



To: Interested Agencies

July 27, 2023

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

**File Number:** PLP16-0046  
**Applicant Name:** Guy Byrne  
**Owner Name:** Fremont Ranch LLC; Poggetto Newton Dal  
**Site Address:** 4310 Fremont Dr., Sonoma  
**APN:** 126-111-022  
**Zoning:** LIA B6 60 Z, LG/MTN RC50/50 SR VOH

**Project Description:** Resubmittal of a Use Permit and Design Review application for a new winery proposal consisting of a 35,679-square-foot process facility with an annual production capacity of 30,000 cases, a public tasting room, wine cave storage, 28 promotional events per year, and 20 acres of permitted vineyard development under ACO17-0161, located on a 58.68-acre site zoned LIA 60 (Land Intensive Agriculture) with a 60-acre density at the intersection of Highway 121 and Napa Road (Stonetta Creamery site) at 4310 Fremont Drive, APNs 126-111-022, 126-111-015; Supervisorial District 1.

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

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 10, 2023, and should be sent to the attention of:





PLP16-0046, Derik Michaelson ([derik.michealson@sonoma-county.org](mailto:derik.michealson@sonoma-county.org)). The project planner can also be reached at (707) 565-3095. **If no response is received by August 10, 2023, it will be assumed that no comments or conditions will be provided.**

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

- Fire Prevention
- Health Specialist
- Grading and Storm Water
- Management Group
- Natural Resources
- Survey and Land Development
- SUSMP
- Well & Septic
- Ag Commissioner
- Dist. 1 Director and Commissioners
- Economic Development Board
- Environmental Health
- Regional Parks Dept
- SPI (DTPW), Land Development
- Trans Authority/RCPA
- Transit/BPAC
- SVCAC
- Valley of the Moon Alliance and Kenwood Press
- NW Information Center, S.S.U.
- Sonoma/Taylor Mtn. Preservation Group
- Schell-Vista FPD
- Sonoma Valley School District
- Sonoma City Water Division
- Recology Sonoma Marin (Disposal)
- Chamber of Commerce, Sonoma Valley
- Caltrans - State Dept of Transportation
- Groundwater Sustainability Agency – Sonoma Valley
- State Dept of Fish and Wildlife
- State Dept of Water Resources Control Board, Drinking Water
- State Parks and Recreation - Duncans Mills Office
- Regional Water QCB: SF Bay
- Air Pollution Control: Bay Area AQM
- Sonoma MOAG
- Tribal Notification





# Planning Application

## PJR-001

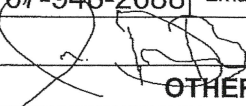
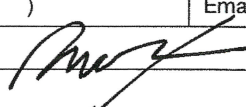
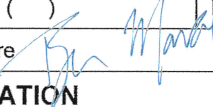
Resubmittal:  
3/28/2023

Application Type(s):

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.          | <input type="checkbox"/> Minor Subdivision            | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input checked="" type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment        | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change           |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> Lot Line Adjustment           | <input type="checkbox"/> Second Unit Permit           | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Major Subdivision             | <input type="checkbox"/> Specific/Area Plan Amendment |  |
| <input type="checkbox"/> Zoning Permit for: _____        |  |   |  |

File # PLP16-0046

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.**

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name <u>Fremont Ranch LLC - John Dobrovich, VP</u>			Name _____		
Mailing Address <u>68 Coombs St., Suite D-10</u>			Mailing Address _____		
City <u>Napa</u>	State <u>CA</u>	Zip <u>94559</u>	City _____	State _____	Zip _____
Day Ph ( <u>707-948-2688</u> )	Email <u>john.dobrovich@LRICO.com</u>		Day Ph ( ) _____	Email _____	
Signature 		Date <u>9.20.16</u>	Signature _____		Date _____
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)					
Name/Title <u>Dusan Motolik, architect, Backen Gillam Kroger</u>			Name/Title <u>Ben Monroe - Always Engineering Inc.</u>		
Mailing Address <u>2352 Marinship Way</u>			Mailing Address <u>131 Stony Cir. #1000</u>		
City <u>Sausalito</u>	State <u>CA</u>	Zip <u>94965</u>	City <u>Santa Rosa</u>	State <u>CA</u>	Zip <u>95401</u>
Day Ph ( ) _____	Email <u>dmtolik@bgarch.com</u>		Day Ph ( ) _____	Email <u>benm@alwayseng.com</u>	
Signature 		Date <u>9.20.16</u>	Signature 		Date <u>9.20.16</u>
PROJECT INFORMATION					
Address(es) <u>126-111-022 &amp; 015 (well site)</u>				City <u>Sonoma</u>	
Assessor's Parcel Number(s) <u>4310 Fremont Dr.</u>					
Project Description <u>Use permit request to construct a winery with tasting room with a maximum production of 60,000 cases per year and up to 20 promotional events per year.</u>					
Acreage <u>58</u>			Number of new lots proposed <u>N/A</u>		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

TO BE COMPLETED BY PRMD STAFF			
Planning Area <u>9</u>	Supervisorial District <u>1</u>	Latitude _____	Longitude _____
Current Zoning <u>LIA B6 GO Z LG/MTN RC 50/50 SR VOH</u>			
General Plan Land Use <u>---</u>		Specific/Area Plan _____	
S.P. Land Use <u>---</u>		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	File No. _____
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous Files _____			
Application accepted by <u>G. Hanningford</u>		Date <u>9.20 2016</u>	
Approved by _____		Date _____	

**Fremont Ranch Winery and Tasting Room  
Proposal Statement**

**Fremont Ranch, LLC  
Revised March 13, 2023**

Applicant / Owner: Fremont Ranch, LLC  
68 Coombs St., Suite D-10 Napa, CA 94559  
Attn: Guy Byrne  
(707) 287-1026  
Guy.byrne@lrco.com

Project location: 4310 Fremont  
Dr. Sonoma,  
CA 95476

APN: 126-111-022; 126-111-015 (well site)

Site Size: 58.65 acres

Zoning: LIA B6 60 Z – Agricultural Preserve

General Plan: Land Intensive Agriculture – 60 acre density

**Revised Project Statement:**

The Applicant submitted a use permit application for an annual 60,000-case winery that went before the Sonoma Valley Citizens Advisory Committee (SVCAC) in 2018. While certain members of the SVCAC recognized the need to rehabilitate the old dairy property, SVCAC could not support the project due to its size, in particular the volume of wine production, the number of visitors and events, and related water usage from those activities. After taking time to re-evaluate, the Applicant submits this revised project to address SVCAC's concerns. As set forth in greater detail below, the revised project significantly decreases the production volume, number of tasting room guests, and size of events.

The project consists of a 30,000-case winery and public tasting room on a 58.65-acre site. The winery will be able to process winegrapes grown on-site from a 20-acre vineyard previously approved in 2017 (ACO17-0161). The entitled vineyard area is located within the site's 200-foot scenic corridor area along Highway 121 and Napa Road. The design of the winery buildings will ensure the site maintains a rural and agricultural character consistent with the historical agricultural uses on the property.

The winery will be able to process winegrapes from the on-site vineyard, as well as other vineyards located in Sonoma County and neighboring areas. At least 51% of the grapes processed on-site will come from Sonoma County. The Applicant will also continue to use portions of the site for grazing. The previously-entitled vineyard and grazing uses are agricultural and, therefore, not subject to this use permit.

The site is well suited for production and visitation due to its proximity to Highway 121. The change in use from an old dairy that has been largely destroyed due to the 2017 fire disaster to the proposed winery will dramatically improve the visual aesthetic along this entry point into the Sonoma Valley.

**Proposed Operations and Agricultural Promotion:**

**Operations:**

The winery facility and tasting room will be open seven days per week. Regular winery production hours of operation will be from 7:00 am to 8:00 pm. Hours of operation for the winery facility during harvest will be as needed. Public tastings, wine and food pairings, and events are a critical function of how wine is sold today. Visitors want to see how and where the wine is made, taste the possibilities of how they may integrate it into their own meal preparation and learn about the local agricultural practices that make the wine and food possible. In addition to featuring wine and wine related merchandise, the tasting room may also offer local agricultural related products grown or produced in Sonoma County.

**Employees:**

15 year round employees.

The revised project maintains the same number of 15 regular employees, but no longer requests 6 additional employees during harvest.

**Daily Tasting & Tours:**

Daily tours and tastings will occur from 10:00 am to 5:00 pm and will include food and wine pairings. This will consist of an average of 65 visitors daily and a maximum capacity of 135 visitors. The site will hold no more than two tours per day with a maximum attendance of 10 guests per tour (included in the 135 max above). All tours will include a wine tasting with an optional food pairing. The tour will include a portion of the winemaking facility and the outdoor terraces. A small commercial kitchen is proposed for food preparation for these limited activities. No cooked to order food is proposed. Daily tastings were reduced from a maximum capacity of 200 guests to a maximum of 135 guests per day.

**Winery Events:**

The project proposes 28 Agricultural Promotional & Industry Events as follows:

- 4 events with a maximum capacity of 200 attendees.
- 9 events with a maximum capacity of 100 attendees.
- 15 events with a maximum capacity of 50 attendees.

The SVCAC raised concerns about the size of the events for the previous iteration of the project. In response, the Applicant has significantly reduced the size of its largest events from a maximum capacity of 500 to 200, medium-sized events from 275 to 100, and smaller-sized events from 80 to 50 guests. The project proposes an increase in the number of its smallest events, but this revised project decreases the overall scale of annual event guests by 53% and the average event size by 59%. The comparison chart below details the significance of the project reductions in response to the SVCAC hearing.

PRIOR PROJECT	Event Capacity	# of Event		Guests Per Event Type	
	500		4		2000
	275		10		2750
	80		6		480
	<i>Avg Size Per Event</i> 285	<i>Annual Events</i>	20	<i>Annual Guests</i>	5230

<b>REVISED PROJECT</b>	<b>Event Capacity</b>	<b># of Event</b>		<b>Guests Per Event Type</b>	
	200		4		800
	100		9		900
	50		15		750
<i>Avg Size Per Event</i> 116.7		<i>Annual Events</i> 28		<i>Annual Guests</i> 2450	

All events will be private and focused on education of Sonoma’s regional agriculture. All events shall conclude no later than 9:00 PM and clean-up activities shall end by 10:00 PM. Events will occur throughout the year. A sample event calendar is as follows:

<b>Events</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total</b>
Small	1	1	2	2	2	1	1	1	1	1	1	1	15
Medium		1		1	1	1	1	1	1	1	1		9
Large						1	1	1	1				4

The Applicant anticipates that the smaller events with 50 guests will consist of winemaker dinners, lunches, and other food and wine pairings for customers, clients, wholesalers, distributors, and other members of the trade. These smaller events will be by invitation only. A small commercial kitchen is proposed for food preparation for these limited activities. No cooked to order food is proposed. The Applicant anticipates participating in industry events as part of the winery’s general public tasting room operations, which may include industry promoted activities such as Savor Sonoma Valley, April in Carneros, etc.

**Music:**

While the winery has very limited residential neighbors, the project wants to be sensitive to any sensitive receptors. To that end, the winery does not propose amplified music in outdoor areas. Acoustic music may occur inside the winery and tasting room buildings as well as the outdoor courtyard and terrace areas immediately adjacent to the tasting rooms. Acoustic music shall be concluded no later than 9:00 PM.

**Existing Use of Property:**

The 58-acre site was formally operated as the Stornetta Dairy and for animal grazing. The parcel is under a Williamson Act contract. There were several existing buildings and barn structures located on the south end of the site fronting Highway 121. There is a former wastewater pond on the southwest corner of the site, also adjacent to Highway 121. All existing buildings were destroyed during the October 2017 Nunns Fire and the site is currently vacant with the exception of an existing 90,000 gallon fire protection and potable water storage tank, a 28,000 gallon treated process wastewater storage tank, and an approximately 500 SF barn which will be removed.

**Proposed Improvements:**

The Applicant proposes to build a two-story winery with the first floor being built into the hillside reducing the structure’s visibility from the highway. The Applicant assessed the original proposed winery building design based upon the comments received from the SVCAC and has reduced the proposed winery facility square footage by 18%, from 43,318 SF to approximately 35,679 SF.

Wine production will be on the ground floor with the tasting room, and the office building, and courtyard areas will be on the second level above. As shown in the site plan, the Applicant has designed the buildings and landscape to preserve and complement the rural character of the area. The architectural style of the winery and outbuildings draws upon Sonoma County's agrarian heritage of large barns and small outbuildings. The design focuses on vernacular forms and traditional materials, such as white stained wood board and batten siding with corrugated metal roofing, consistent with the agricultural buildings that had historically existed on the site before being destroyed by the 2017 fires. The buildings are conceived as simple, plain-spoken shelters which will accommodate a 21st century wine making facility and a pleasant wine tasting experience with views of the south Sonoma valley.

The main winery and tasting building will be built into the hillside facing the south and include wine caves built within the hillside. This building layout and inclusion of caves will help decrease energy requirements from a conditioning perspective since the hillside will help regulate any fluctuations in temperature. The winery and tasting room facility will have less than significant impacts on greenhouse gas emissions and air quality based on the enclosed report from Geosyntec.

All new structures will sit behind the 200-foot scenic corridors from Highway 121 / 12 and Napa Rd. The project would reconstruct two burned agricultural buildings that were destroyed during the 2017 Nunn wildfire and located within the 200-foot scenic corridor. Existing paved parking surrounding the reconstructed agricultural buildings will also be improved and remain as part of the site. Vineyards in the scenic corridor will replace improvements in much of the area currently developed.

#### **Traffic, Property Access, Parking, and Signage:**

The project site benefits from being on a major transportation corridor as a result of its location on State Highway 121 / 12. Traffic and Circulation consultant, W-Trans, prepared an addendum to the previous traffic study to reflect the revised project and analyze vehicle miles traveled to the project site. Due to lack of any new development projects within the vicinity of the site and more people working from home, W-Trans concluded that traffic counts would not be substantially different than its previous traffic counts from 2016.

When the project came before SVCAC, some members raised comments about the impacts on traffic. In light of the significant reductions to the number of visitors to the tasting room and the size of events under the revised project, the Applicant has taken great steps to reduce the project's potential impacts. Based on W-Trans' review, the revised project will result in an annual average of less than 110 daily trips.

The site currently has four existing driveways from Highway 121 for vehicle access. The project will eliminate two of these driveways and improve the two others for primary site access. The first driveway will be for guest and staff access to the property. The second driveway to the west will be for service and truck access. There is an existing center turning lane along Highway 121 in front of the site providing left turn access for east bound traffic.

In addition to the driveways along Highway 121, the site currently has two existing driveways that front Napa Road. The Applicant intends to retain both for agricultural access.

All driveways will have gates; the main entry gate shall be open during business hours.

The Site Plan includes 90 parking spaces for guests and staff and overflow and events. Truck loading zones, trash enclosures, and traffic circulation is reflected on the site plan. Parking designations for ADA accessible locations have been labeled in accordance with applicable code. The Applicant also plans to



include bicycle parking. There will be sufficient parking on site for all public tasting and events.

The primary winery signage shall consist of an identification monument sign placed at the main entry driveway from Highway 121, consistent with County sign standards. Low-level post and panel signs will be used on-site to direct visitors and winery related vehicles. For certain scheduled events, a sign indicating that “the winery is closed for private event” will be posted.

#### **Water Supply:**

The project will receive water from two sources: groundwater and recycled water from the treated process waste water system. The project includes a new sustainable wastewater system that will allow the winery to treat that water so it can be used for irrigation (as discussed in greater detail below). In order to provide the County and State required 50 foot well seal, the project will replace the existing well to serve domestic uses. Hydrologist, O'Connor Environmental Inc., prepared a Ground Water Report, which is enclosed with this revised project description. As indicated by the Ground Water Report, there is sufficient groundwater available to supply this project. Further, the project will require significantly less water compared to the previous iteration reviewed by SVCAC.

#### **Waste Disposal:**

A Wastewater Feasibility Study has been prepared by NorCal Civil and submitted with this revised project description to address disposal of sanitary sewage and winery process wastewater. Sanitary sewage will be collected into septic tanks, treated to appropriate discharge levels via an engineered package treatment system and dispersed via a subsurface drip irrigation septic system in the area receiving percolation test approval from Sonoma County PRMD. There is sufficient area available to disperse of the proposed sanitary wastewater from the project at acceptable application rates.

Winery process wastewater will be treated to acceptable irrigation levels by a separate package treatment system. Treated winery process wastewater will be stored in a pond or storage tank during periods of seasonal rain and saturation, when irrigation cannot occur. The project will be able to utilize its treated process wastewater for vineyard irrigation and winery landscaping to reduce any impact to groundwater supply. A wastewater site plan is provided with this revised project description to assist with review of the wastewater feasibility study and these project components.

Grape pomace generated by the winemaking operations will be collected in dumpsters onsite and routinely transported offsite for conversion into compost by a County approved composting operation. No onsite composting of grape pomace is currently planned.

#### **Drainage and Grading:**

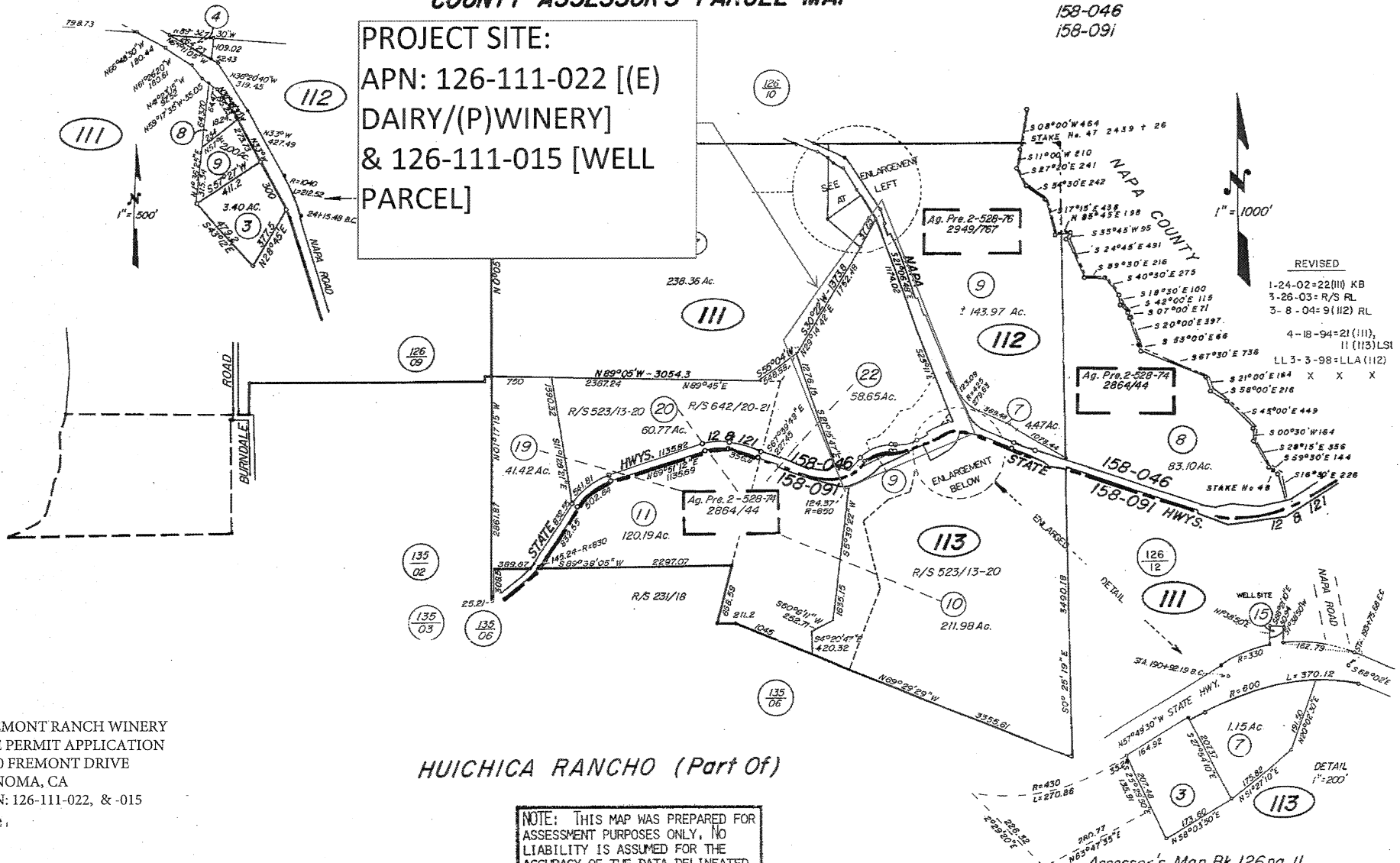
Please refer to the Preliminary Grading and Drainage Plan Set enclosed with this revised project description. The project's site drainage complies with the Sonoma County Grading Ordinance which includes the use of storm water treatment and infiltration in site design. A supplemental Storm Water Management Report and Plan summarizing the overall drainage impacts is also enclosed with this revised project description.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-046  
158-091

126-11

PROJECT SITE:  
APN: 126-111-022 [(E)  
DAIRY/(P)WINERY]  
& 126-111-015 [WELL  
PARCEL]



REVISED  
1-24-02=22(11) KB  
3-28-03= R/S RL  
3-8-04=9(112) RL  
4-18-94=21(111),  
11(113)LSI  
LL 3-3-98=LLA(112)  
X X X

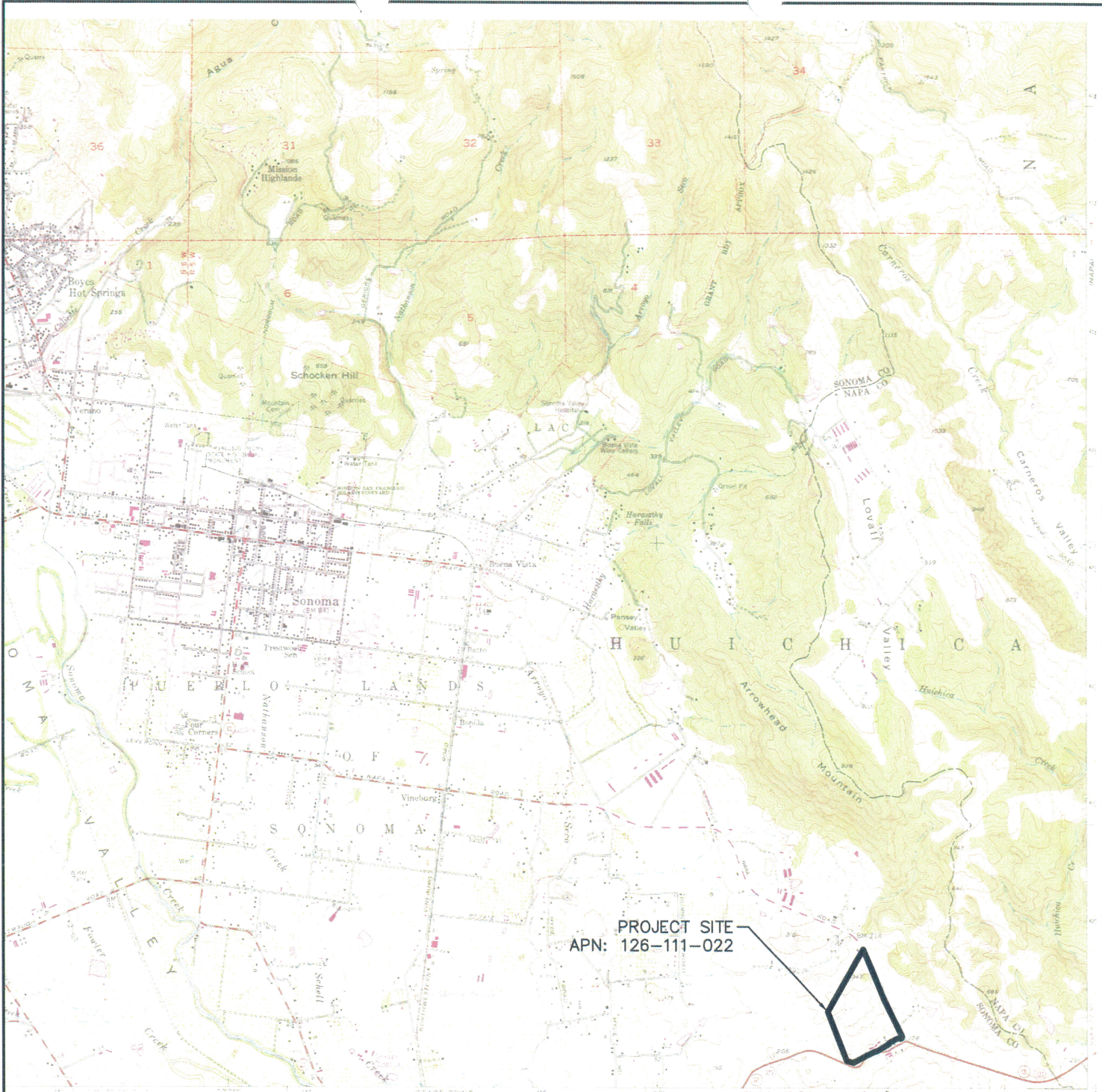
FREMONT RANCH WINERY  
USE PERMIT APPLICATION  
4310 FREMONT DRIVE  
SONOMA, CA  
APN: 126-111-022, & -015

HUICHICA RANCHO (Part Of)

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

Assessor's Map Bk 126 pg. 11  
Sonoma County, Calif.





PROJECT SITE  
APN: 126-111-022



USGS MAP  
4310 Fremont Dr. Sonoma, CA APN: 126-111-022

Prepared for:  
Freemont Ranch LLC  
Prepared on:  
September 19, 2016

**e** Always Engineering, Inc.  
Civil Engineering & Topographic Surveying  
131 Stony Circle, Suite 1000 (707) 542-8795  
Santa Rosa, CA 95401 Fax (707) 542-6147  
jason@alwayseng.com











# FREMONT RANCH WINERY

USE PERMIT SUBMITTAL

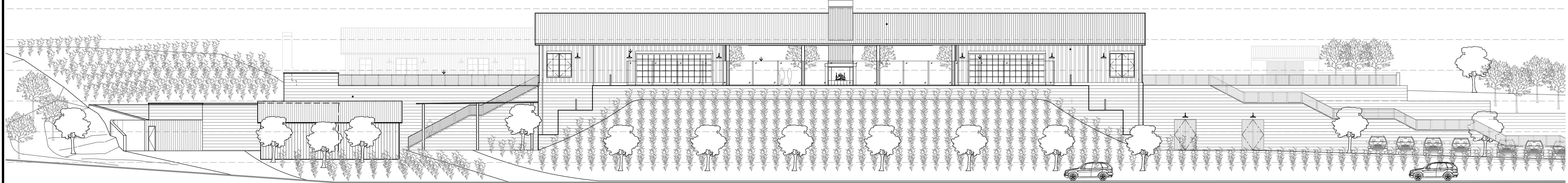
4310 FREMONT DRIVE, SONOMA, CA 95476

APN#:126-111-022

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**BACKEN & BACKEN**  
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**FREMONT RANCH WINERY**  
USE PERMIT SUBMITTAL  
4310 FREMONT DRIVE,  
SONOMA, CA 95476  
APN#:126-111-022



## ABBREVIATIONS

&	And	E.J.	Expansion Joint	I.D.	Inside Diameter	REFR.	Refrigerator	VERT.	Vertical
<	Angle	EL.	Elevation	IN.	Inch	REG.	Register	VEST.	Vestibule
@	At	ELEC.	Electrical	INSUL.	Insulation	REINF.	Reinforced	V.G.D.F.	Vertical Grain Douglas Fir
0	Diameter or Round	EMER.	Emergency	INT.	Interior	REQ.	Required	V.I.F.	Verify in Field
#	Pound or Number	ENCL.	Enclosure	INTER.	Intermediate	RESIL.	Resilient	VOL.	Volume
A.C.	Air Conditioning or	E.P.B.	Electrical Panel Board	JAN.	Janitor	RET.	Retaining	W.	West
A.C.	Asphaltic Concrete	EQ.	Equal	JST.	Joist	REV.	Revision/Revised/Reversed	W/	With
ACOUS.	Acoustical	EQUIP.	Equipment	JT.	Joint	RM.	Room	W.C.	Wall Covering
A.D.	Area Drain	EXIST.	Existing	KIT.	Kitchen	REMOV.	Removable	WD.	Wood
ADJ.	Adjustable	EXP.	Expansion	LAM.	Laminate	R.O.	Rough Opening	W.H.	Water Heater
ADJAC.	Adjacent	EXT.	Exterior	LAV.	Lavatory	RWD.	Redwood	W/O	Without
A.F.F.	Above finish floor	EXP.	Expansion	LB.	Pound	S.C.	Solid Core	W.P.	Work Point or
AGGR.	Aggregate	EXT.	Exterior	LN.	Line	S.C.D.	See Civil Drawings	W.P.M.	Waterproof Membrane
ALT.	Alternate	F.A.	Fire Alarm	LT.	Light	S.D.	Storm Drain	W.SCT.	Wainscot
ALUM.	Aluminum	F.A.U.	Forced Air Unit	MACH.	Machine	SCH.D.	Schedule	W.S.P.	Wet Standpipe
APPROX.	Approximate	F.B.	Flat Bar	MAINT.	Maintain	SECT.	Section	WT.	Weight
ARCH.	Architectural	F.D.	Floor Drain	MAT.	Material	S.E.D.	See Electrical Drawings	WR.	Water Resistant
ASPH.	Asphalt	F.E.C.	Fire Extinguisher Cabinet	MAX.	Maximum	SEP.	Separation	WW.	Welded Wire
A.S.R.B.	Architectural site review board	F.H.M.S.	Flat Head Machine Screw	M.B.	Machine Bolt	SHT.	Sheet		
BD	Board	F.H.W.S.	Flat Head Wood Screw	M.C.	Machine Cabinet	SHT.	Shower		
BEV.	Beverage	FIN.	Finish	M.D.O.	Medium Density Overlay	SHT.	Sheet		
BITUM.	Bituminous	FIXT.	Fixture	MECH.	Mechanical	SHTG.	Sheathing		
BLDG.	Building	FLR.	Floor	MEMB.	Membrane	SIMG.	Similar		
BLK.	Block	FLASH.	Flashing	MTL.	Metal	SL.	Sliding		
BLKG.	Blocking	FLUOR.	Fluorescent	MFR.	Manufacturer	S.K.D.	See Kitchen Drawings		
BM.	Beam	F.O.C.	Face of Concrete	MIN.	Minimum	S.L.D.	See Landscape Drawings		
B.O.	Bottom of	F.O.F.	Face of Finish	MISC.	Miscellaneous	S.M.D.	See Mechanical Drawings		
BOT	Bottom	F.O.P.	Face of Plywood	MTD.	Mounted	S.P.D.	See Plumbing Drawings		
B.P.	Building Paper	F.O.S.	Face of Stud	MUL.	Mullion	SPEC.	Specification or Special		
BTWN.	Between	F.P.R.F.	Fireproof	(N)	New	SQ.	Square		
C.B.	Catch Basin	FR.	Frame	N	North	S.S.	Stainless Steel		
CEM.	Cement	FT.	Foot or Feet	N.I.C.	Not in Contract	S.S.D.	See Structural Drawing		
CER.	Ceramic	FTG.	Footing	NO. or #	Number	S.S.K.	Service Sink		
CIP	Cast in Place	FUR.	Furring	NOM.	Nominal	STD.	Standard		
C.J.	Control Joint	FUT.	Future	N.T.S.	Not to Scale	STL.	Steel		
CLG.	Ceiling	G.	Gas Outlet	O.A.	Overall	STOR.	Storage		
CLKG.	Caulking	GA.	Gauge	O.C.	On Center	STRL.	Structural		
CLR.	Clear	GALV.	Galvanized	O.D.	Outside Diameter (Dim.)	S.V.	Sheet Vinyl		
C.M.U.	Concrete Masonry Unit	G.D.	Garbage Disposal	OPNG.	Opening	S.W.	Shear Wall		
CNTR.	Counter	GEN.	General	OPP.	Opposite	SYM.	Symmetrical		
C.O.	Clean-Out	G.F.I.	Ground Fault Interrupt	(P)	Proposed	SYS.	System		
COL.	Column	GL.	Glass	PERIM.	Perimeter	T.	Tread		
CONC.	Concrete	GND.	Ground	PL.	Plate	T.B.	Towel Bar		
COND.	Condition	GR.	Grade	P.LAM.	Plastic Laminate	T.B.D.	To Be Determined		
CONN.	Connection	G.S.M.	Galvanized Sheet	PLAS.	Plaster	T.C.	Top of Curb		
CONST.	Construction	GYP.	Gypsum	PLYWD.	Plywood	TEL.	Telephone		
CONT.	Continuous	H.	Hour	PNL.	Panel	TEMP.	Tempered		
CONTR.	Contractor	H.B.	Hose Bibb	PNT.	Paint	T.&G.	Tongue & Groove		
CL.O.S.	Closet	H.C.	Hollow Core or Handicapped	P.S.I.	Per Square Inch	TER.	Terrazzo		
C.T.	Ceramic Tile	HD.	Head	PT.	Point	THK.	Thick		
CTR.	Center	HDBD.	Hardboard	P.T.	Pressure Treated	T.M.E.	To Match Existing		
C.W.	Cold Water	HDR.	Header	PTD.	Painted	T.O.	Top of		
DBL.	Double	HDW.	Hardware	P.T.D.	Paper Towel Dispenser	T.O.C.	Top of Concrete		
DET.	Detail	HDWD.	Hardwood	PTN.	Partition	T.O.P.	Top of Plate		
D.F.	Drinking Fountain	HGR.	Hanger	P.T.R.	Paper Towel Receptacle	T.O.PLY	Top of Plywood		
DIA.	Diameter	HGT.	Height	Q.T.	Quarry Tile	T.O.W.	Top of Wall		
DIM.	Dimension	H.M.	Hollow Metal	R.	Riser	TYP.	Typical		
DISP.	Dispenser	HORIZ.	Horizontal	R.A.	Return Air	U.B.C.	Uniform Building Code		
DN.	Down	HR.	Hour	RAD.	Radius	UNEXC.	Unexcavated		
DR.	Door	H.R.	Handrail	REC.	Recessed	UNF.	Unfinished		
D.W.	Dishwasher	H.W.H.	Hot Water Heater	REF.	Reference	U.O.N.	Unless Otherwise Noted		
DWG.	Drawing			REFL.	Reflected	VAR.	Varies		
DWR.	Drawer					V.C.T.	Vinyl Composition Tile		
EA.	Each					VEN.	Veneer		
(E)	Existing								
E.I.F.S.	Exterior Insulation & Finish System								

## SYMBOL LEGEND

	INTERIOR ELEVATION NUMBER SHEET NUMBER
	SECTION/ ELEVATION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	ENLARGED DETAIL NUMBER SHEET NUMBER
	WINDOW SYMBOL
	DOOR SYMBOL
	REVISION
	GRID LINE
	ROOM NAME ROOM NUMBER
	FLOOR ELEVATION OR DIMENSION POINT

## PROJECT DIRECTORY

<b>OWNER:</b>	Fremont Ranch, LLC 68 Coombs St. Suite D-10 Napa, CA 94559	Contact: Guy Byrne T: (707) 287-1026 E: guy.byrne@LRico.com
<b>PLANNING DEPARTMENT:</b>	Sonoma County Permit and Resource Management Department 2250 Ventura Avenue Santa Rosa, CA 95403	T: (707) 565-1900
<b>ARCHITECT:</b>	Backen & Backen 1421 Main Street St. Helena, CA 94574	Contact: Dusan Motalik T: (510) 213-0650 E: dmotalik@backenarch.com
<b>CIVIL ENGINEER:</b>	NorCal Civil Engineering Inc. 6645 Center Street Forestville, CA 95436	Contact: Ben Monroe T: (707) 833-2288 E: Ben@NorCalCivil.com
<b>LANDSCAPE ARCHITECT:</b>	MacNair Landscape Architects PO Box 251 Kenwood, CA 95452	Contact: Don MacNair T: (707) 833-2288 E: don@macnairlandscapes.com
<b>PLANNING CONSULTANT:</b>	Summit Engineering 575 W College Ave, Suite 201 Santa Rosa, CA 95401	Contact: Demae Rubins T: (707) 636-9166 E: demae@summit-sr.com

## DRAWING INDEX

SHEET NUMBER	SHEET TITLE	REVISION NUMBER	
		REV 1	REV 2
UP0.0	COVER SHEET	03/20/18	02/03/22
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UP0.2	EXISTING SITE PHOTOGRAPHS	03/20/18	02/03/22
UP1.0	PROPERTY OVERALL SITE PLAN		02/03/22
UP1.1	SITE PLAN DETAIL	03/20/18	02/03/22
UP1.2	SITE PLAN DETAIL PHOTOGRAPH - EXISTING		
UP2.0	LOWER LEVEL - PRODUCTION, CAVE, MECH. & TRASH BLDG. FLOOR PLANS		02/03/22
UP2.1	UPPER LEVEL - MAIN PUBLIC BUILDING FLOOR PLANS		02/03/22
UP2.2	UPPER LEVEL - COURTYARD & OFFICE BUILDING FLOOR PLANS		02/03/22
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UP3.1	ELEVATIONS & SECTIONS		02/03/22
UP3.2	UPPER LEVEL - OFFICE & AGRICULTURAL BUILDINGS	03/20/18	02/03/22
UP4.0	COLOR STUDY & MATERIAL PALETTE		02/03/22
C1	COVER SHEET	03/20/18	02/03/22
C2	GRADING PLAN	03/20/18	02/03/22
C3	DRIVEWAY PROFILES		02/03/22
C4	DRAINAGE PLAN	03/20/18	02/03/22
C5	EXISTING IMPERVIOUS SITE PLAN	03/20/18	
C6	PROPOSED IMPERVIOUS SITE PLAN	03/20/18	
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H1	EX 3 - SCP PLAN		02/03/22
WW2	PW & SS PACKAGE TREATMENT PLAN		
L-1.1	CONCEPT LANDSCAPE PLAN		09/01/22
L-1.2	CONCEPT PLANTING PLAN		09/01/22
L-1.3	CONCEPT PLANTING PLAN		09/01/22

Plot Date	02/03/2023
Drawn By	DM
Checked By	DM
Project No.	2015-68
Date	09-22-2016
Issue	USE PERMIT SUBMITTAL
03-20-2018	UP SUBMITTAL - REV 1
02-03-2023	UP SUBMITTAL - REV 2

**COVER SHEET**

SCALE : NTS

**UP0.0**



# PROJECT STATISTICS

PROJECT NAME: FREMONT RANCH WINERY

PROJECT LOCATION: 4310 FREMONT STREET, SONOMA, CA 95476 APN#-126-111-022

(E) WELL SITE APN#-126-111-015

PARCEL SIZE: 58.65 ACRES

ZONING: LIA B6 60 Z

GENERAL PLAN: LAND INTENSIVE AGRICULTURAL DISTRICT- 60 ACRES DENSITY

MAX. BUILDING HEIGHT: 35' EXCEPT AGRICULTURAL BUILDINGS AND STRUCTURES MAY REACH UP TO 50'. ADDITIONAL HEIGHT MAY BE PERMITTED PROVIDED THAT SITE PLAN APPROVAL IN ACCORDANCE W/ARTICLE 82 IS FIRST SECURED.

MAX. LOT COVERAGE: 85,000 SF OR 5%, WHICHEVER IS GREATER

SETBACKS: 200' SCENIC CORRIDOR SETBACK FROM THE CENTER LINE OF THE HIGHWAY 12/121 & NAPA ROAD APPLIES

ENTRY DRIVEWAY: UNDER CALIFORNIA DEPARTMENT OF TRANSPORTATION JURISDICTION

PLANNING AREA: 9-SONOMA VALLEY

GROUND WATER AVAILABILITY: ZONE 3 - MARGINAL GROUNDWATER

WILLIAMSON LAND CONTRACT: TYPE II CONTRACT

USGS QUAD: 35F

AREA & SPECIFIC PLAN: SOUTH SONOMA VALLEY AREA II AREA PLAN

PARCEL IS LOCATED IN/ON:
 

- SCENIC LANDSCAPE UNITS & SCENIC CORRIDOR RESOURCE AREAS (OSRC-1)
- STATE HIGHWAY & CLASS II BIKEWAY (CT-1)
- EARTHQUAKE GROUND SHAKING HAZARD AREA W/ VERY STRONG GROUND SHAKING PROBABILITY VIII (PS-1a)
- VERY HIGH LANDSLIDE SUSCEPTIBILITY W/ CLASS VIII & IX (PS-1d)
- STATE RESPONSIBILITY AREA & MODERATE FIRE HAZARD SEVERITY ZONE (PS-1g)

APPLICABLE CODES

SONOMA COUNTY MUNICIPAL CODE

2022 CALIFORNIA BUILDING CODE WITH SONOMA COUNTY AMENDMENTS

2022 CALIFORNIA MECHANICAL CODE WITH SONOMA COUNTY AMENDMENTS

2022 CALIFORNIA PLUMBING CODE WITH SONOMA COUNTY AMENDMENTS

2022 CALIFORNIA ELECTRICAL CODE WITH SONOMA COUNTY AMENDMENTS

2022 CALIFORNIA FIRE CODE WITH SONOMA COUNTY AMENDMENTS

2022 CALIFORNIA ENERGY WITH SONOMA COUNTY AMENDMENTS

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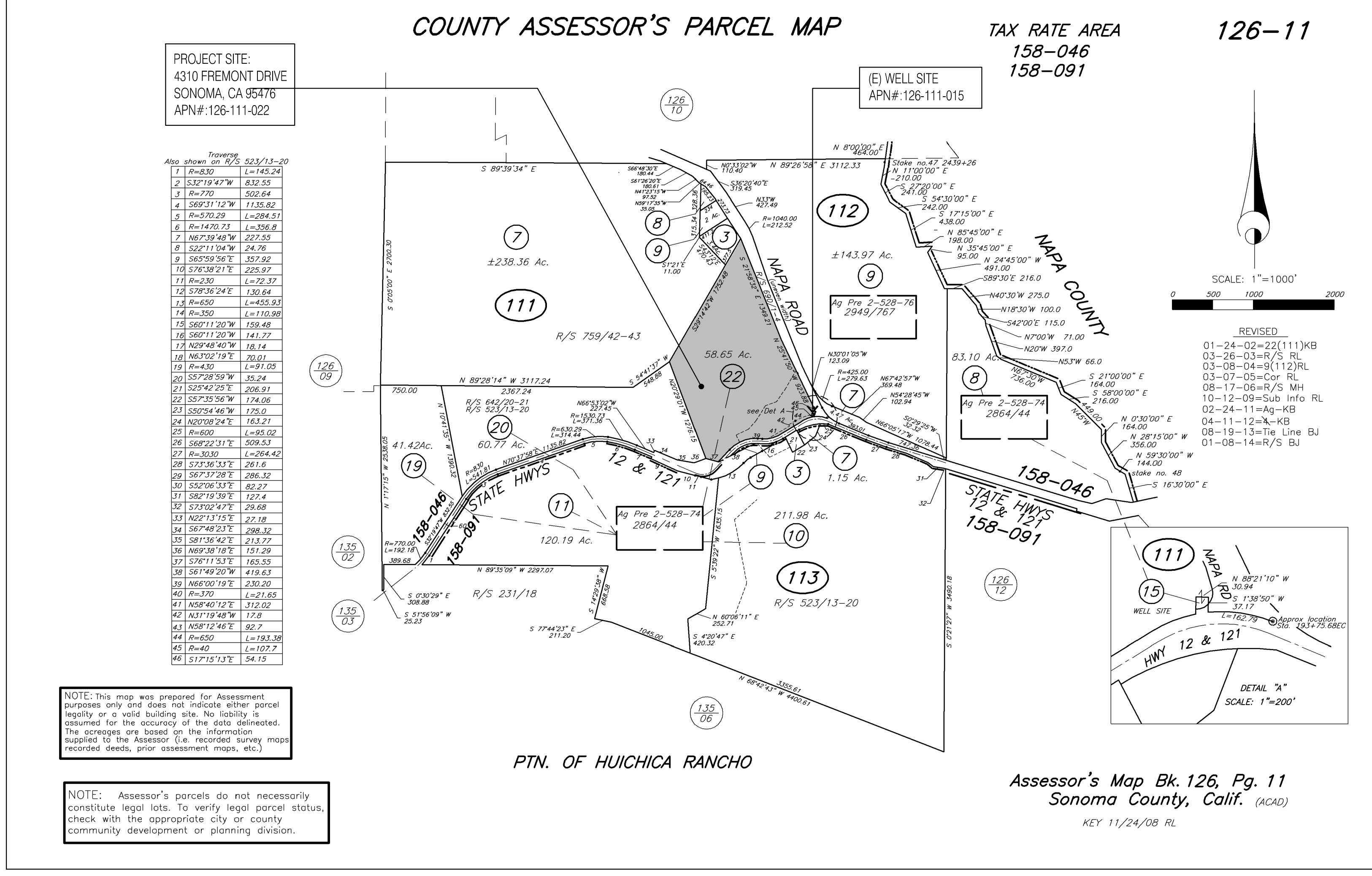
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 TELEPHONE: 707-967-1920 FACSIMILE: 707-967-1924

**FREMONT RANCH WINERY**  
 USE PERMIT SUBMITTAL  
 4310 FREMONT DRIVE,  
 SONOMA, CA 95476  
 APN#-126-111-022

# VICINITY MAP



# COUNTY ASSESSORS PARCEL MAP



Plot Date: 02/03/2023

Drawn By: DIM

Checked By: DIM

Project No.: 2015-68

Date: 09-22-2016

Issue: USE PERMIT SUBMITTAL

03-20-2016

Issue: UP SUBMITTAL - REV 1

02-03-2023

Issue: UP SUBMITTAL - REV 2

# PROJECT INFORMATION

SCALE: NTS

**UP0.1**

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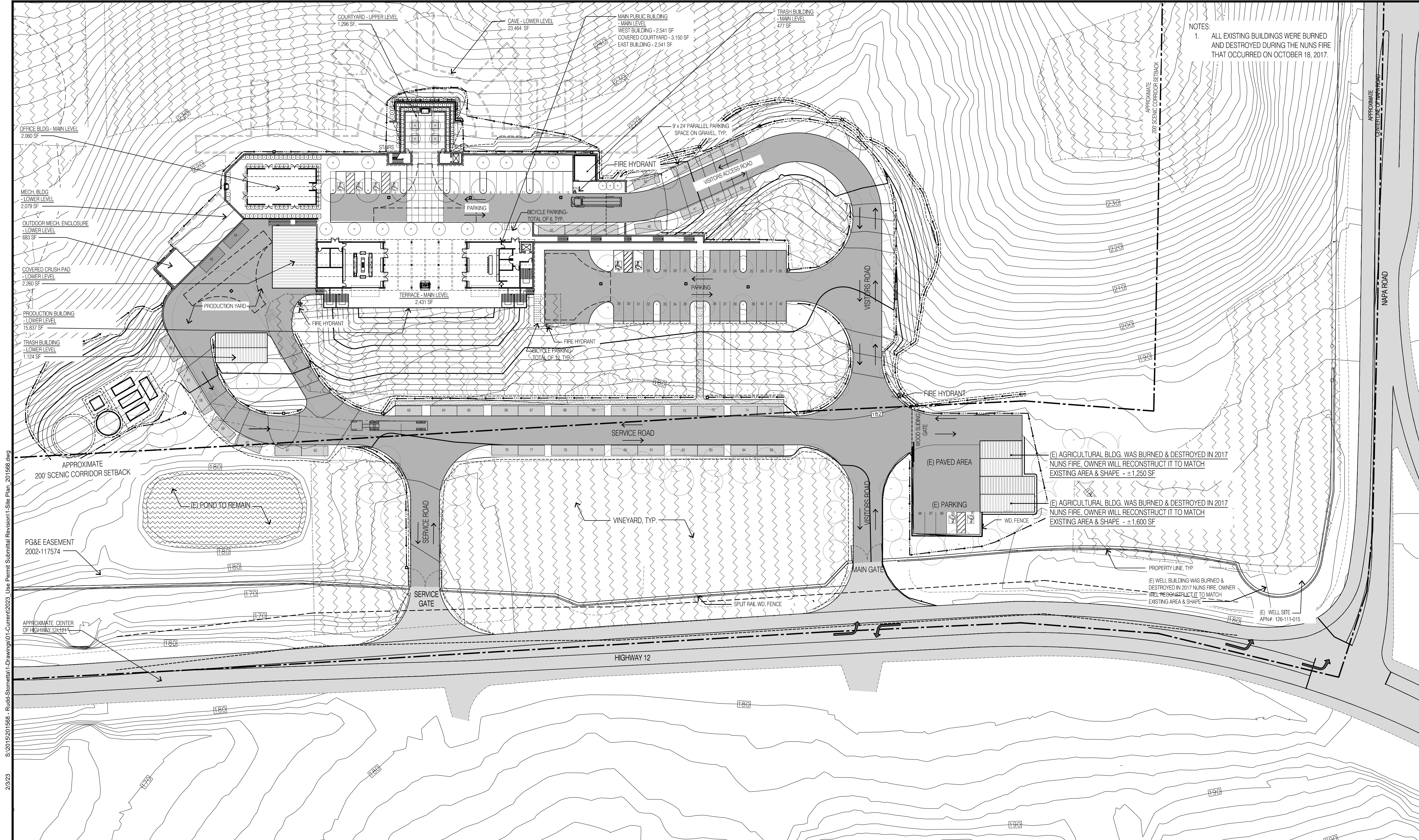












NOTES:  
 1. ALL EXISTING BUILDINGS WERE BURNED AND DESTROYED DURING THE NUNS FIRE THAT OCCURRED ON OCTOBER 18, 2017.

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**FREMONT RANCH WINERY**  
 USE PERMIT SUBMITTAL  
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Plot Date	02/03/2023
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	03-20-2016
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	02-03-2023
	UP SUBMITTAL - REV 2

**SITE PLAN DETAIL**

SCALE: 1" = 40'

**UP1.1**

**AREA SUMMARY TABLE**

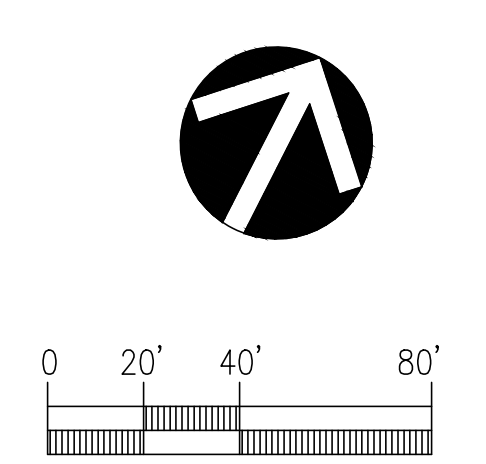
EXISTING BUILDINGS / USES:	AREA (SQ FT)
EXISTING AGRICULTURAL BUILDING NORTH	1,250
EXISTING AGRICULTURAL BUILDING SOUTH	1,600
<b>SUBTOTAL:</b>	<b>2,850</b>
LOWER LEVEL PROPOSED BUILDINGS / USES:	AREA (SQ FT)
PRODUCTION BUILDING	15,837
UNCONDITIONED COVERED CRUSH PAD	2,260
CAVE	23,464
MECHANICAL BUILDING	2,079
OUTDOOR MECHANICAL ENCLOSURE	683
LOWER LEVEL TRASH BUILDING	1,124
<b>SUBTOTAL:</b>	<b>45,447</b>

MAIN LEVEL PROPOSED BUILDINGS / USES:	AREA (SQ FT)
TASTING BUILDING EAST	2,541
TASTING BUILDING WEST	2,541
OFFICE BUILDING	2,060
STAIRS & ELEVATOR TOWERS	496
UPPER LEVEL TRASH BUILDING	477
COVERED COURTYARD	3,150
TERRACE	2,431
<b>SUBTOTAL:</b>	<b>13,696</b>
<b>TOTAL AREA:</b>	<b>61,993</b>

NOTE: AREAS CALCULATED FROM OUTSIDE FACE OF WALL, TYP.

**PARKING ANALYSIS**

USE:	AREA (SQ FT)	PARKING RATIO (SPACES PER SQ FT)	SPACES REQUIRED
COMMERCIAL / OFFICE	2,060	250	8
COMMERCIAL / RETAIL	5,082	200	25
INDUSTRIAL / WAREHOUSE, STORAGE	30,490	2,000	15
MANUFACTURING / PRODUCTION	18,097	500	36
<b>TOTAL SPACES REQUIRED:</b>			<b>85</b>
<b>SPACES PROVIDED</b>			<b>90</b>
<b>BICYCLES (ONE SPOT EVERY 5 PARKING SPOTS) PROVIDED</b>			<b>17</b>
			<b>18</b>

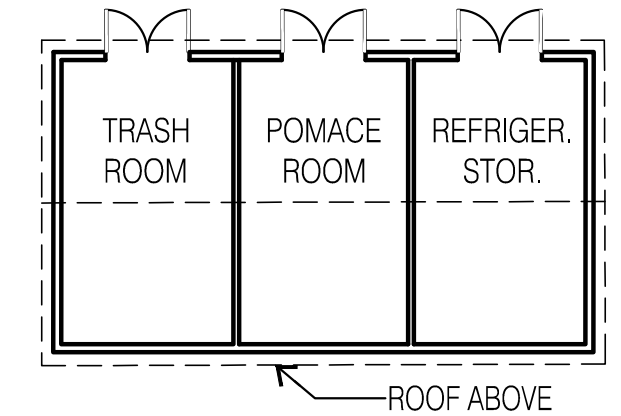
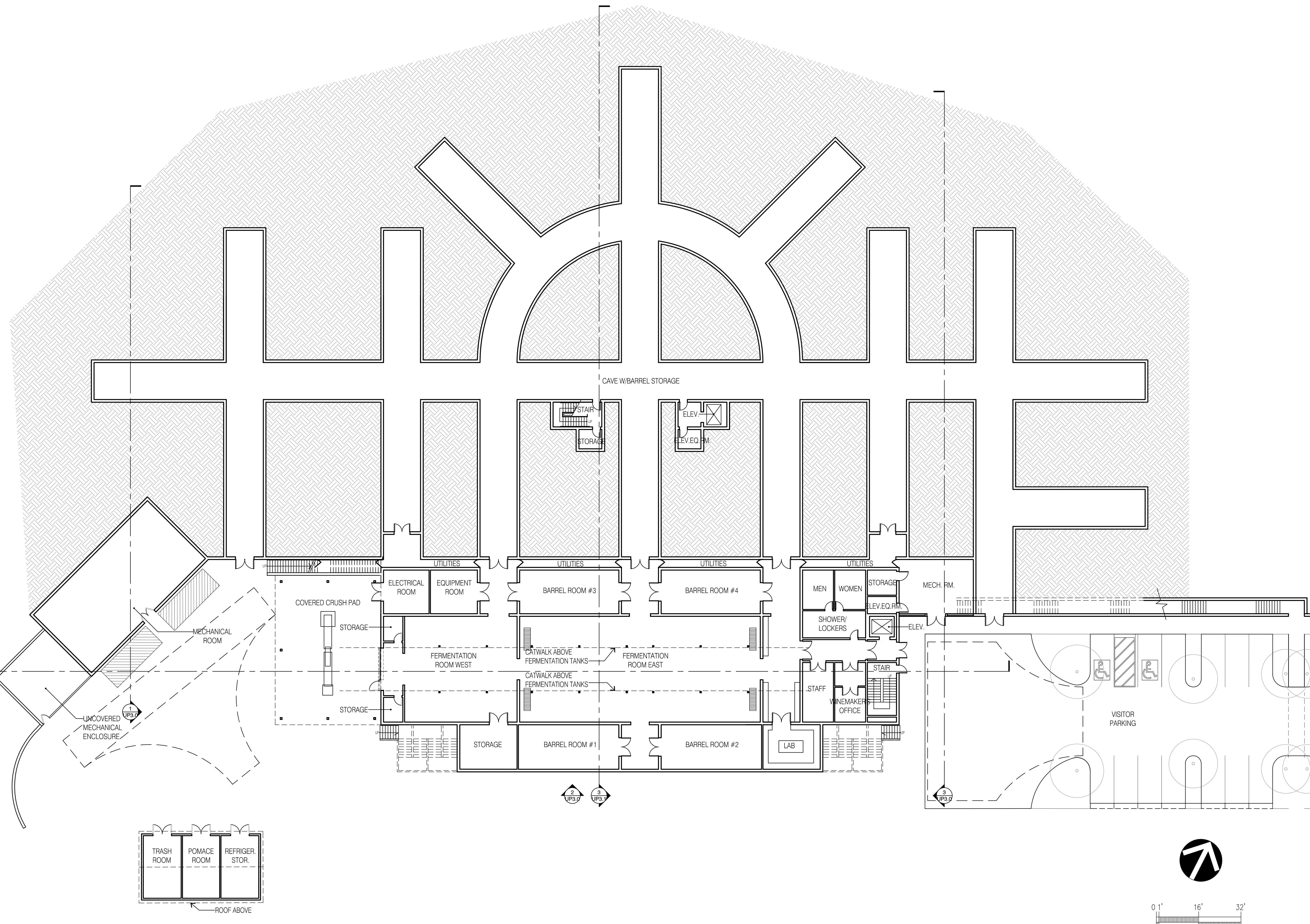


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USE PERMIT SUBMITTAL  
4310 FREMONT DRIVE,  
SONOMA, CA 95476  
APN# 126-111-022

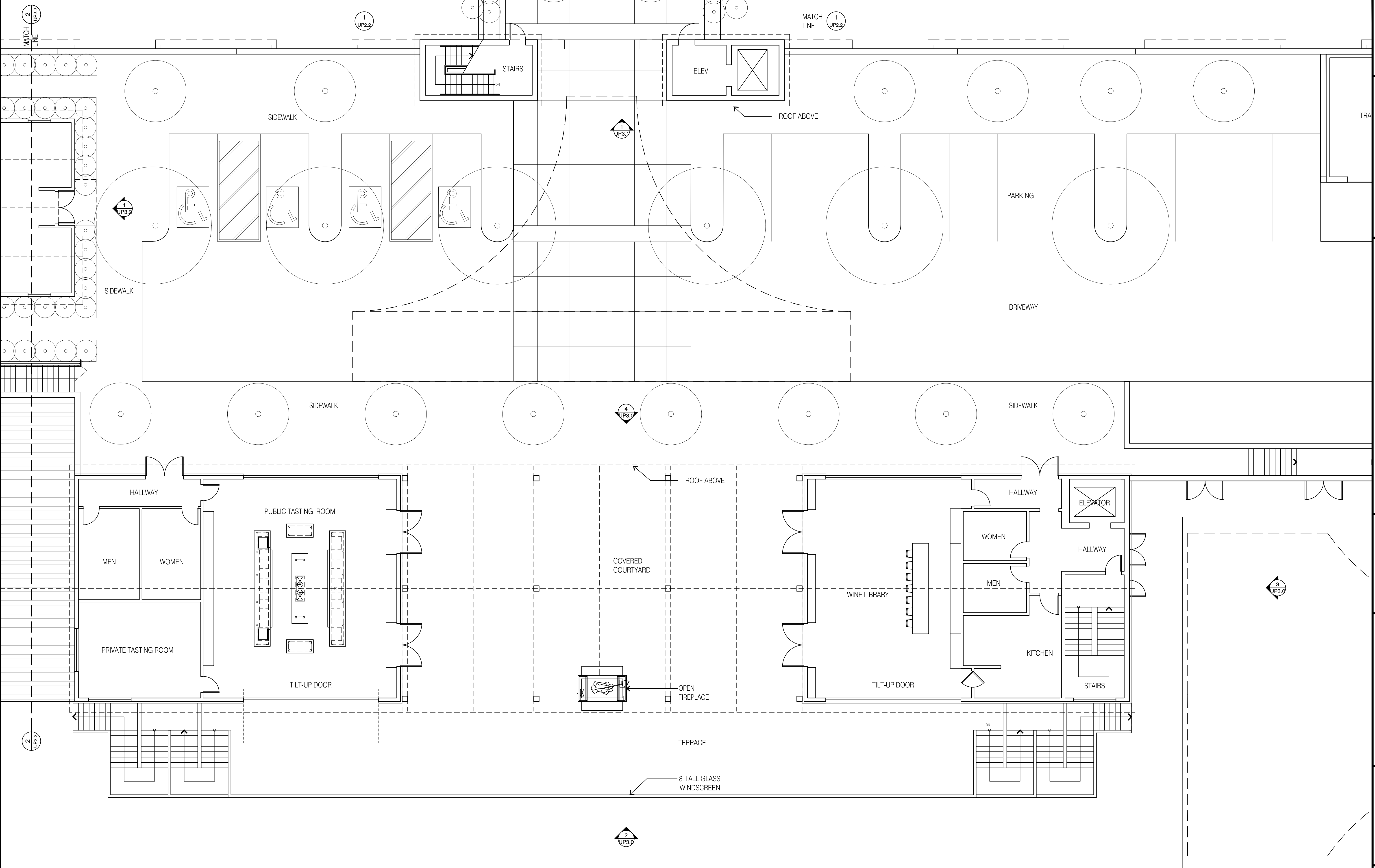
Plot Date	02/03/2023
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**LOWER LEVEL-  
PRODUCTION, CAVE,  
MECH. & TRASH  
BLDG. FLOOR PLANS**

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

**UP2.0**

NOTE: SEE UP2.2 FOR OFFICE BUILDING AND COURTYARD



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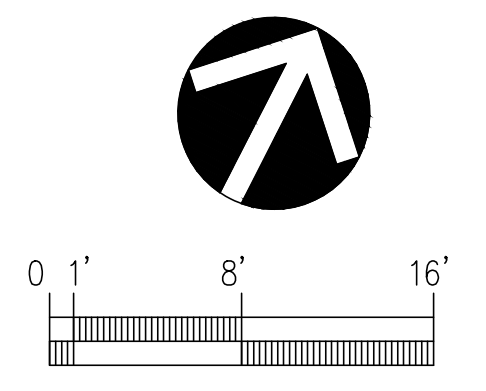
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Drawn By DIM  
Checked By DIM  
Project No. 2015-68

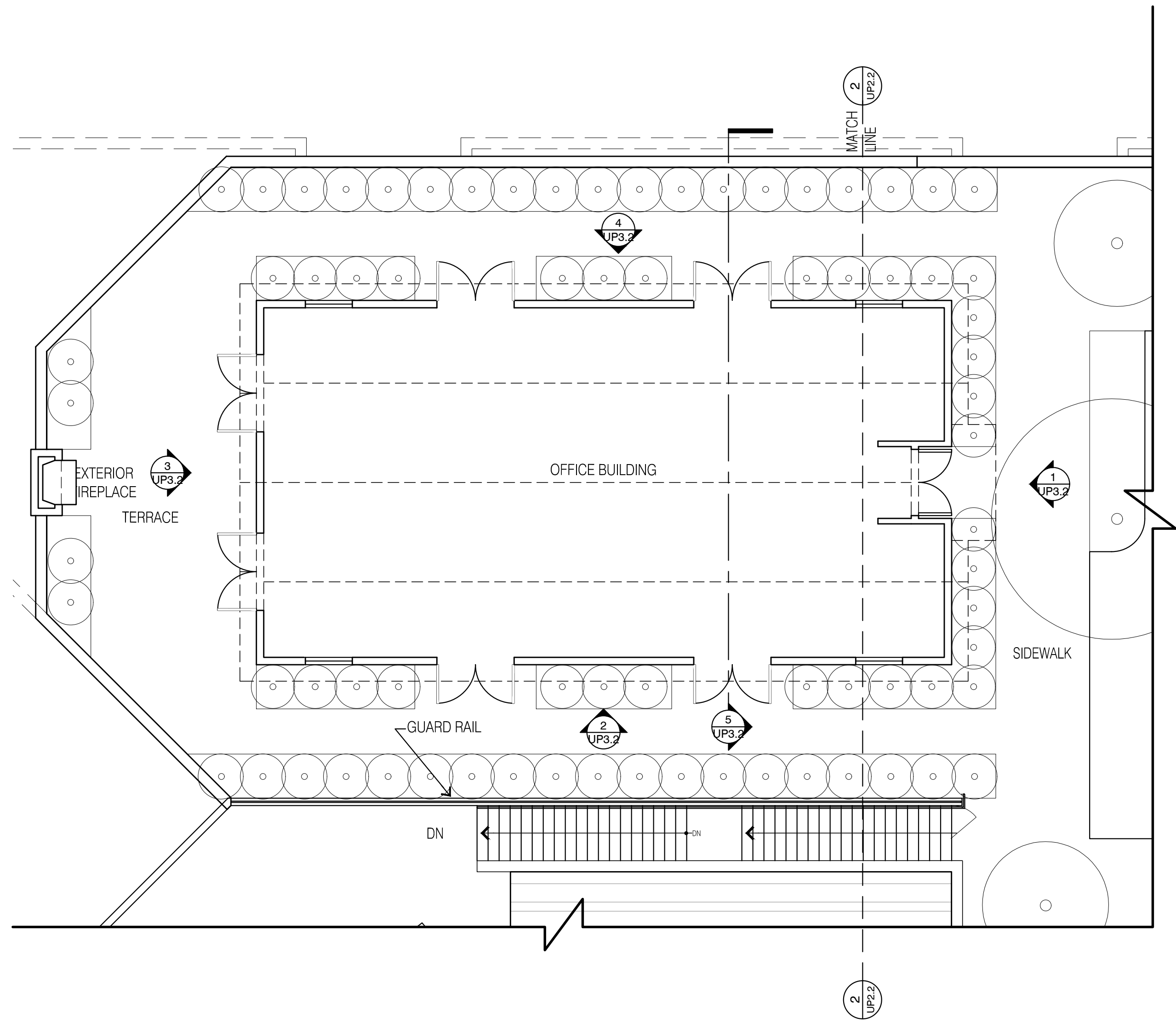
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03-22-2016	USE PERMIT SUBMITTAL
03-20-2018	UP SUBMITTAL - REV 1
02-03-2023	UP SUBMITTAL - REV 2

**UPPER LEVEL  
MAIN PUBLIC BLDG.  
FLOOR PLANS**

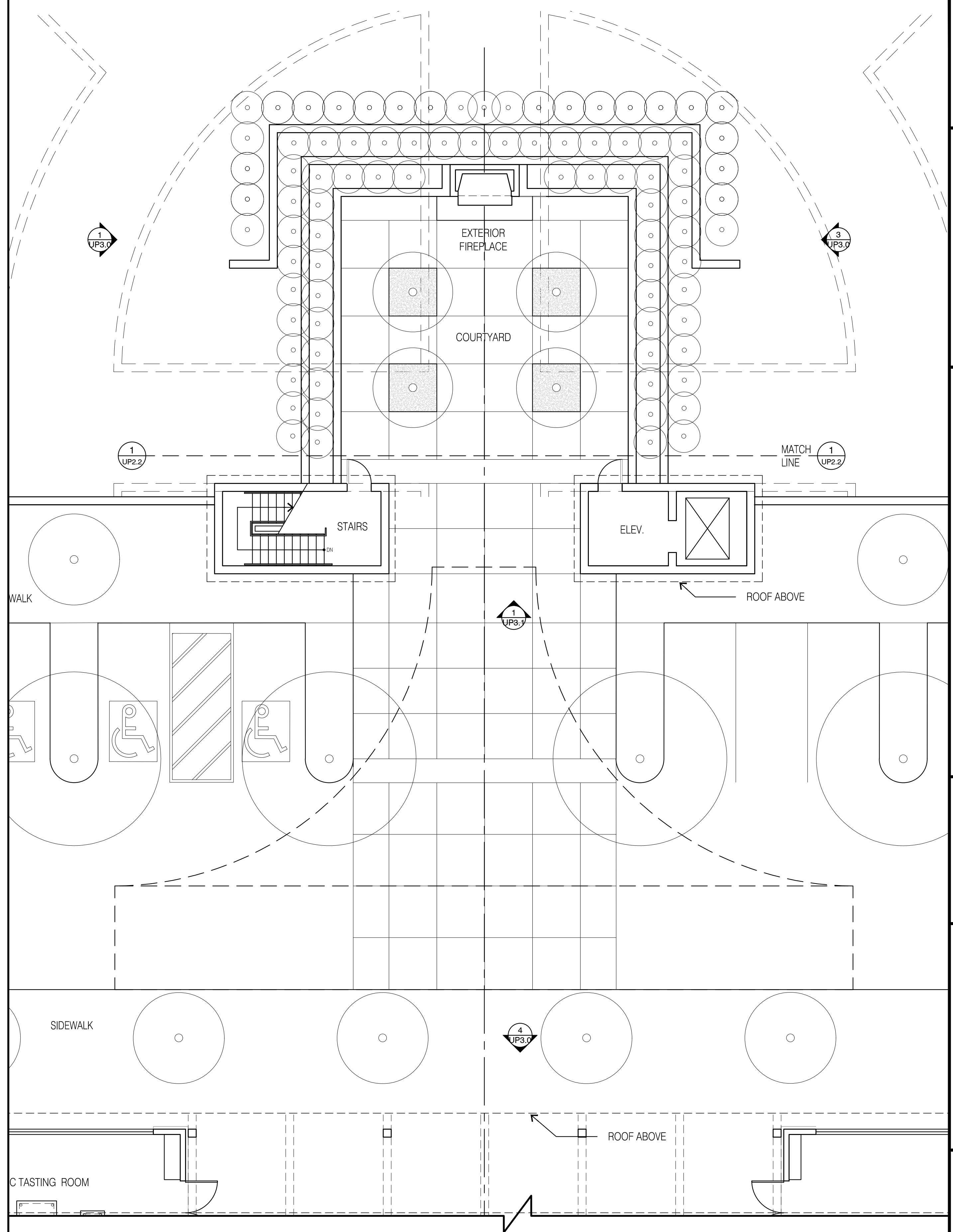
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**UP2.1**

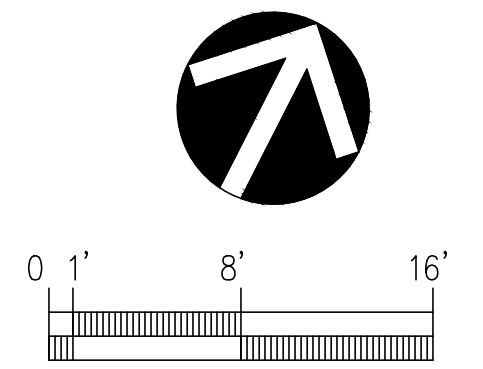




2 UPPER LEVEL OFFICE BUILDING



1 UPPER LEVEL COURTYARD



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UPPER LEVEL -  
 COURTYARD &  
 OFFICE BUILDING  
 FLOOR PLANS

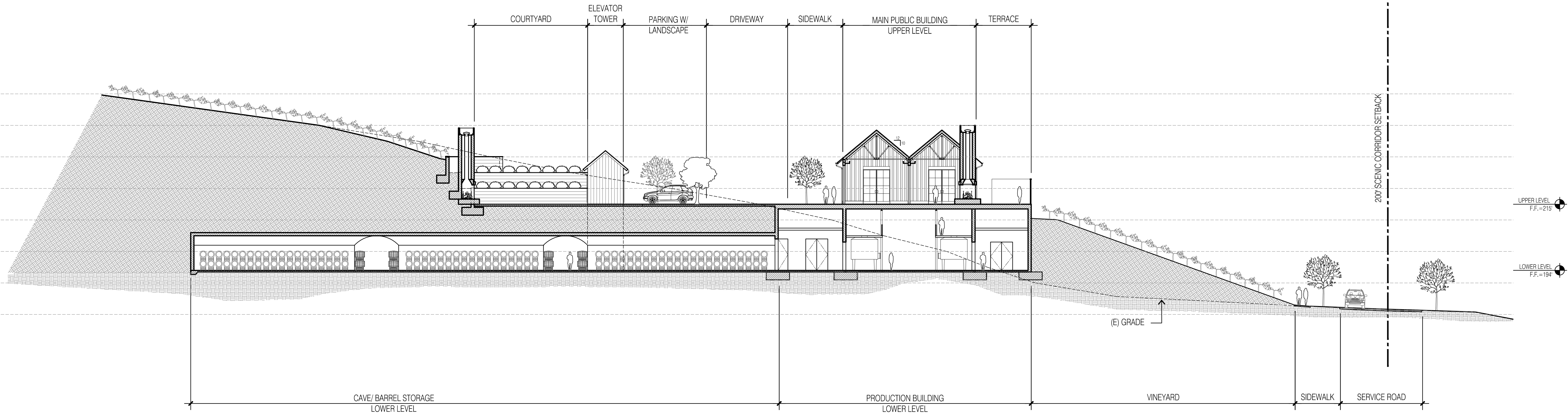
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**UP2.2**

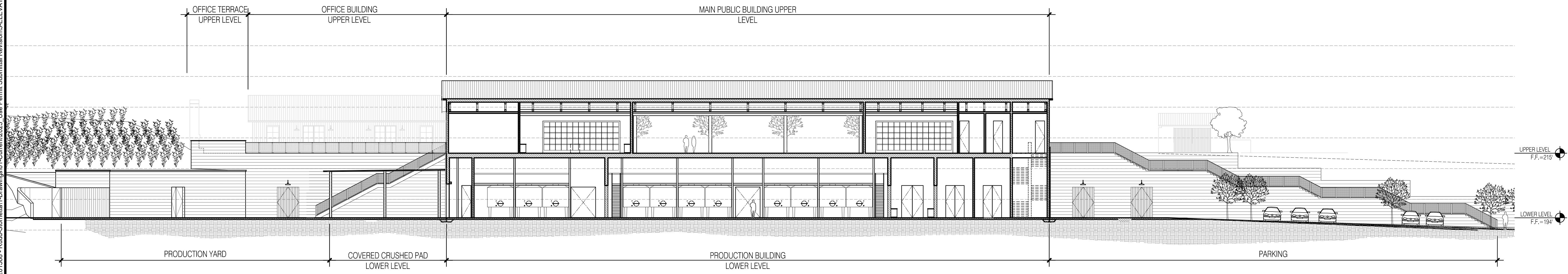




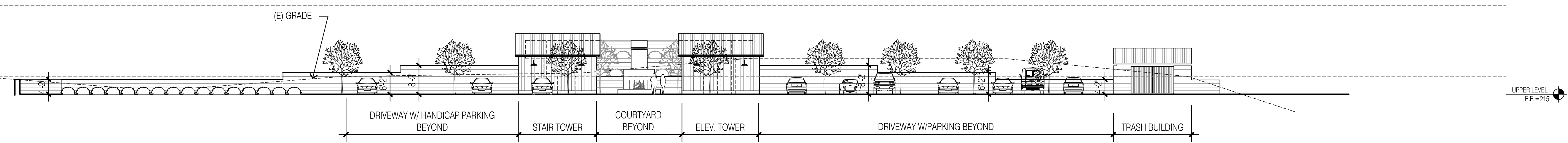
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3 CROSS SECTION



2 LONGITUDINAL SECTION



1 SOUTH ELEVATION

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	UP SUBMITTAL - REV 2

ELEVATIONS AND SECTIONS

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

**UP3.1**







1 SOUTH ELEVATION



CORRUGATED METAL ROOF



WHITE BOARDS AND BATTENS



VERTICAL BUTT JOINTED SIDING



BOARD FORM CONCRETE



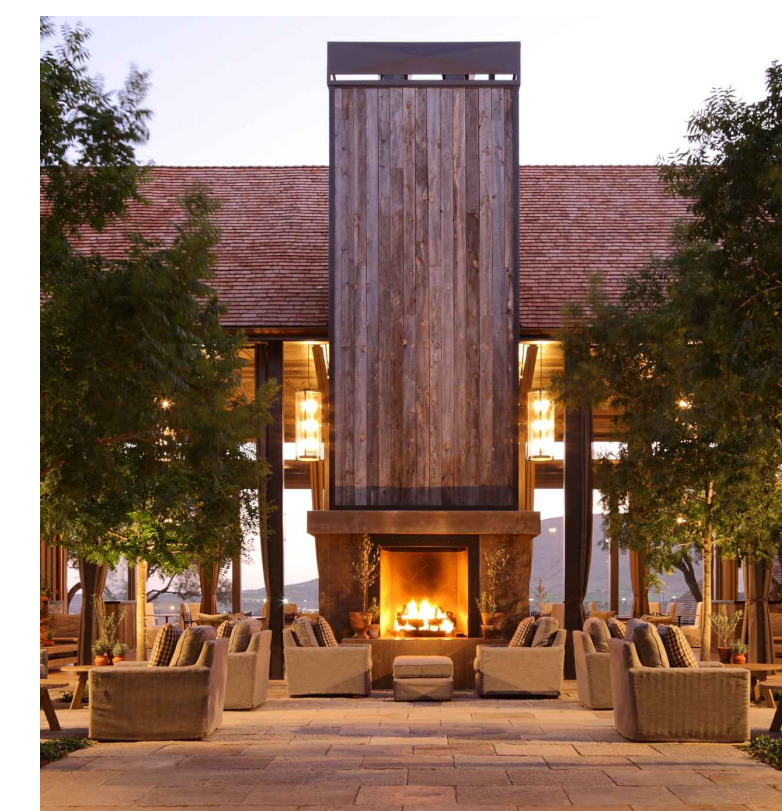
TILT-UP DOORS



BLACK SASH STEEL DOORS AND WINDOWS



METAL MESH GUARD RAIL



OUTDOOR FIREPLACE



GOOSENECK LIGHT FIXTURE



COVERED COURTYARD



DECOMPOSED GRANITE PATHWAY

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COLOR STUDY & MATERIAL PALETTE

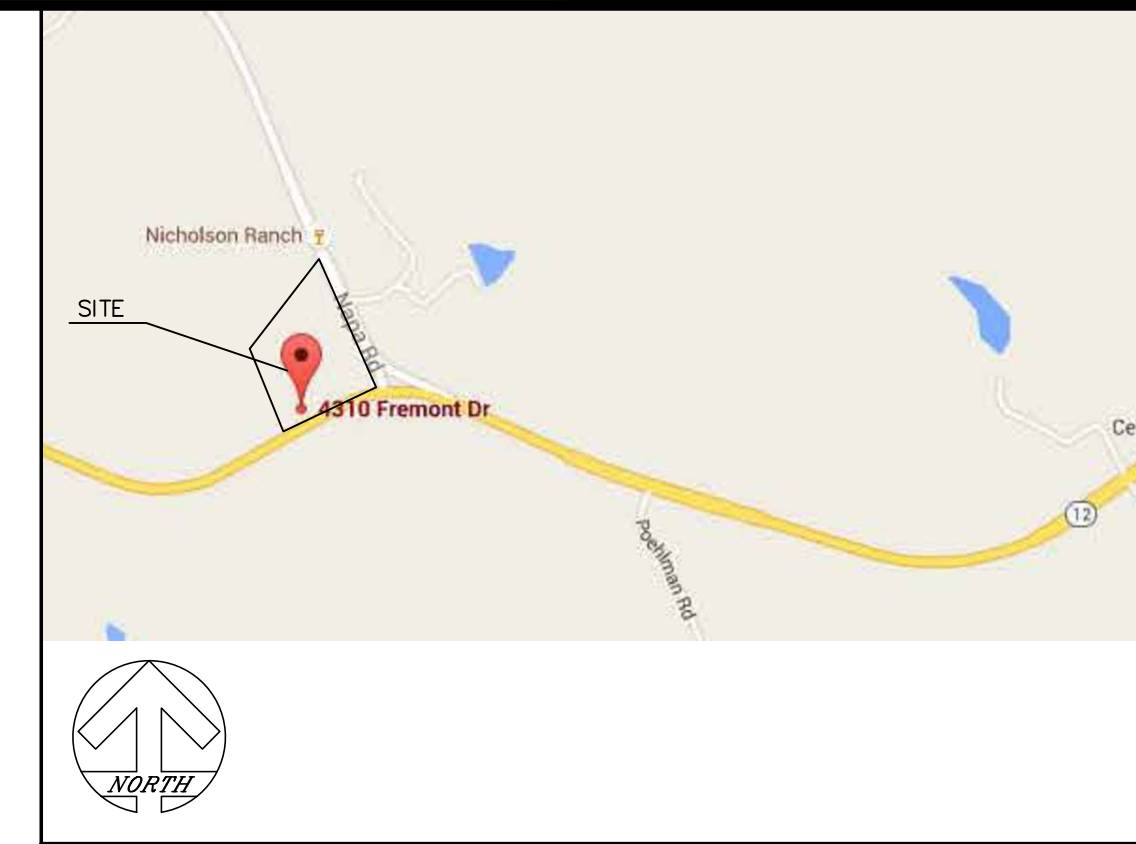
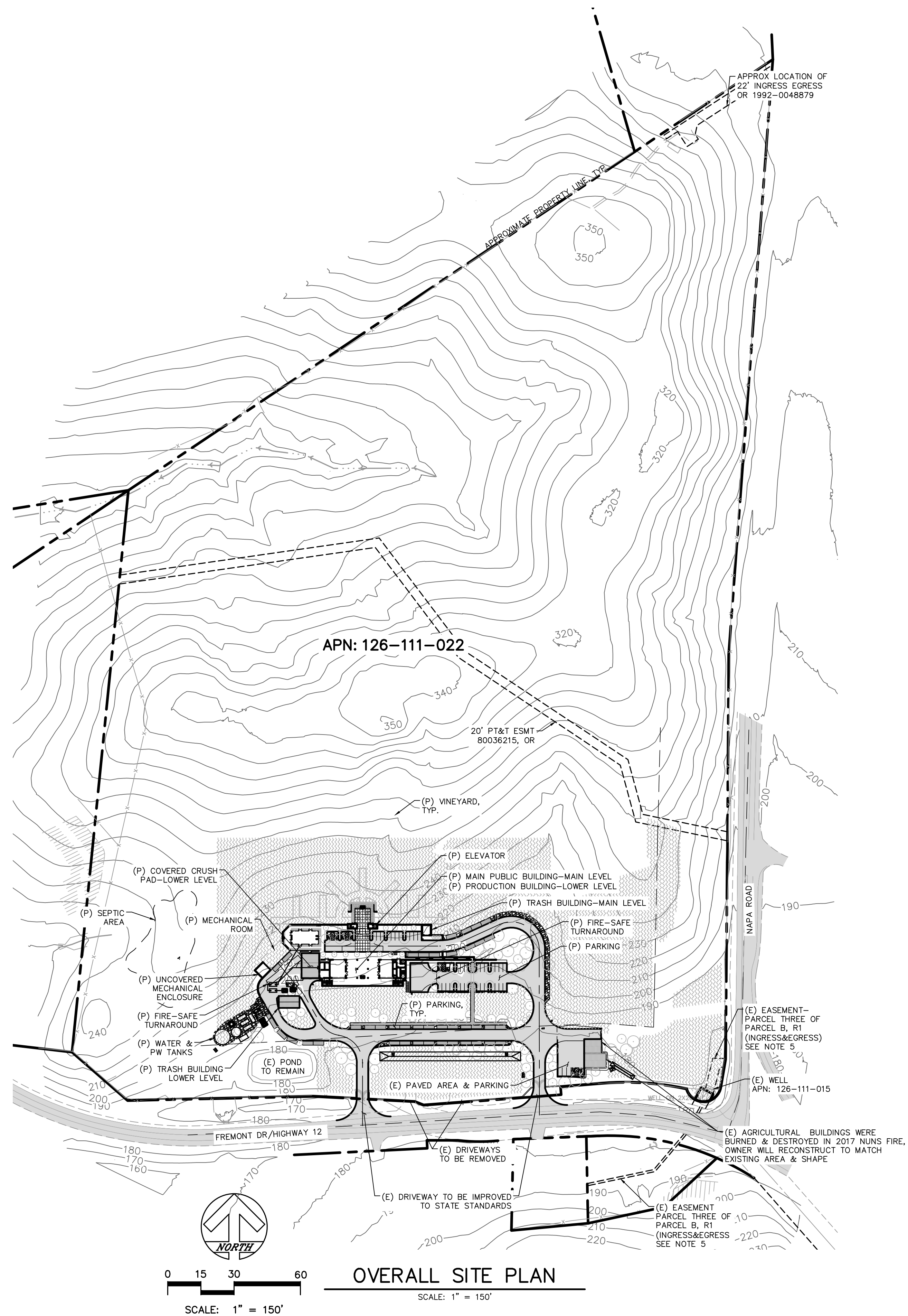
SCALE: 1/16" = 1'-0"

**UP4.0**

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LEGEND	
	APPROXIMATE PROPERTY LINE
	APPROXIMATE R.O.W. EASEMENT
	EDGE OF PAVEMENT
	EDGE OF GRAVEL DRIVEWAY
	DRAINAGE COURSE FLOWLINE
	DISTURBED AREA
	5 FOOT INDEX
	1' INTERVAL CONTOURS
	CONTROL POINT
	WELL
	(E)/(P) EXISTING/PROPOSED
	Pg SOILS PROFILE PIT
	S/B SET BACK

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  - TOPOGRAPHIC CONTOURS PROVIDED BY LIDAR DATA FROM SONOMAVEGMAP.ORG
  - ALTA SURVEY BY ALBION 10/29/2015
  - ALL EXISTING BUILDINGS WERE BURNED AND DESTROYED DURING THE NUNS FIRE THAT OCCURRED ON OCTOBER 18, 2017.

**SHEET INDEX**

- C1. COVER SHEET
- C2. GRADING PLAN
- C3. DRIVEWAY PROFILES
- C4. DRAINAGE PLAN
- H1. PROPOSED STORMWATER CONTROL PLAN
- WW1. OVERALL WASTEWATER PLAN



REVISION	DESCRIPTION	BY	DATE

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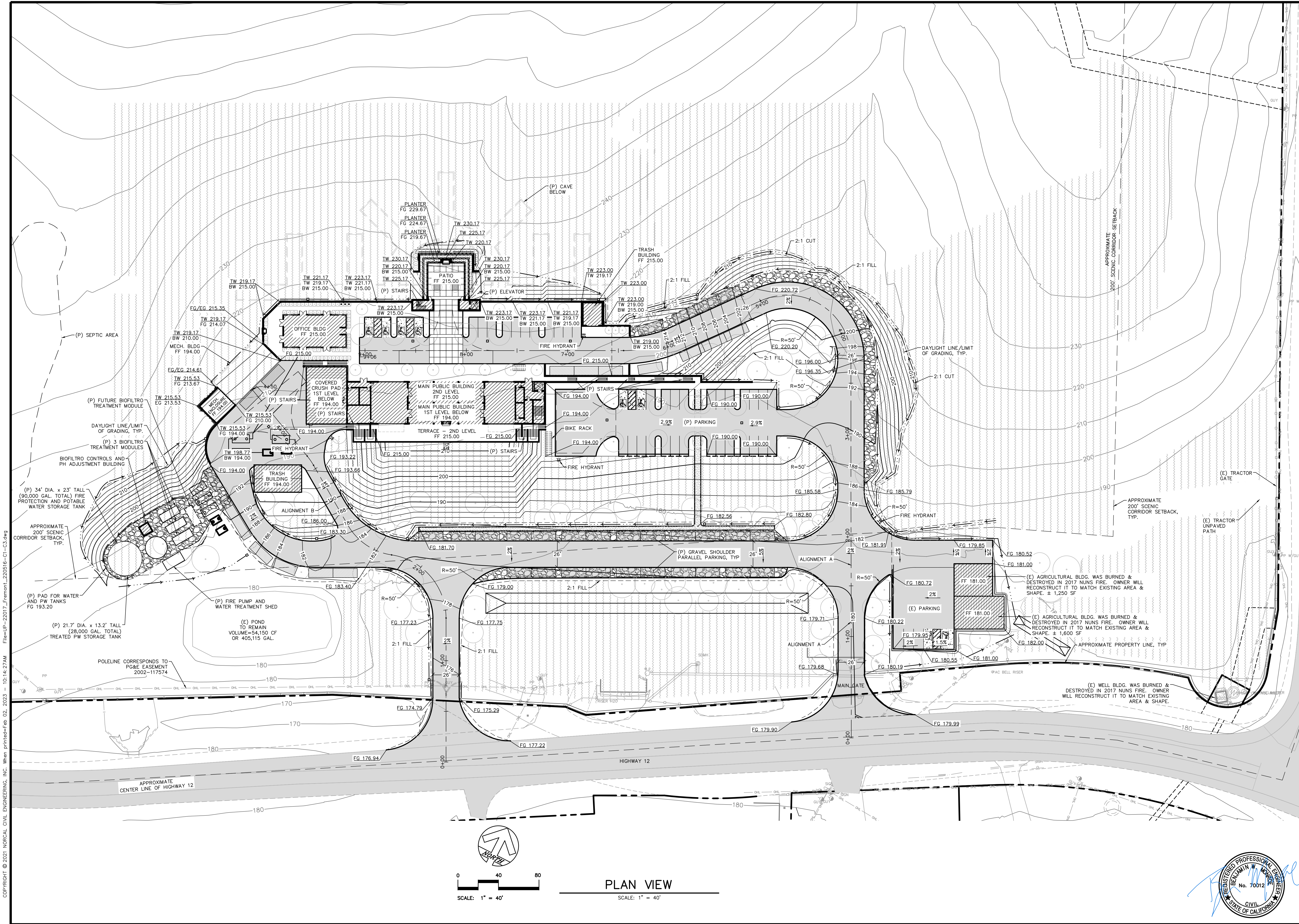
Prepared on:  
**February 3, 2023**

USE PERMIT - GRADING AND DRAINAGE PLAN  
 COVER SHEET

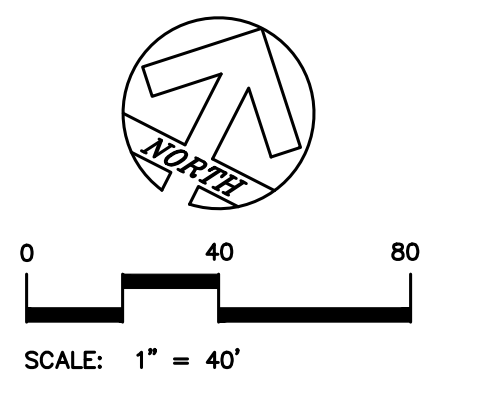
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 APN: 126-111-022

JOB#22017  
**SHEET**  
 C1 OF C4





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PLAN VIEW  
SCALE: 1" = 40'

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**Fremont Ranch, LLC.**  
4310 Fremont Dr., Sonoma, CA

Prepared on:  
**February 3, 2023**

USE PERMIT - GRADING AND DRAINAGE PLAN  
GRADING PLAN

4310 Fremont Dr., Sonoma, CA  
APN: 126-111-022

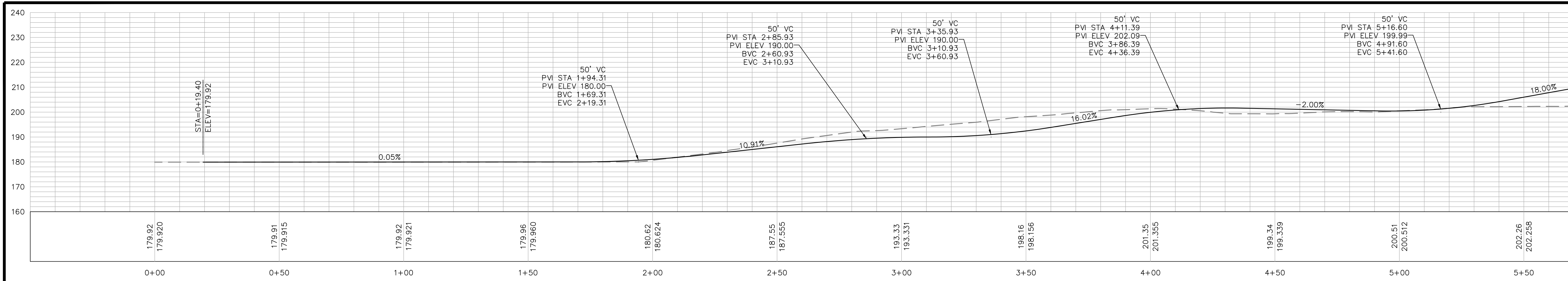
JOB#22017  
**SHEET**  
C2  
OF  
C4

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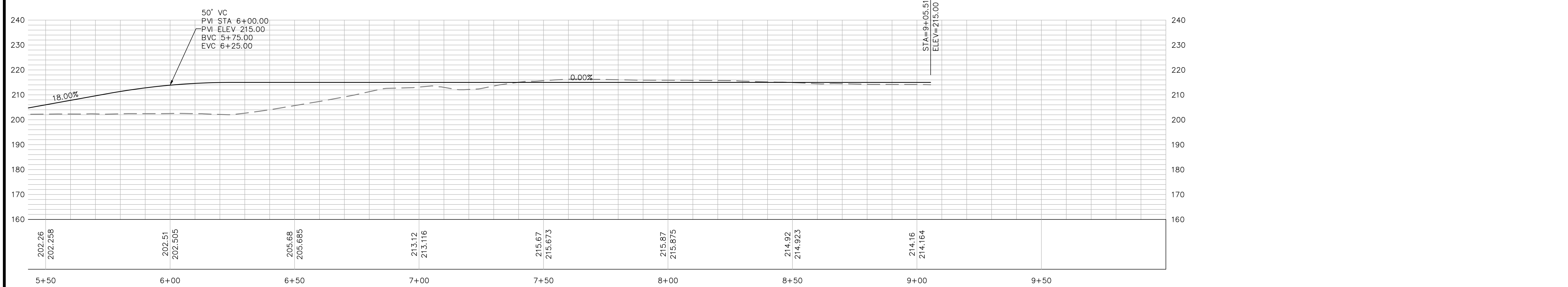




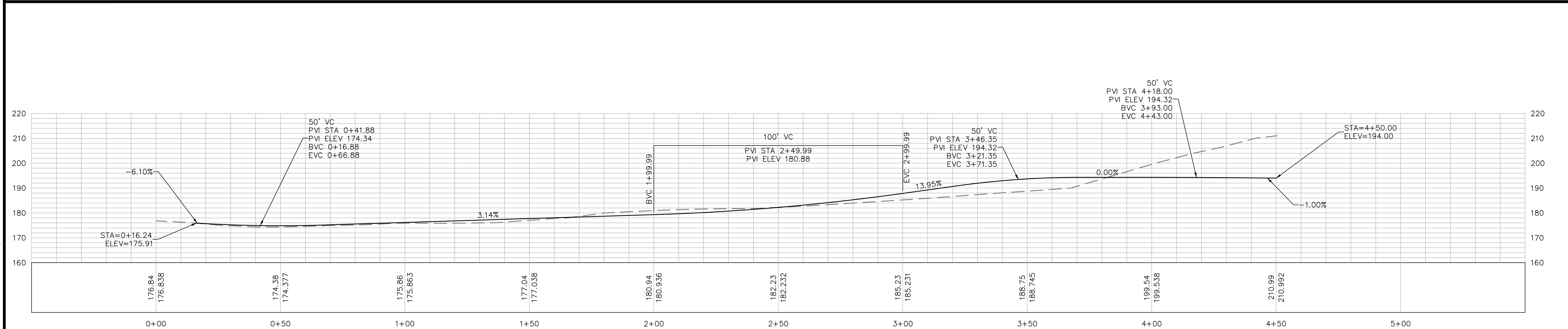
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SCALE: 1" = 20'  
SCALE: HORIZONTAL: 1" = 20'  
SCALE: VERTICAL: 1" = 20'



SCALE: 1" = 20'  
SCALE: HORIZONTAL: 1" = 20'  
SCALE: VERTICAL: 1" = 20'



SCALE: 1" = 20'  
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SCALE: VERTICAL: 1" = 20'

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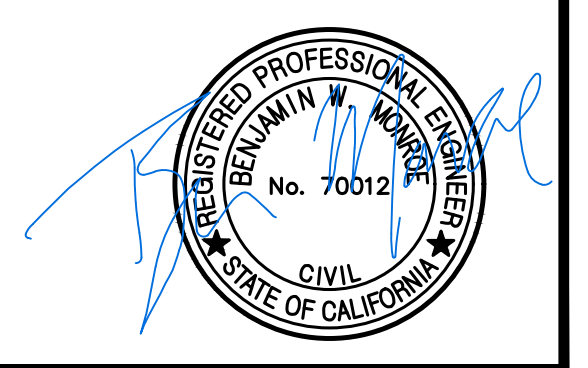
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4310 Fremont Dr., Sonoma, CA

Prepared on: **February 3, 2023**

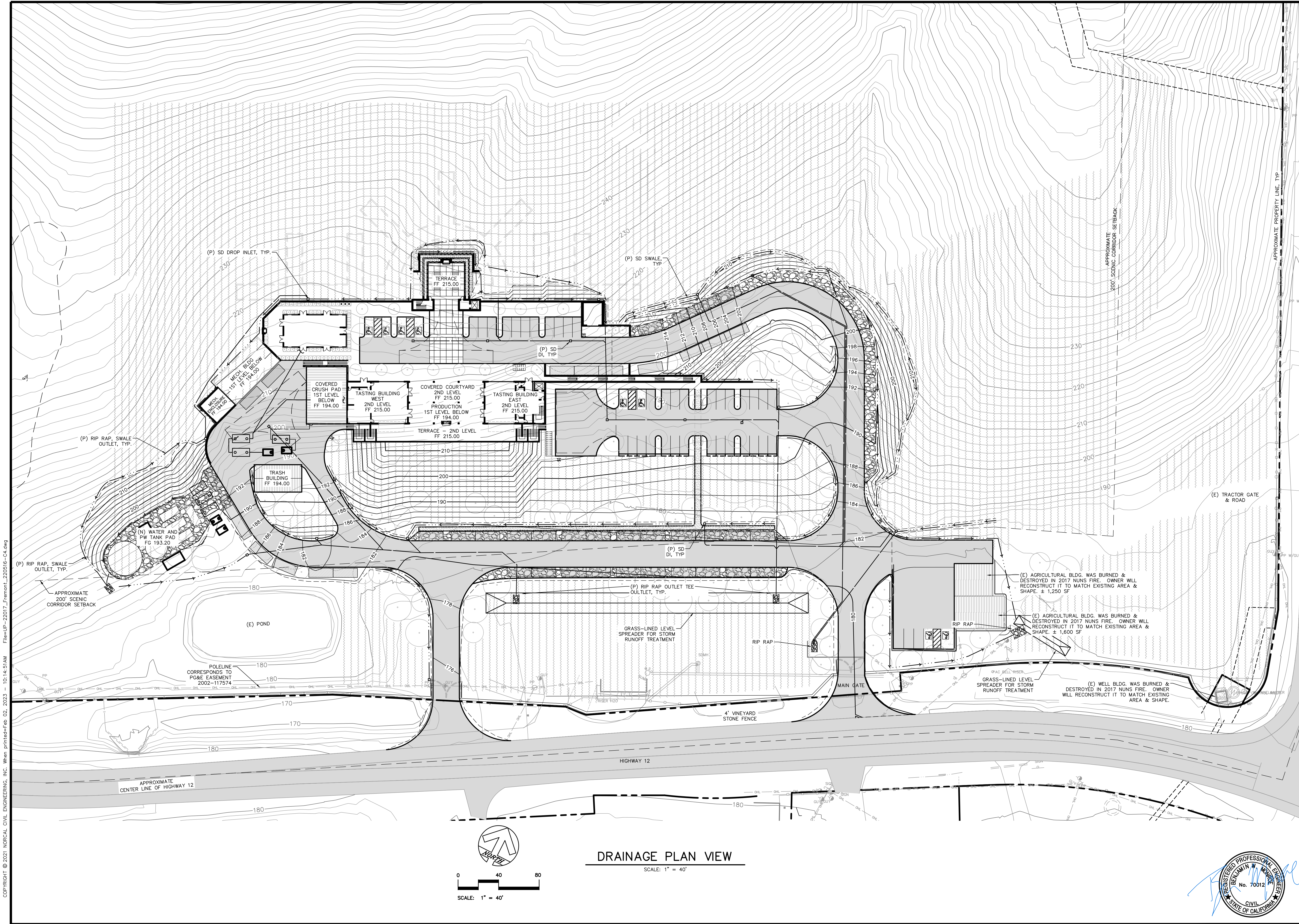
USE PERMIT - GRADING AND DRAINAGE PLAN  
DRIVEWAY PROFILES

4310 Fremont Dr., Sonoma, CA  
APN: 126-111-022

JOB#22017  
**SHEET**  
C3 OF C4







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<p><b>Fremont Ranch, LLC.</b> 4310 Fremont Dr., Sonoma, CA</p> <p><b>February 3, 2023</b></p>						
<p><b>USE PERMIT- GRADING AND DRAINAGE PLAN</b> <b>DRAINAGE PLAN</b></p> <p>4310 Fremont Dr., Sonoma, CA APN: 126-111-022</p>						
<p>JOB#22017 <b>SHEET</b> C4 OF C4</p>						



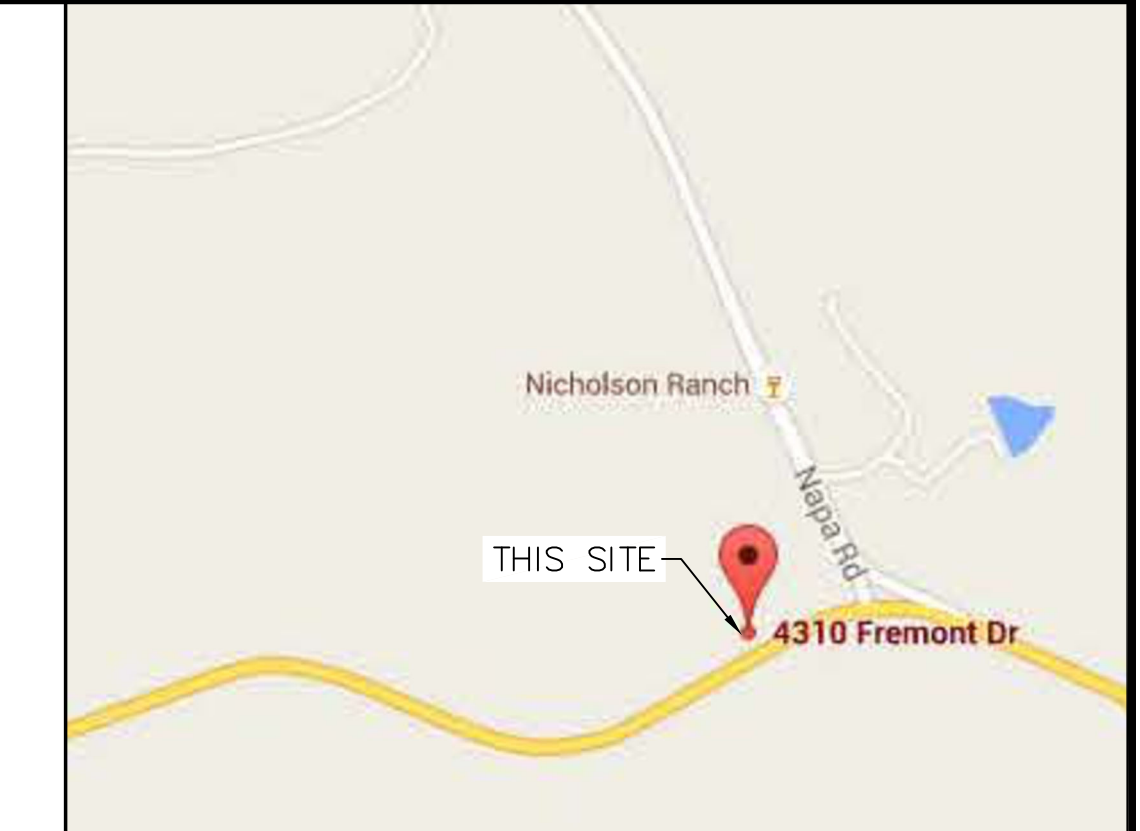




**AREAS DRAINING TO BIORETENTION FACILITIES**

DMA NAME	DMA AREA (sf)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF	FACILITY NAME: TREATMENT FEATURE #1
DMA 1	6,200	LANDSCAPE	0.1	620	
DMA 2	4,780	ASSUMED IMPERVIOUS	1	4,780	
DMA 3	44,360	DRIVEWAY	0.1	4,436	
DMA 4	3,270	LANDSCAPE	1	3,270	
DMA 5	1,265	ROOF	1	1,265	
DMA 6	600	ROOF	1	600	
DMA 7	2,040	LANDSCAPE	1	2,040	
DMA 8	2,080	ROOF	1	2,080	
DMA 9	500	STAIRS	1	500	
DMA 10	4,980	LANDSCAPE	0.1	498	
DMA 11	2,275	LANDSCAPE	0.1	228	
DMA 12	21,400	ASSUMED IMPERVIOUS	1	21,400	
DMA 13	4,815	ROOF	1	4,815	
DMA 14	6,450	ASSUMED IMPERVIOUS	1	6,450	
DMA 15	2,575	ROOF	1	2,575	
DMA 16	16,530	ASSUMED IMPERVIOUS	1	16,530	
DMA 17	9,170	LANDSCAPE	0.1	917	
DMA 18	20,425	DRIVEWAY	1	20,425	
DMA 19	7,825	LANDSCAPE	0.1	783	
DMA 20	10,645	LANDSCAPE	0.1	1,065	
DMA 21	28,795	LANDSCAPE	0.1	2,880	
<b>TOTAL</b>	<b>98,155</b>		<b>0.04</b>	<b>3,926</b>	<b>MINIMUM FACILITY AREA (SF) 3,926</b>

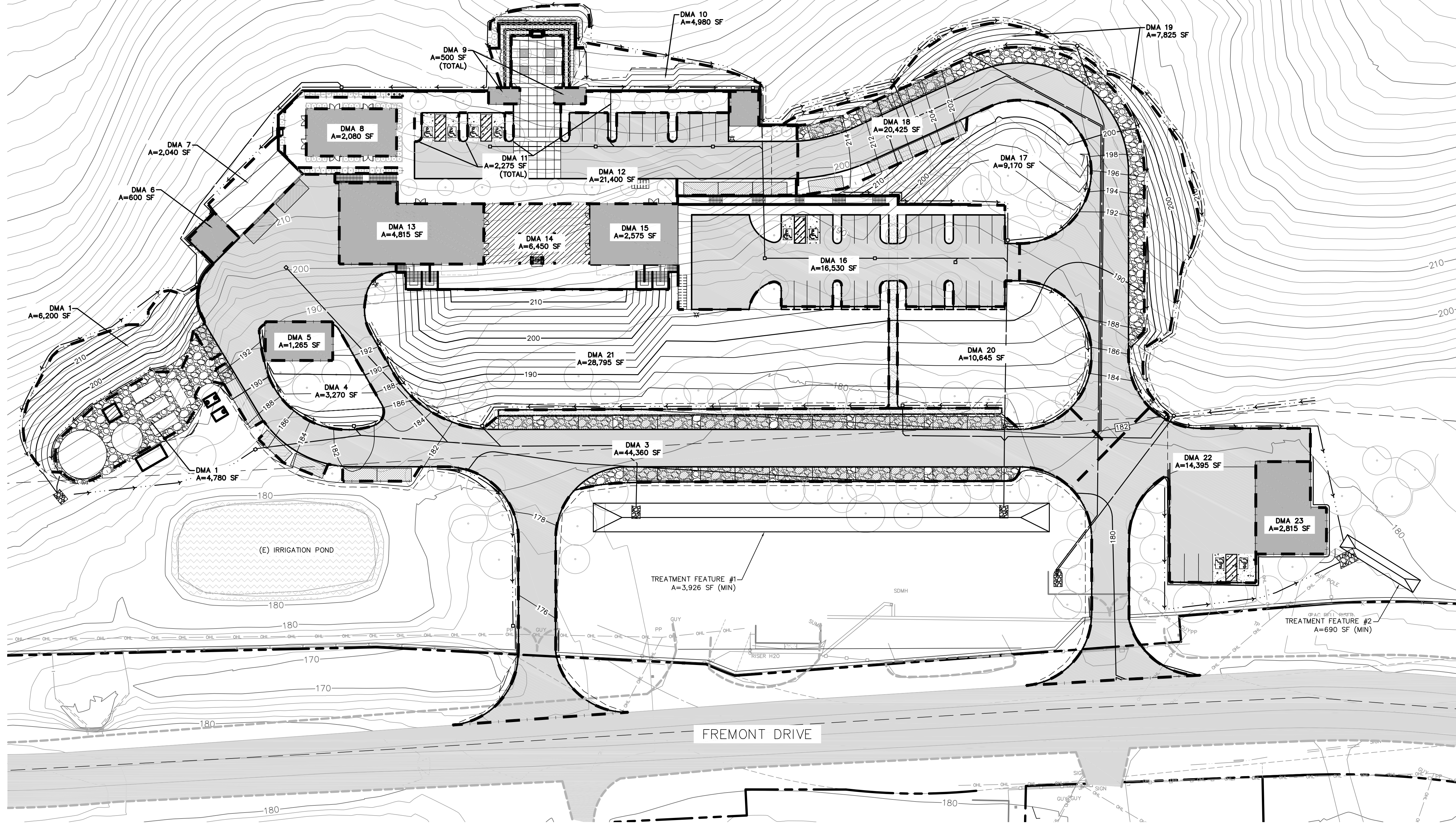
DMA NAME	DMA AREA (sf)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF	FACILITY NAME: TREATMENT FEATURE #2
DMA 22	14,395	DRIVEWAY	1	14,395	
DMA 23	2,815	ROOF	1	2,815	
<b>TOTAL</b>	<b>17,210</b>		<b>0.04</b>	<b>688</b>	<b>PROPOSED FACILITY AREA (SF) 690</b>



**VICINITY MAP**  
NO SCALE

**LEGEND**

- APPROXIMATE PROPERTY LINE
- - - DRAINAGE AREA LIMITS
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL DRIVEWAY
- - - DRAINAGE COURSE FLOWLINE
- 10' 90' 2' 10 FOOT INDEX 2' INTERVAL CONTOURS
- GRAVEL
- BUILDINGS
- ASPHALT
- LIMITS OF DRAINAGE MANAGEMENT AREA
- (E/P) EXISTING/PROPOSED



- NOTES**
- NORCAL CIVIL ENGINEERING, INC IS NOT RESPONSIBLE OR LIABLE FOR CHANGES MADE BY THE CLIENT, HIS/HER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY NORCAL CIVIL ENGINEERING, INC WITHOUT OBTAINING THE ENGINEERS' PRIOR WRITTEN CONSENT.
  - THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
  - PURPOSE STATEMENT: THESE MAPS ARE EXHIBITS TO THE STORMWATER CONTROL PLAN REPORT DATED JULY 11, 2022 WHICH ACCOMPANIES THE GRADING AND DRAINAGE PLANS FOR A NEW WINERY, TASTING ROOM, WINE CAVE, AND ASSOCIATED IMPROVEMENTS.

**SHEET INDEX**

H1. EX 3: STORMWATER CONTROL PLAN

**STORMWATER CONTROL PLAN**  
SCALE: 1"=40'

REVISION	DESCRIPTION	BY	DATE

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Prepared on: **February 3, 2023**

**STORMWATER CONTROL PLAN**  
**EX 3: SCP PLAN**  
4310 Fremont Dr., Sonoma, CA  
APN: 126-111-022

JOB# 22017  
**SHEET**  
**H1**  
OF  
**H1**



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**U.S.A. NOTE**  
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THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

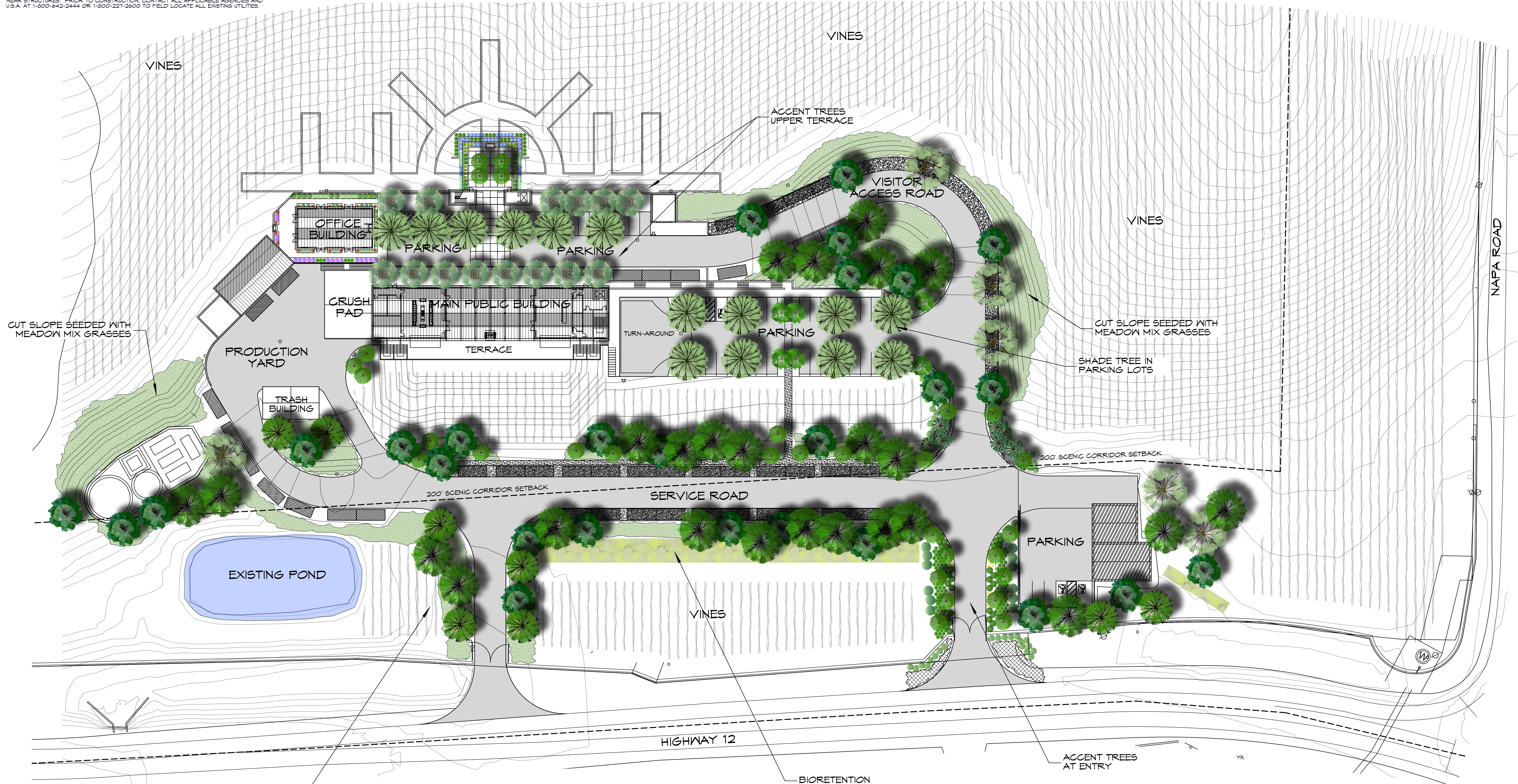
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**CONCEPT LANDSCAPE PLAN**

**FREMONT RANCH WINERY**  
 4310 FREMONT DRIVE  
 SONOMA, CA



CUT SLOPE SEEDED WITH MEADOW MIX GRASSES

CUT SLOPE SEEDED WITH MEADOW MIX GRASSES

TREES WITHIN SCENIC SETBACK TO BE PLANTED IN INFORMAL GROUPINGS OF DECIDUOUS AND BROADLEAF TREES INCLUDING NATIVE OAKS

**CONCEPT LANDSCAPE PLAN**  
 Scale: 1" = 40'-0"

REFER TO SHEETS L1.2, L1.3 FOR ADDITIONAL PLANT DETAIL, PLANT LEGENDS, AND IRRIGATION WELO CALCULATIONS.

DATE: 9/1/22  
 MLA JOB #: 22-25  
 SCALE: 1" = 50'  
 DRAWN: DM



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**UPPER LEVEL PLANTING**   
 Scale: 1" = 20'-0"

PLANT LEGEND						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
<b>Trees</b>						
ARA	#24	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	.6	30	
AMA	#24	<i>Arbutus x Marina</i>	Marina Strawberry Tree	.3	9	
CCO	#24	<i>Cercis canadensis reniformis</i> 'Oklahoma'	Oklahoma Redbud	.3	6	
LIN	#24	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	.3	6	
OES	#24	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	.1	14	
PCK	#24	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese pistache	.3	14	
QAG	#24	<i>Quercus agrifolia</i>	Coast live oak	.1	25	
QLO	#24	<i>Quercus lobata</i>	Valley Oak	.3	6	
QTO	#24	<i>Quercus tomentella</i>	Island Oak	.3	21	
<b>Shrubs</b>						
AHA	#5	<i>Arcostaphylos densiflora</i> 'Harmony'	Harmony Manzanita	.3	71	
CAC	#5	<i>Carpenteria californica</i> 'Elizabeth'	Elizabeth Bush Anemone	.3	30	
CEC	#5	<i>Ceanothus x 'Concha'</i>	Concha California Lilac	.3	12	
DDA	#5	<i>Daphne x 'DaphJuro'</i>	Perfume Princess Daphne	.3	6	
LOC	#5	<i>Loropetalum chinense</i> 'PILG-III'	Purple Daydream Dwarf Loropetalum	.3	18	
NDC	#5	<i>Nandina domestica</i> 'Compacta'	Dwarf Heavenly Bamboo	.3	18	
RIC	#5	<i>Rhaphiolepis indica</i> 'Clara'	Clara Indian Hawthorn	.3	12	
SHH	#5	<i>Sarcococca hookeriana</i> var. <i>humilis</i> 'Fragrant Valley'	Fragrant Valley Sweet Box	.3	7	
<b>Perennials</b>						
LIP	#5	<i>Lavandula x intermedia</i> 'Phenomenal'	Phenomenal French Lavender	.3	37	

PLANT LEGEND						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
<b>Groundcover</b>						
#1		<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Coral Beauty	0.3	103	6' OC, Triangular Spacing
#1		Erosion Control Hydroseed Mix	Green to Gold Blend / Pacific Coast Seed	0.3	0	55 lbs per acre
<b>Ornamental Grass</b>						
BSB	#1	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	138	
FMA	#1	<i>Festuca mairei</i>	Atlas Fescue	.3	32	
MDU	#1	<i>Muhlenbergia dubia</i>	Fine Muhly	.3	161	
PAL	#1	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Dwarf Fountain Grass	.3	16	
<b>Bioretenion Areas</b>						
		Sod	Biofiltration Sod	0.3	6928 sqft	0
<b>Other</b>						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions, or Equal			24" Depth, Continuous
		California Native Wildflower Mix	Optional Add to Green to Gold Blend			8 lbs per acre

**FREMONT RANCH WINERY**  
 4310 FREMONT DRIVE  
 SONOMA, CA

DATE: 9/1/22  
 MLA JOB #: 22-25  
 SCALE: 1" = 20'  
 DRAWN: DM

**L1.2**  
 SHEET L1.2 OF 3

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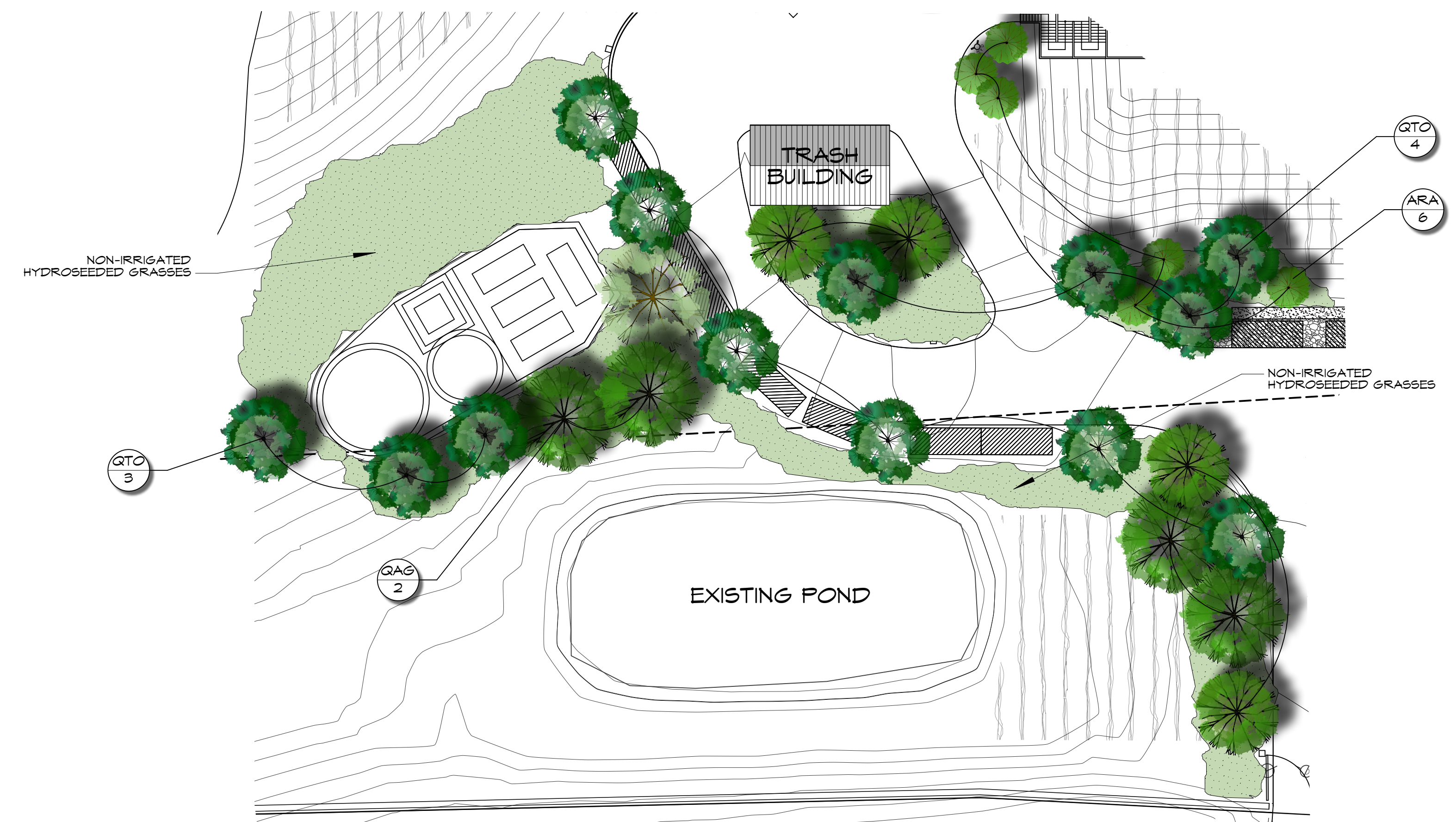
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CONCEPT PLANTING PLAN

FREMONT RANCH WINERY  
4310 FREMONT DRIVE  
SONOMA, CA



**LOWER LEVEL PLANTING WEST**  
Scale: 1" = 30'-0"

### MANA AND ETNU CALCULATIONS

1) Maximum Applied  
 $MANA = (ETO) (0.62) [(0.55 \times LA) + (0.45 \times SLA)]$

Where:  
 ETO = Annual Net Reference Evapotranspiration (inches)  
 0.45 = ET Adjustment Factor (Commercial)  
 0.55 = ET Adjustment Factor (Residential)  
 LA = Landscaped Area (square feet)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
 0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45) (Commercial)  
 0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55) (Residential)

Commercial (C) or Residential (R) C

A) Net Evapotranspiration Calculation  
 Local Reference ETO 43.40  
 31.47"/yr (Annual Rainfall) x .25 = 7.87 (Effective Rainfall)  
 Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 36.03

B) Adjusted Landscape Area Calculation  
 24,678 sf (Landscape Area) x 0.45 Adjustment Factor = 11,105.23 sf  
 0.00 sf (Special Landscape Area) x 0.55 Adjustment Factor = 0.00 sf  
 Sum of Adjusted Landscape Area = 11,105.23 sf

**MANA = 36.021 x .62 x 11,105 sf = 248,058 gal/yr**

2) Estimated Total Water Use (ETNU)  
 A) Net Evapotranspiration Calculation = 36.03  
 Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 36.03

B) Adjusted Landscape Area Calculation  
 1,011.87 sf Very Low Water Use x 0.01 = 10.12 sf  
 22,812 sf Low Water Use x 0.03 = 6,843.64 sf  
 848 sf Moderate Water Use x 0.06 = 50.88 sf  
 0.00 sf High Water Use x 0.0 = 0.00 sf  
 Sum of Adjusted Landscape Area = 7,454.36 sf

**ETNU = 36.03 x .62 x 7,454 sf / 0.81 = 209,196 gal/yr**

Irrigation Efficiency Factor  
 Square Footage of Landscape on Drip 24,678.23 sf  
 Square Footage of Landscape on Spray 0.00 sf  
 Total Square Footage of Landscape 24,678.23 sf  
 Adjusted Irrigation Efficiency Factor 0.81



**LOWER LEVEL PLANTING EAST**  
Scale: 1" = 30'-0"

### HYDROZONE SUMMARY TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
pretentiv	Sub-Surface Dripline	Low	0.3	13,953.71 sf	56.5%
pretentiv	Eco-Mat	Low	0.3	6,927.52 sf	28.1%
BUBBLER	Root Watering System	---	---	3,817.01 sf	15.5%
				24,678 sf	100%

### SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
Very Low	1,011.87	4%
Low	22,812.14	92%
Moderate	848.22	3%
High	0.00	0%
Total	24,678.23	100%

DATE: 9/1/22  
 MLA JOB #: 22-25  
 SCALE: 1" = 30'  
 DRAWN: DM