



vonRaesfeld & Associates

Architecture | Planning
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LETTER OF TRANSMITTAL / FINAL DESIGN REVIEW

DATE: November 10 2023

ATTN: Jen Chard
County of Sonoma - Planning & Building Department
2550 Ventura Avenue
Santa Rosa , CA 95403

RE: PLP20-0007
Saralee's Vineyard Winery, Tasting Room & Marketing Accommodation
Nunes Farms Tasting Room
Jackson Family Investments III, LLC
APN 057-070-047, -049, -050
3400 Slusser Rd. Windsor

In accordance with Conditions of Approval for the above referenced Use Permits, enclosed please find the following documents.

- Revised Plan set, issued as (delta) **Δ3 “Final Design Review 11.2023”**. All revision under the delta-3 issue are clouded and keyed with a Δ3.
- Written Response to Comments/Conditions from the Design Review Committee's July 20, 2022, Record of Action. (attached)

PLAN CHANGES:

The following changes to the plan are not a result of the Design Review Committee's comments / conditions:

1. The revised plan-set has eliminated the interior fireplaces based on the Green House Gas Study incorporated in the initial study.
2. An additional earth-berm and landscape screening was added to the west side of the Saralee Winery at the request and for the benefit of the neighbors.
3. Additional landscape screening was added to the west side of the existing duplex at the request and for the benefit of the neighbors.

WRITTEN RESPONSES TO COMMENTS

Design Review Committee's Record of Action; July 20, 2022, Comments/Conditions

SITE PLAN

1. Include two site sections demonstrating relationship of main winery building and for adjacent westerly parking area to River Road
Response Brelje & Race Engineers: In the virtual meeting with the project team and project planner, Jen Chard, on October 11, 2023, Jen stated that this comment has been addressed through revisions to the site grading and landscaping plans and no additional site sections were necessary.
2. Consider slightly adjusting SLS tasting room footprint to align with northerly vineyard rows.
Response vR|a Architects: Consideration was given to this intriguing suggestion. The proposed structure was sized and set in the existing dairy commodity pit excavation, while aligning directly on the view to Geyser Peak. To achieve the proposed realignment would necessitate additional grading (fill). Further, in order to maintain a reasonable separation to the winery building we believe it would necessitate the removal of several substantial trees. Accordingly, we believe the advantages of realignment to the vine rows is not worth in added complications.
3. See comments below under *Parking/Circulation* and *Landscaping* sections.

ARCHITECTURE

4. Recommended for approval as proposed.
Response vR|a Architects: Thank you

PARKING / CIRCULATION

5. Adjust layout of SLS tasting room parking lot to provide separation from and additional planting opportunity along adjacent east elevation of winery building.
Response vR|a Architects: The north barrel rooms have been shifted west, and the entry hardscape reduced to create a large planter between the parking and the building. The architectural and Civil drawings have been revised accordingly.

LANDSCAPING

6. Submit final planting and irrigation plan, including:
 - a. Selected planting materials for added planter area between SLS tasting room parking lot and adjacent winery building.
Response Girvin Associates: Additional low-water-use plant materials have been added to the area between the parking lot and the winery building to its west. WELO calculations have also been updated to reflect this change.
 - b. Additional native tree selections to provide sufficient screening of winery main parking area from River Road,
Response Girvin Associates: Additional trees, such as Arbutus or Laurus, have been added to the west of the main parking area as a screening measure.

COLORS / MATERIALS

7. Submit color and materials board details for final review
Response vR|a Architects: The final Material/Color boards (A2.10 & A3.7) have been issued in the set

LIGHTING

8. Submit lighting plan details for final review, including specifics on down-lit fixtures for pathway lighting

Response vR|a Architects: The building entrances and covered patio lighting are all down-lit fixtures as indicated on the building elevations; fixture types are shown on the Material/Color boards (A2.10 & A3.7).

Response Girvin Associates: All pathways, including the newly added pathway north of the winery building, are lit with pathway lighting (L2.00). Detailed specifications for all lighting fixtures are attached as supplemental materials.

SIGNAGE

9. Submit proposed signage elevations and color and material details for final review, if applicable.

Response Korman Development: After further consideration and responses from ownership, we have decided to hold-off on the Design Review of the signage. There is no clear timing of the actual construction of the project so we will defer the design of the actual signage until the timing is more certain and in coordination with the construction drawings and approvals by the County.