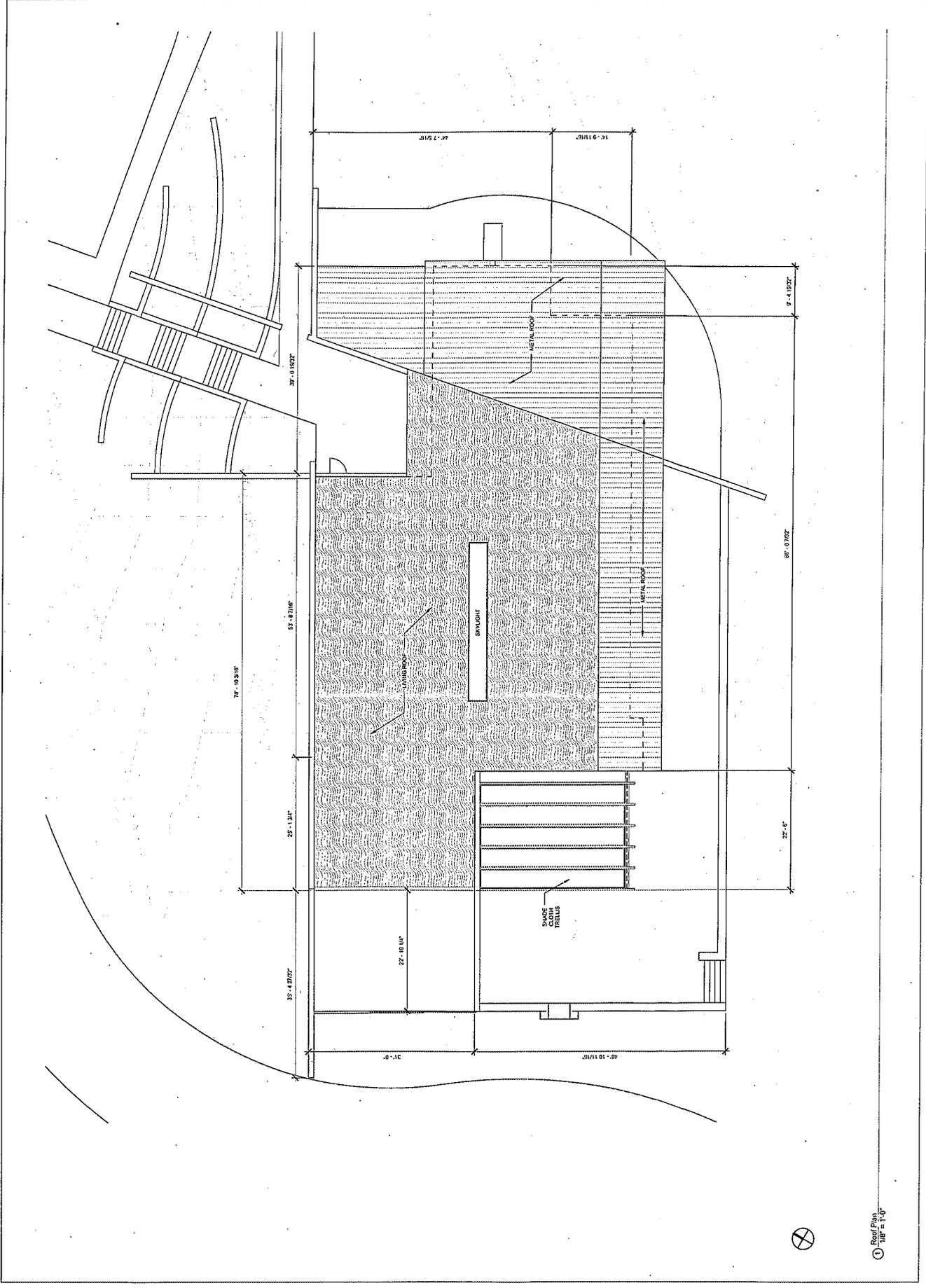
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TASTING ROOM
 KENWOOD VINEYARDS
 9592 Sonoma Highway
 Kenwood, CA 95452

ROOF PLAN

A2.1



1 Roof Plan
 1/8" = 1'-0"



145 KELLER STREET
 PETALUMA, CA 94952
 TEL: 707.786.9222
 WWW.MADARC.COM

MAD PROJECT #:
 CLIENT PROJECT #:

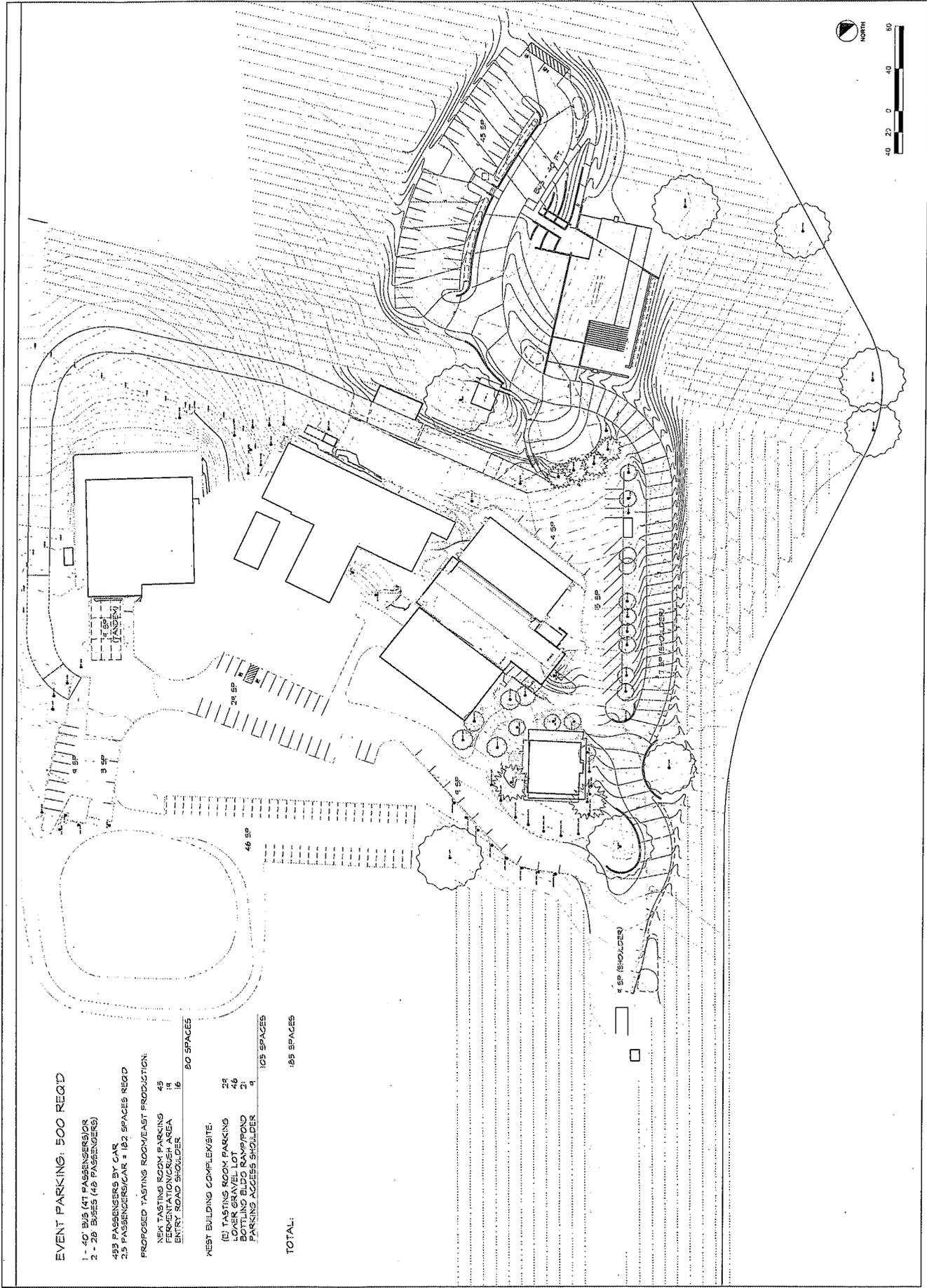
Issued for: _____ Rev: _____ Date: 8.24.15

Scale & Signatures:

STEPHANIE MACALESTER
 Landscape Architect
 185 Lake Street
 Petaluma, CA 94952
 707.776.7193

KENWOOD VINEYARDS
 9592 SONOMA HIGHWAY
 KENWOOD, CA 95452

EVENT PARKING PLAN



EVENT PARKING: 500 REQ'D

- 1 - 40' BUS (41 PASSENGERS)
- 2 - 20' BUSES (40 PASSENGERS)
- 450 PASSENGERS BY CAR
- 25 PASSENGERS/CAR = 102 SPACES REQ'D

PROPOSED TASTING ROOM/EAST PRODUCTION:

- NEK TASTING ROOM PARKING 45
- PRODUCTION AREA 16
- ENTRY ROAD SHOULDER 19
- 80 SPACES**

NEST BUILDING COMPLEX/SITE:

- (B) TASTING ROOM PARKING 25
- CLUB GRASSY LOT 46
- BOTTLING BLDG RAMP/POND 21
- PARKING ACCESS SHOULDER 9
- 105 SPACES**

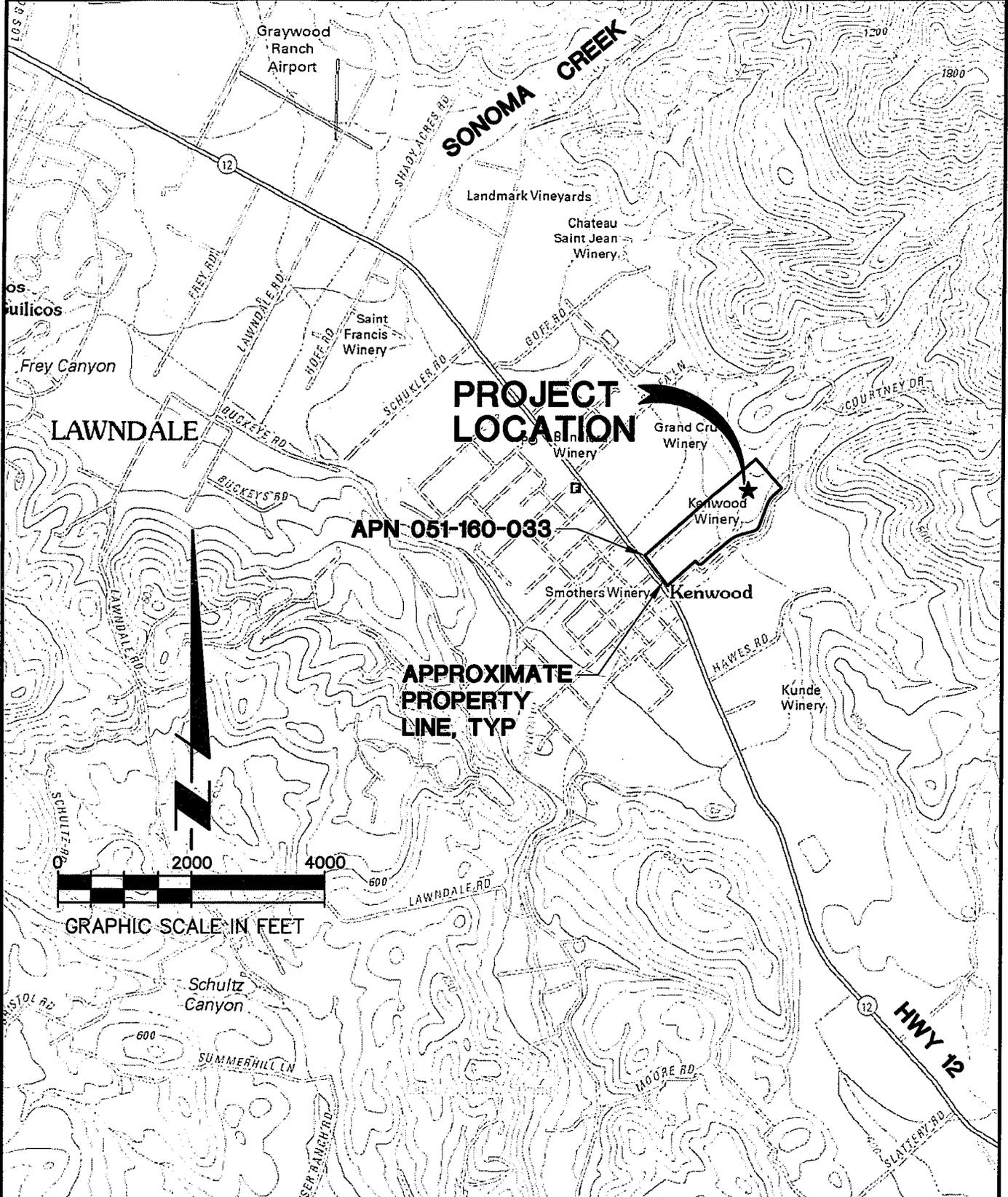
TOTAL:

185 SPACES

SUMMIT

KENWOOD VINEYARDS
9592 SONOMA HWY
KENWOOD, CA
APN 051-160-033
USE PERMIT

PROJECT NO. 2014107
DATE 2015-08-28
SHT NO 1 OF 1
BY JA CHK JLG



PLOTTED ON: 8/24/2015 6:32 PM
P:\2015\2015108 KENWOOD WINERY ISWPPP SITE MAP\CAD\CIVIL\15108-SW1-ISWPPP.DWG

TAX CODE AREA
115 002

COUNTY ASSESSOR'S PARCEL MAP

KINNYBROOK SUB. PHASE I
BK. 373 Pgs 33/35; REC. 07/11/85

Parcel Map No. 5688
BK 258 Pgs 31/32, Rec. 10/13/77

Parcel Map No. 4695
BK. 218 PG. 11 REC. 1/29/75

Parcel Map No. 6796
BK. 315, Pgs. 46-48, Rec. 12-3-80

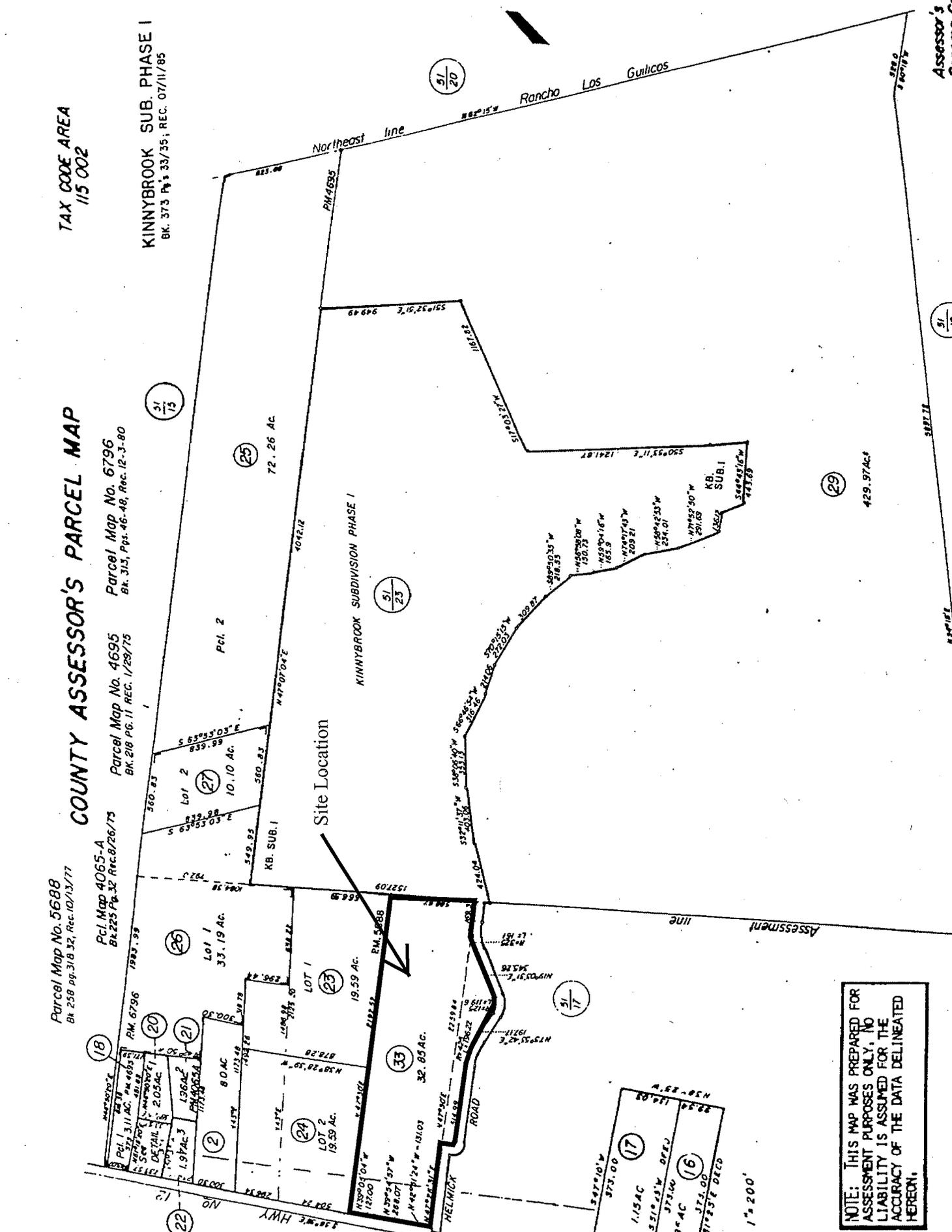
Parcel 18: 371.11 AC, RM. 4655
Parcel 19: 2.05 AC, DETAIL
Parcel 20: 1.96 AC, 1987.99
Parcel 21: 80 AC, 1023.48
Parcel 22: 1.94 AC, 1987.99
Parcel 23: 19.59 AC, LOT 2
Parcel 24: 19.59 AC, LOT 1
Parcel 25: 32.85 AC, RM. 5688
Parcel 26: 33.19 AC, LOT 1
Parcel 27: 10.10 AC, LOT 2
Parcel 28: 72.26 AC, Pct. 2

Site Location

KINNYBROOK SUBDIVISION PHASE I



1" = 600'



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.