From: Linda Kay Hale
To: Hannah Spencer
Cc: info@votma.com
Subject: DHR210010
Date: Monday, September 4, 2023 7:38:57 PM

EXTERNAL

To the Sonoma Planning Commission
Attn: Hannah Spencer

re: Yucaipa Investments/Kenwood Ranch

We would like the Planning Commission to be be acutely aware that the site for the homes, winery, and art gallery now known as Kenwood Ranch was approved for development long before two devastating fires, one searing this property and burning trees and destroying homes. Climate events such as atmospheric rivers have continued to down trees and have created landslides throughout the Valley.

Traffic conditions have changed in Sonoma Valley with delays along Arnold Drive and Stage Gulch Road as well as through the city of Sonoma. Huge developments are now planned along the two major arteries through the Valley. The proposed winery EIR that was adopted in 2004 over 20 years ago is inadequate. The addendum proposed to address these issues is inadequate for the following reasons:

It does not adequately address the impacts of the **wildfire evacuation plan** for the new winery (also proposed to include the Inn/Spa/Restaurant that had previously been approved) or Sonoma Valley's need to update The Valley floor evacuation plan.

The transportation and cumulative impacts assessments in Addendum #2 do not adequately assess the change in traffic and development since 2004, or the plans for new development (e.g., SDC and Hanna projects) in Sonoma Valley since the initial EIR was completed.

Thank you for addressing
the above challenges when reviewing this property.

Sincerely,
Linda Hale
Glen Ellen

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September 5, 2023

Sonoma County Planning Commission
575 Administration Drive
Santa Rosa, California 95403
Sent via email to: PlanningAgency@sonoma-county.org

RE: DHR21-0010 Appeal from DRC Action 05-31-23

Dear Commissioners:

The purposes of this letter are to: (i) provide background information; (ii) explain what the Planning Commission (Commission) can consider when hearing an appeal of a design review approval; (iii) show why the Valley of the Moon Alliance (VOTMA) has left the Commission no choice but to deny its June 12, 2023 appeal of the Design Review Committee's May 31, 2023 approval of an addendum under CEQA and its design review approval for the Kenwood Ranch Winery; and (iv) briefly summarize the applicant's community outreach.

Background

In 2004, the Sonoma County Board of Supervisors (Board) certified an EIR and adopted a Statement of Overriding Considerations for light pollution and traffic for the Sonoma Country Inn Project.[1] The Board also approved a general plan amendment, rezoning, subdivision map, and a use permit for an inn/spa/restaurant and winery, among other things. The use permit contained 108 conditions of approval for the inn/spa/restaurant and 108 conditions of approval for the winery. VOTMA challenged the 2004 approvals in court and Sonoma County (County) and the-then applicant prevailed at trial and again in the Court of Appeal. In 2007, the County recognized that the use permit is a protected vested right. In 2018, the Board denied VOTMA's appeal of a design review approval for the inn/spa/restaurant component of the 2004 project.

As approved in the 2004 vested use permit, the winery is a 10,000-case winery, with tasting open to the public, retail wine sales, an art gallery, a "country store" or marketplace, and 20 special

[1] The Sonoma Country Inn Project is now called the Kenwood Ranch Project.

events per year with up to 200 participants per event. Winery condition of approval 97 requires the winery to undergo design review before the County can issue building permits. Condition of approval 47(b) limits event hours to 7:00 p.m. – 10 p.m. on weekdays, Saturdays from 9:00 a.m. – 3:00 p.m. and 7:00 p.m. – 10:00 p.m. (except that six special events per year may start before 3:00 p.m. and end after 7:00 p.m.), Sundays 9:00 a.m. – noon and 7:00 p.m. – 10:00 p.m. Only wine-tasting dinners are permitted on Sunday evenings. Groundwater use for the winery is likewise regulated by Condition of Approval 60 and Exhibit 5.5-4 in the 2004 FEIR (winery groundwater use is limited to 3.0 AF/year). Noise is regulated by conditions 47 and 59, and the owner is required to retain a sound consultant to monitor noise during the first year of operation to ensure compliance with the noise limits and to submit written noise monitoring reports to PRMD. (See condition No. 47(d).) Lighting is regulated by conditions 98 and 99. Condition 99 imposes an LZ1 lighting standard, the standard used for parks, recreation areas, and wildlife preserves.

Thus, the current owner submitted a design review application for the winery. The Design Review Committee heard and approved the application on April 19, 2023. Due to alleged procedural infirmities, the Design Review Committee heard and approved the design review application again on May 31, 2023. VOTMA appealed the May 31, 2023, approvals, which led to this September 7, 2023 hearing.

Commission's Authority

Because this is an appeal of a design review approval, the Commission's jurisdiction is limited by the County's Design Review Ordinance. The Commission may consider design, architecture, aesthetics, height, massing, landscaping, lighting, colors, materials, and signs. (Sonoma County Code (SCC) § 26-82-030.)

For CEQA purposes, and considering the addendum to the 2004 EIR, the Commission's authority is limited to those items that the Commission can shape under the County's Design Review Ordinance. For example, one court held that a city's approval of a multi-unit housing project was limited to design review issues, and CEQA analysis could not be invoked for non-design review issues raised by opponents, including parking, traffic, safety, historic resources, or soil contamination. (See e.g., *San Diego Navy Broadway Complex Coalition v. City of San Diego* (2010) 185 Cal.App.4th 924, 933 ("*Navy Broadway*", *citing Friends of Westwood, Inc. v. City of Los Angeles* (1987) 191 Cal. App. 3d 259, 266–267 ("*Westwood*").).

Other courts have similarly held that lead agencies are restricted in applying CEQA and its impact analyses based on what their discretionary review allows them to address:

- "Unless a public agency can shape the project in a way that would respond to concerns raised in an EIR, or its functional equivalent, environmental review would be a meaningless exercise." (*Navy Broadway, supra,* 185 Cal.App.4th at 933 [City's design and aesthetic review of waterfront development did not extend to CEQA analysis of non-design review matters, including water, air quality, and greenhouse gas issues.], *citing Westwood, supra* 191 Cal.App.3d at 266–267.)

- "[T]he exercise of an agency's authority under a particular law must be within the scope of the agency's authority provided by that law and must be consistent with express or implied limitations provided by other laws." (*McCorkle Eastside Neighborhood Group v. City of St. Helena*, (2018) 31 Cal.App.5th 80, 92 ("*McCorkle*"), *citing Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1014-1015].) "In this case, the City Council found the design review ordinances prevented it from disapproving the project for non-design related matters. This was correct." (*McCorkle*, *supra*, 31 Cal.App.5th at 92 [City's approval of a multi-unit housing project was limited to design review issues, and CEQA analysis could not be invoked for non-design review issues raised by opponents, including parking, traffic, safety, historic resources, or soil contamination.].)
- "CEQA does not apply to an agency decision simply because the agency may exercise some discretion in approving the project or undertaking. Instead[,] to trigger CEQA compliance, the discretion must be of a certain kind; it must provide the agency with the ability and authority to "mitigate ... environmental damage" to some degree.' (*Sierra Club v. County of Sonoma*, (2017) 11 Cal.App.5th 11, 23 ("*Sierra Club*")(italics omitted) [County Agricultural Commissioner's issuance of an erosion control permit did not confer sufficient discretion upon the Commissioner to trigger CEQA review]*, citing San Diego Navy Broadway, supra,* 185 Cal.App.4th at 934 [*citing Leach v. City of San Diego* (1990) 220 Cal.App.3d 389, 394).)
- Voluntary actions also do not trigger CEQA. (*Sierra Club* 11 Cal.App.5th at 30.)

Here is a matrix showing the overlap between the County's Design Review Ordinance[2] and CEQA and thus, what is at issue during this hearing:

[2] The Design Review Ordinance is Sonoma County Code Chapter 26-82, or Sonoma County Code sections 26-82-005 through 26-82-040.

CEQA Addendum Section	PC Authority	PC Ability to Regulate (Yes/No)
E.1: Land Use	None	No
E.2: Traffic & Circulation a. Cumulative Traffic Volume b. Trip Generation c. Parking Lot Layout and Emergency Evacuation	SCC §§ 26-82-030 (c)[street design], (k)[parking lot landscaping], (l)[parking lot layout], (m)[parking lot circulation], (o)[off street parking and driveway paving], and (q)[off street parking]	Yes: Jurisdiction limited to design elements of streets and parking lots
E.3: Hydrology and Water Quality a. Grading b. Fire Damage and Potential Debris Flow	SCC § 26-82-030(d) [landscaping for erosion control]	Yes: Landscaping for erosion control only
E.4: Wastewater Disposal	None	No
E.5: Water Use and Supply a. Water Use Calculations b. Groundwater Supply	None	No
E.6: Biological Resources a. Plants b. Animals	None	No
E.7: Geology & Soils	Condition of Approval 97(c) [review of Grading Plan]	Yes: Jurisdiction limited to Grading Plan review for visual impacts from SR 12 only
E.8: Visual & Aesthetic Quality a. View Impacts-Design Changes b. View Impacts-Drought Damage c. View Impacts-Fire Damage d. Light Pollution	SCC §§ 26-82-030 (a)[building orientation], (b)[structure design], (c)[street design], (d)[landscaping for erosion control], (e)[screening of trash enclosures], (g)[signs], (h)[undergrounding utilities], (k)[landscaping in parking areas], and (n) [lighting in parking areas] Condition of Approval: 97(a)[building colors and materials], 97(c)[review of project plans (grading, development, landscaping sign, elevations) colors & materials], 98[review of	Yes: Jurisdiction for plan assessment limited to view-related impacts from SR 12 per language of COA 97 Other visual and aesthetic review limited by language of SCC and COAs

CEQA Addendum Section	PC Authority	PC Ability to Regulate (Yes/No)
	lighting plans], 103(e)(6)[signs]	
E.9: Cultural Resources	None	No
E.10: Air Quality	SCC § 26-82-030(d) [landscaping for erosion control]	Yes: Landscaping for dust control only
E.11: Noise	SCC § 26-82-030(i) [screening of mechanical and air conditioning units]	Yes: Sound baffling for mechanical and air conditioning units only
E.12: Wildfires	None	No
E.13: Cumulative Impacts a. Changed Circumstances b. Greenhouse Gas	None	No

VOTMA's Appeal Must be Denied

VOMTA appealed the Design Review Committee's May 31, 2023, approval on three grounds: (1) traffic and transportation impacts; (2) the proposed evacuation plan; and (3) cumulative impacts. The Commission must deny the appeal because it has no legal authority to consider any of these items. VOTMA lodged other objections during the design review process, which are also addressed in this letter.

Traffic and Transportation

Traffic and transportation impacts were studied extensively in the 2004 DEIR and FEIR, and raising these issues now is barred under the doctrine of *res judicata*. Any issue that was or could have been litigated and resolved in connection with the lawsuit challenging the 2004 approvals is barred. (*Ione Valley Land, Air, & Water Defense Alliance, LLC v. County of Amador* (2019) 33 Cal.App.5th 165 [objections regarding a recirculated EIR were barred by *res judicata* as related to the prior litigation on the original EIR].)

Vehicles Miles Travelled, or VMT, is an old metric, used by the federal government under the Clean Air Act since at least 1993, but has only been a CEQA requirement since July 2020. A new regulatory requirement does not require subsequent CEQA review. (Pub. Res. Code, § 21166, 14 Cal. Code Regs., § 15152, *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 [new CEQA Guideline requiring an agency to study greenhouse gas (GHG) was not new information because the potential effects of GHG were known and could have been addressed when the earlier EIR was certified] and *Fort Mohave Indian Tribe v. Department of Health Servs.* (1995) 38 Cal.App.4th 1574, 1605 [new regulation designating

critical habitat for an endangered species was not new information requiring additional CEQA review because the original EIR studied impacts to the species].)

Wildfire

Wildfire claims are barred under *res judicata.* Wildfire was raised in the 2004 CEQA process. Virginia Harper Harrison commented:

> The whole Sonoma Valley/Valley of the Moon/Kenwood area, like all of California, is subject to seasonal fire danger. Building up to the slopes of Hood Mountain in any density only asks for disaster. It increases the costs of both fire protection, fire fighting, and fire disaster damage . . . Thousands of trees will have to be cut down for fire safety . . . [f]irestorms have occurred regularly every ten to twenty years of so in this area. They are impossible to prevent in these areas . . . (FEIR, comment 55 and response thereto.)

Wildfires are not new information that could not have been known when the 2004 EIR was certified. To the contrary, wildfires were discussed during the 2004 CEQA process, and the Glass Fire does not meet the requirements for subsequent CEQA review. VOTMA also erroneously claims that climate-change induced wildfires constitute "new information" independently triggering the need for a subsequent EIR. Wildfire will not have significant effects that were omitted from the 2004 EIR's analysis, nor will impacts from wildfire be substantially more severe than was discussed in the 2004 EIR. (Addendum #2 to 2004 EIR, p. 38.) Therefore, neither wildfire nor climate change-induced wildfire trigger a subsequent EIR. (Cal. Code Regs, tit. 14, § 15162, sub. (a)(3).)

Evacuation Plan

Wildfire and consideration of whether or not a project would substantially impair an adopted emergency response or emergency evacuation plan became a CEQA requirement in 2018. (CEQA Guidelines, Appendix G, section XX.) Wildfire is a new CEQA requirement that does not trigger subsequent CEQA review. The applicant, recognizing the importance of this issue, voluntarily created a robust evacuation plan and wildfire study. Wildfire modeling shows that the winery development will reduce the risk of wildfire and slow a wildfire's progress, allowing more time for evacuations. (CEQA Checklist, Appendix S, "Wildfire Assessment", wildfire modeling prepared by FlameMapper.) Voluntarily engaging in early evacuation of the site to ensure no conflict with existing residences and that winery guests will clear the studied evacuation zone long before a mandatory evacuation order does not give the Commission jurisdiction over this issue (Appendix O1, O2, P2, R to the 2023 CEQA Checklist, and June 27, 2023, Memorandum for Fehr & Peers studying winery evacuation traffic and concluding that with early evacuation, there is no evacuation impact to existing residents. (See *Sierra Club*, *supra*, 11 Cal.App.5th 11, 30 [voluntary actions do not trigger CEQA].)

Similarly, voluntarily adding an Emergency Vehicle Access route (EVA) that has independent utility under CEQA, does not give the Commission jurisdiction over the EVA. Notably, a secondary access road was discussed and found to be unnecessary in the 2004 EIR. (See 2004 FEIR, p. 9.0-110 to 9.0-111 [comment letter from Bob Ubaldi, Kenwood Fire Protection District, and response to Mr. Ubaldi's comment letter].) Secondary access is also barred under *res judicata*.

A redundant EVA on the adjacent Graywood Ranch is allowable and can be built independently of and irrespective of the Kenwood Winery. Thus, the EVA has independent utility under CEQA. (*Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1223.) Both Kenwood and the Gray (also called "Graywood") Ranches have completed their respective and separate entitlement processes. In 2009, the County approved a subdivision and adopted a Mitigated Negative Declaration for the Gray Ranch. Each project is under separate corporate ownership with overlapping ownership in the separate limited liability companies. Development of the two ranches is occurring independently of the another. The owners of the two ranches can grant irrevocable, mutual easements for EVA access and evacuation purposes, irrespective of the winery design review application. The EVA road could also be built to serve only the Graywood lots. Voluntary actions, such as the establishment of the mutual easement for a redundant EVA between the two ranches, does not confer CEQA jurisdiction upon the Commission. (*Sierra Club*, *supra*, 11 Cal.App.5th at 30.)

Cumulative Impacts

Like traffic, cumulative impacts were studied in the 2004 EIR. The issue was so significant that in response to comments on the DEIR, the County added an additional 16 projects to the cumulative impacts analysis in the FEIR. (See 2004 FEIR at p. 9.0-27, Master Response E.)

Parking

VOTMA, in its April 19, 2023 letter, claimed the winery has excess parking. This claim is barred under *res judicata* and is incorrect. The traffic analysis in the DEIR, at page 5.2-69, discusses parking and includes a shuttle:

> Parking for the winery would consist of 147 spaces, and would include parking for visitors, inn and winery area employees, and public trail parking. A cluster of 12 spaces would serve the general store (public wine tasting room), a 45-space lot would serve the winery/events pavilion, 19-space and 11-space lots would be provided for winery/events pavilion overflow parking, and a *60 space lot would be provided for employee parking. A shuttle would be available for inn/spa/restaurant employee transport to and from the winery and events pavilion employee parking lot.* Parking for the public trail (12 parking spaces for automobiles) would be designated in the winery parking lot. (emphasis added)

The Project Description also stated: *[p]arking for the winery/events area consists of 147 spaces, and includes parking for visitors, inn and winery area employees and public trail parking."* (DEIR p. 2.0-1.)(emphasis added.) Contrary to VOTMA's assertion, the winery is not "overparked." The parking spaces VOTMA takes issue with were always intended for resort employee parking and shuttling employees to and from the resort.

Soil Stability/Debris Flow/Mudflows

Geology and soil stability are also barred under *res judicata*. Nevertheless, I am attaching a complete Geotech study for the winery site and a letter from a licensed Engineering Geologist confirming that there are no post-Glass Fire debris flows or mudflows on the ranch, including the winery site.

Changed Circumstances

VOTMA claims that preparation of an addendum under CEQA was improper due to changed circumstances — specifically the occurrence of wildfires, drought, and winery events in the area. For changed circumstances to trigger a subsequent EIR, those circumstances must be substantial, create new or more severe significant impacts, require major revisions to the prior EIR, and must not have been analyzed in the EIR. (Cal. Code Regs, tit. 14 § 15162, sub. (a)(2).) None of these issues constitute "changed circumstances" sufficient to trigger a subsequent EIR. As previously discussed above, wildfire is a known and regular occurrence in the area—a fact acknowledged in the 2004 EIR. Drought was also studied in the 2004 EIR as a reoccurring and known occurrence in the area. (2004 FEIR, pp. 9.0-69 through 106.) The list of existing and planned wineries with events was included in the baseline and analyzed the cumulative impacts assessments of the 2004 EIR. (2004 FEIR at pp. 9.0-27–31, Master Response E.)

Because VOTMA's substantive claims were assessed in the 2004 EIR and the 2004 EIR's conclusions were made with the knowledge that wildfire, drought, and winery events were a part of the environment within which the project would be developed, these issues are not "changed circumstances" sufficient to trigger a subsequent EIR under CEQA. (*See, e.g.*, *Committee for Re-Evaluation of the T-Line Loop v San Francisco Mun. Transp. Agency* (2016) 6 Cal.App.5th 1237, 1255 [EIR had assumed changes in circumstances would occur and considered associated impacts.] and *Fund for Envt'l Defense v County of Orange* (1988) 204 Cal.App.3d 1538, 1550 [area surrounding a project expanded to become parkland and court ruled no changed circumstances because physical nature of area did not change and change in circumstances raised no new adverse effects that were not analyzed and discussed in the original EIR.].)

Passage of Time as "New Information"

VOTMA asserts the "passage of time" since the county certified the 2004 EIR triggers a subsequent EIR under CEQA. However, courts have found that mere passage of time does not constitute a substantial change under CEQA sufficient to trigger the need for a subsequent EIR. (*See e.g.*, *Committee for Re-Evaluation of T-Line Loop v. San Francisco Municipal Transportation Agency* (2016) 6 Cal.App.5th 1237, 1254.) What matters is that the 2004 EIR analyzed the relevant issues.

Chimneys

The Sonoma County Code measures height at the topmost part of the roofline and excludes architectural features. (Sonoma County Code, § 26-04-020.) Chimneys at the winery are not subject to the height limit for the DA zoning district, as the Sonoma County Code defines the word "height". All restrictions regarding the burning of fuel contained in the Conditions of Approval for the winery will be followed.

Event Limitations

Mitigation Measure 5.8-2(a) limits most winery events to weekday non-peak traffic times until the County establishes its winery event coordination program. This mitigation along with winery Condition of Approval number 47(b) sets defined time limits on the approved winery events.

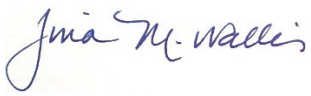
Every issue VOTMA raised in this proceeding is barred or exceeds the Commission's jurisdiction. Therefore, VOTMA has left the Commission no choice but to deny the appeal in its entirety.

Community Outreach

For informational purposes only, the applicant has reached out to at least 175 residents in the vicinity of the project site, met with at least 60 nearby residents, held at least six on-site, small scale community meetings, including VOTMA board members, Robert Ferguson Observatory board members, and the Kenwood Press, and hosted a large open house on November 12, 2022 attended by at least 150 members of the community. The presentations from the open house were recorded and are available at https://kenwoodranch.net/open-house or https://vimeo.com/774444953.

Thank you for your consideration. I am happy to answer any questions you have about this letter during the September 7, 2023, appeal hearing.

Very truly yours,



Tina M. Wallis
Law Offices of Tina Wallis, Inc.

C: Jennifer Klein, Chief Deputy County Counsel
Hannah Spencer, Chief Planner
Peters, Roger, VOTMA Representative

Enclosures:

1. RGH Report, prepared by Ryan Padgett and Eric Chase, dated October 27, 2021 (28 pdf pages)
2. Letter from Ryan Padgett and Eric Chase at RGH, dated April 18, 2023 (two pages)

RGH CONSULTANTS

Experience is the difference

GEOTECHNICAL STUDY REPORT

KENWOOD RANCH WINERY
CAMPAGNA LANE
KENWOOD, CALIFORNIA

Project Number:

4651.02.04.1

Prepared For:

Kenwood Ranch LLC
Attention: Chuck Conner
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October 27, 2021

REGISTERED PROFESSIONAL ENGINEER
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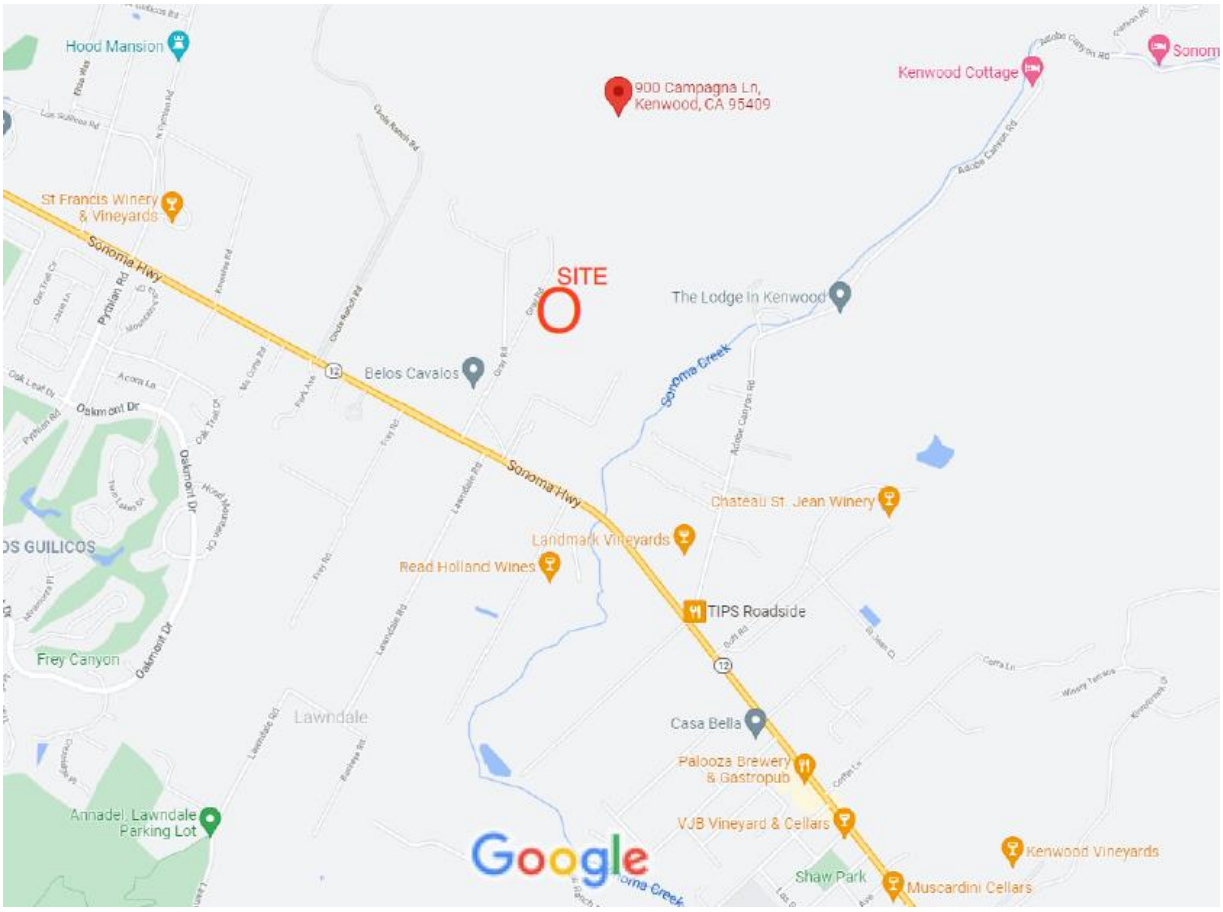
INTRODUCTION

This report presents the results of our geotechnical study for the winery to be constructed off Campagna Lane in Kenwood, California. The property extends over gently sloping terrain on the eastern side of the road. It appears that the property burned in one of the recent wildfires. The site location is shown below.



We understand the winery will include a public tasting room, a marketplace, market back of house, fermentation rooms, cold storage, barrel storage, member tasting, and service buildings. The structure will have concrete slab-on-grade floors supported on spread footings. Foundation loads are expected to be typical of the light to moderately heavy type of construction proposed. We anticipate that grading could include cuts and fills on the order of 1 to 4 feet. Retaining walls may be required to provide level breaks across the site. The winery will have asphalt paved driveways and parking with solar canopies over portions of the parking.

SCOPE

The purpose of our study, as outlined in our Professional Service Agreement dated October 12, 2021, was to generate geotechnical information for the design and construction of the project. Our scope of services included reviewing selected published geologic data pertinent to the site; evaluating the subsurface conditions with test pits and laboratory tests; analyzing the field and laboratory data; and presenting this report with the following geotechnical information:

1. A brief description of the soil and groundwater conditions observed during our study;

2. A discussion of seismic hazards that may affect the proposed improvements winery; and

3. Conclusions and recommendations regarding:

    a. Primary geotechnical engineering concerns and mitigating measures, as applicable;

    b. Site preparation and grading including remedial grading of weak, porous, compressible and/or expansive surface soil;

    c. Foundation type(s), design criteria, and estimated settlement behavior;

    d. Lateral loads for retaining wall design;

    e. Support of concrete slabs-on-grade;

    f. Preliminary pavement thickness based on our experience with similar soil and projects;

    g. Utility trench backfill;

    h. Geotechnical engineering drainage improvements; and

    i. Supplemental geotechnical engineering services.

STUDY

Site Exploration

We reviewed our previous geotechnical studies in the vicinity and selected geologic references pertinent to the site. The geologic literature reviewed is listed in Appendix A. On October 1, 2021, we performed a geotechnical reconnaissance of the site and explored the subsurface conditions by excavating 12 test pits with a track-mounted excavator at the approximate locations shown below. The test pit locations were determined approximately and should be considered accurate only to the degree implied by the method used. Our personnel located and logged the test pits and obtained samples of the materials encountered for visual examination, classification, and laboratory testing.

A summary of our test pits is shown in the **Subsurface** section below. The test pit summary shows our interpretation of the subsurface soil and groundwater conditions on the date and at the locations indicated. Subsurface conditions may vary at other locations and times. Our interpretation is based on visual inspection of soil and bedrock samples, laboratory test results, and interpretation of excavation resistance. The location of the soil boundaries should be considered approximate. The transition between soil types may be gradual.

Laboratory Testing

The samples obtained from the test pits were transported to our office and re-examined to verify soil classifications, evaluate characteristics, and assign tests pertinent to our analysis. Selected samples were laboratory tested to determine their classification (Atterberg Limits, percent of silt and clay) and expansion potential (Expansion Index - EI). The test results are presented below in the **Subsurface** section.

SITE CONDITIONS

General

Sonoma County is located within the California Coast Range geomorphic province. This province is a geologically complex and seismically active region characterized by sub-parallel northwest-trending faults, mountain ranges and valleys. The oldest bedrock units are the Jurassic-Cretaceous Franciscan Complex and Great Valley sequence sediments originally deposited in a marine environment. Subsequently, younger rocks such as the Tertiary-age Sonoma Volcanics group, the Plio-Pleistocene-age Clear Lake Volcanics and sedimentary rocks such as the Guinda, Domengine, Petaluma, Wilson Grove, Cache, Huichica and Glen Ellen formations were deposited throughout the province. Extensive folding and thrust faulting during late Cretaceous through early Tertiary geologic time created complex geologic conditions that underlie the highly varied topography of today. In valleys, the bedrock is covered by thick alluvial soil.

Geology

Published geologic maps (Delattre et al., 2007) indicate the property is underlain by early to late Pleistocene older alluvial deposits, undivided. These deposits are shown to consist of moderately to deeply dissected alluvial fan, stream terrace, or basin deposits.

Landslides

Published landslide maps (Dwyer, 1976) do not indicate large-scale slope instability at the site, and we did not observe active landslides at the site during our study.

Surface

The winery property extends primarily over relatively flat to gently sloping terrain. The vegetation consists of seasonal grasses and weeds with mature trees. The area appears to have burned during one of the recent wildfires as there is debris on site. There are also piles of fill up to about 15 feet tall on the property. In general, the ground surface is soft and spongy. This is a condition generally associated with weak, porous surface soil. Natural drainage consists of sheet flow over the ground surface that concentrates in man-made surface drainage elements such as roadside ditches, and natural drainage elements such as swales and creeks.

Subsurface

Our test pits and laboratory tests indicate that the portion of the site we studied is blanketed by weak surface soil consisting of clayey sand and clayey gravel that extends to depths ranging from 1 to 3½ feet. This soil exhibits low plasticity (LL = 30 and 31; PI = 8 and 9) and very low expansion potential (EI = 2 and 6). Weak surface soil are materials with varying density, strength, compressibility, and shrink-swell characteristics that often has an unknown settlement behavior under new loads. These surface

materials are underlain by gravel and cobbles. A summary of the subsurface conditions found in our test pits is given below. Based on Table 20.3-1 of American Society of Civil Engineers (ASCE) Standard 7-16, titled "Minimum Design Loads and Associated Criteria for Buildings and Other Structures" (2017), we have determined a Site Class of D should be used for the site.

Test Pit #	Depth (ft.)	Description
TP-1	0-2	BROWN CLAYEY SAND WITH GRAVEL (SC) loose, dry, porous, abundant rootlets (LL=30, PI=8, -#200=40.5%, EI=2)
	2-7	BROWN GRAVEL WITH SAND, CLAY, AND COBBLES (GP) medium dense, dry, cobbles to 1-foot in diameter
	7-9	BROWN SILTY SAND WITH GRAVEL (SM) dense, moist, gravel to 3 inches in diameter
TP-2	0-2	BROWN CLAYEY SAND WITH GRAVEL (SC) loose, dry, porous to 1½ feet, abundant rootlets (LL=30, PI=8, -#200=40.5%, EI=2)
	2-7	BROWN GRAVEL WITH SAND, CLAY, AND COBBLES (GP) dense, dry, cobbles to 1-foot in diameter
TP-3	0-2	BROWN CLAYEY SAND WITH GRAVEL (SC) loose, dry, porous, abundant rootlets (LL=30, PI=8, -#200=40.5%, EI=2)
	2-5	BROWN GRAVEL WITH SAND, CLAY, AND COBBLES (GP) dense, dry, porous with roots to 3 feet, cobbles to 1-foot in diameter
TP-4	0-1	BROWN CLAYEY SAND WITH GRAVEL (SC) medium dense, dry, porous to 6 inches
	1-2.5	BROWN GRAVEL WITH SAND, CLAY, AND COBBLES (GP) dense to very dense, dry, cobbles to 1-foot in diameter
TP-5	0-1.5	BROWN CLAYEY GRAVEL WITH SAND (GC) loose to medium dense, dry, porous (LL=31, PI=9, -#200=21.6%, EI=6)
	1.5-4.5	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 2-foot in diameter
TP-6	0-2.5	BROWN CLAYEY GRAVEL WITH SAND (GC) loose to medium dense, dry, porous (LL=31, PI=9, -#200=21.6%, EI=6)
	2.5-3	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 2-foot in diameter

Test Pit #	Depth (ft.)	Description
TP-7	0-3	BROWN CLAYEY GRAVEL WITH SAND (GC) loose to medium dense, dry, porous to 2½ feet
	3-4.5	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 18 inches in diameter
TP-8	0-3	BROWN CLAYEY GRAVEL WITH SAND (GC) loose to medium dense, dry, porous, abundant roots (LL=31, PI=9, -#200=21.6%, EI=6)
	3-4	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 18 inches in diameter
TP-9	0-3.5	BROWN CLAYEY GRAVEL WITH SAND AND COBBLES (GC) loose to medium dense, dry, porous to 3 feet, roots
	3.5-5	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 1-foot in diameter
TP-10	0-3	BROWN CLAYEY GRAVEL WITH SAND AND COBBLES (GC) loose to medium dense, dry, porous to 3 feet, roots
	3-4	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 1-foot in diameter
TP-11	0-3	BROWN CLAYEY GRAVEL WITH SAND AND COBBLES (GC) loose to medium dense, dry, porous to 3 feet, abundant roots
	3-3.5	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 1-foot in diameter
TP-11	0-3.5	BROWN CLAYEY GRAVEL WITH SAND AND COBBLES (GC) loose to medium dense, dry, roots to 2 feet
	3.5-5	BROWN COBBLES WITH SILT AND SAND dry, cobbles to 1-foot in diameter

Corrosion Potential

Mapping by the Natural Resources Conservation Service (2021) indicates that the corrosion potential of the near surface soil is high for uncoated steel and moderate for concrete. Performing corrosivity tests to verify these values was not part of our requested and/or proposed scope of work. Should the need arise, we would be pleased to provide a proposal to evaluate these characteristics.

Groundwater

Free groundwater was not observed in our test pits at the time of excavation. Fluctuation in the groundwater level typically occurs because of a variation in rainfall intensity, duration and other factors such as flooding and periodic irrigation.

DISCUSSION AND CONCLUSIONS

Seismic Hazards

Faulting and Seismicity

We did not observe landforms within the area that would indicate the presence of active faults and the site is not within a current Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). Therefore, we believe the risk of fault rupture at the site is low. However, the site is within an area affected by strong seismic activity and future seismic shaking should be anticipated at the site. It will be necessary to design and construct the proposed improvements in strict adherence with current standards for earthquake-resistant construction.

Liquefaction

Liquefaction is a rapid loss of shear strength experienced in saturated, predominantly granular soil below the groundwater level during strong earthquake ground shaking due to an increase in pore water pressure. The occurrence of this phenomenon is dependent on many complex factors including the intensity and duration of ground shaking, particle size distribution and density of the soil. Granular soil was encountered at the site, so liquefaction needs to be evaluated.

Because we used test pits for exploration, we do not have blow-counts to analyze for liquefaction potential. Therefore, we used alternate methods of analysis. As discussed in the “Geology” section, the subsurface soils are early to late Pleistocene older alluvial deposits. According to the work of Youd and Perkins (1978), soils of this age have a low susceptible to liquefaction. Furthermore, subsurface layers at the site have cobbles that are 1 to 2 feet in diameter. To our knowledge, there are no documented cases of cobbles liquefying. In addition, the layer below the cobbles was logged as being dense. Soils that are dense have a low susceptibility to liquefaction. Based on the above information, we judge that the potential for liquefaction at the site is low.

Densification

Densification is the settlement of loose, granular soil above the groundwater level due to earthquake shaking. Typically, granular soil that would be susceptible to liquefaction, if saturated, are susceptible to densification if not saturated. Provided remedial grading is performed as recommended herein, we judge there is a low potential for densification to impact structures at the site.

Geotechnical Issues

General

Based on our study, we judge the proposed improvements can be built as planned, provided the recommendations presented in this report are incorporated into their design and construction. The primary geotechnical concerns during design and construction of the project are:

1. The presence of fill piles up to 15 feet tall;

2. The presence of 1 to 3½ feet of weak, porous, compressible surface soil and heterogeneous fill;

3. The detrimental effects of uncontrolled surface runoff and groundwater seepage on the long-term satisfactory performance of wineries; and

4. The strong ground shaking predicted to impact the site during the life of the project.

Fill Piles

Fill piles need to be moved from areas where grading is planned so remedial grading of near surface soils can be performed as recommended herein.

Weak, Porous Surface Soil

Weak, porous surface soil, such as that found at the site, appears hard and strong when dry but will lose strength rapidly and settle under the load of fills, foundations, slabs, and pavements as its moisture content increases and approaches saturation. The moisture content of this soil can increase as the result of rainfall, periodic irrigation or when the natural upward migration of water vapor through the soil is impeded by, and condenses under fills, foundations, slabs, and pavements. The detrimental effects of such movements can be reduced by strengthening the soil during grading. This can be achieved by excavating the weak soil and replacing it as properly compacted (engineered) fill.

Foundation, Slab and Pavement Support - After remedial grading, satisfactory foundation support for the structures can be obtained from spread footings bottomed on the engineered fill or firm, native soil. Interior slab-on-grade floors, exterior slabs and pavements can also be satisfactorily supported on the engineered fill.

Excavation Difficulty

Site excavation will encounter cobbles ranging from 1 to 2 feet in diameter a few feet below the surface. These cobbles will be difficult to excavate and will create irregular sidewalls, which will be a problem for utility trench excavations. The contractors and subcontractors bidding this job should read this report and become familiar with site conditions as they pertain to their operation and the appropriate equipment needed to perform their tasks.

On-Site Soil Quality

We anticipate that, with the exception of organic matter and of rocks or lumps larger than 6 inches in diameter, the excavated material will be suitable for re-use as general fill and engineered fill in below buildings, exterior slabs, and pavements.

Settlement

Provided remedial grading is performed as recommended herein, we estimate that differential settlement across individual buildings will be about ½ inch.

Surface Drainage

Because of topography and location, the site will be impacted by surface runoff from the upgradient slopes. Surface runoff typically sheet flows over the ground surface but can be concentrated by the planned site grading, landscaping, and drainage. The surface runoff can pond against structures and seep into the slab rock. Therefore, strict control of surface runoff is necessary to provide long-term satisfactory performance of projects constructed on or near hillsides. It will be necessary to divert surface runoff around improvements, provide positive drainage away from structures, and install energy dissipaters at discharge points of concentrated runoff. This can be achieved by constructing the building pad several inches above the surrounding area and conveying the runoff into man made drainage elements or natural swales that lead downgradient of the site.

RECOMMENDATIONS

Seismic Design

Seismic design parameters presented below are based on Section 1613 titled "Earthquake Loads" of the 2019 California Building Code (CBC). Based on Table 20.3-1 of American Society of Civil Engineers (ASCE) Standard 7-16, titled "Minimum Design Loads and Associated Criteria for Buildings and Other Structures" (2017), we have determined a Site Class of D should be used for the site. Using a site latitude and longitude of 38.4333°N and 122.5616°W, respectively, and the procedures outlined in Chapter 21 of ASCE Standard 7-16, we recommend that the following site-specific seismic design criteria be used for applicable structures at the site.

2019 CBC Seismic Criteria	
Spectral Response Parameter	**Acceleration (g)**
S_S (0.2 second period)	1.500
S_1 (1 second period)	0.600
S_{MS} (0.2 second period)	1.673
S_{M1} (1 second period)	1.661
S_{DS} (0.2 second period)	1.115
S_{D1} (1 second period)	1.107

Grading

Site Preparation

Areas to be developed should be cleared of vegetation and debris. Trees and shrubs that will not be part of the proposed development should be removed and their primary root systems grubbed. Cleared and grubbed material should be removed from the site and disposed of in accordance with County Health Department guidelines. We did not observe septic tanks, leach lines or underground fuel tanks during our study. Any such appurtenances found during grading should be capped and sealed and/or excavated and removed from the site, respectively, in accordance with established guidelines and requirements of the County Health Department. Voids created during clearing should be backfilled with engineered fill as recommended herein.

Stripping

Areas to be graded should be stripped of the upper few inches of soil containing organic matter. Soil containing more than two percent by weight of organic matter should be considered organic. Actual stripping depth should be determined by a representative of the geotechnical engineer in the field at the time of stripping. The strippings should be removed from the site, or if suitable, stockpiled for re-use as topsoil in landscaping.

Excavations

Following initial site preparation, excavation should be performed as recommended herein. Excavations extending below the proposed finished grade should be backfilled with suitable materials compacted to the requirements given below.

Within fill, building and interior slab-on-grade areas, the old fill and weak, porous, compressible surface soil should be excavated to within 6 inches of its entire depth. The weak soils are about 1 to 3½ feet thick in our test pits. The excavation of old fill and weak, compressible, soil should also extend at least 12 inches below exterior slab and pavement subgrade (where planned excavations do not completely remove the weak soil). The excavation of old fill and weak, porous, compressible surface materials should extend at least 5 feet beyond the outside edge of the exterior footings of the proposed buildings and 3 feet beyond the edge of exterior slabs and pavements The excavated materials should be stockpiled for later use as compacted fill, or removed from the site, as applicable.

At all times, temporary construction excavations should conform to the regulations of the State of California, Department of Industrial Relations, Division of Industrial Safety or other stricter governing regulations. The stability of temporary cut slopes, such as those constructed during the installation of underground utilities, should be the responsibility of the contractor. Depending on the time of year when grading is performed, and the surface conditions exposed, temporary cut slopes may need to be excavated to 1½:1, or flatter. The tops of the temporary cut slopes should be rounded back to 2:1 in weak soil zones.

Fill Quality

All fill materials should be free of perishable matter and rocks or lumps over 6 inches in diameter and must be approved by the geotechnical engineer prior to use. We judge the on-site soil is generally suitable for use as general and engineered fill.

Import Fill

In general, imported fill, if needed, should be select. Select fill should be free of organic matter, have a low expansion potential, and conform in general to the following requirements:

SIEVE SIZE	PERCENT PASSING (by dry weight)
6 inch	100
4 inch	90 – 100
No. 200	10 – 60

Liquid Limit – 40 Percent Maximum
Plasticity Index – 15 Percent Maximum
R-value – 15 Minimum (pavement areas only)

Material not conforming to these requirements may be suitable for use as import fill; however, it shall be the contractor's responsibility to demonstrate that the proposed material will perform in an equivalent manner. The geotechnical engineer should approve imported materials prior to use as compacted fill. The grading contractor is responsible for submitting, at least 72 hours (3 days) in advance of its intended use, samples of the proposed import materials for laboratory testing and approval by the soils engineer.

Fill Placement

The surface exposed by stripping and removal of heterogeneous fill and weak, compressible surface soil should be scarified to a depth of at least 6 inches, uniformly moisture-conditioned to near optimum and compacted to at least 90 percent of the maximum dry density of the materials as determined by ASTM Test Method D-1557. Approved fill material should then be spread in thin lifts, uniformly moisture-conditioned to near optimum and properly compacted. All structural fills, including those placed to establish site surface drainage, should be compacted to at least 90 percent relative compaction.

SUMMARY OF COMPACTION RECOMMENDATIONS	
Area	Compaction Recommendation (ASTM D-1557)
Preparation for areas to receive fill	After preparation in accordance with this report, compact upper 6 inches to a minimum of 90 percent relative compaction.
General fill (native or import)	Compact to a minimum of 90 percent relative compaction.
Structural fill beneath buildings, extending outward to 5' beyond building perimeter	Compact to a minimum of 90 percent relative compaction.
Trenches	Compact to a minimum of 90 percent relative compaction. Compact the top 6 inches below vehicle pavement subgrade to a minimum of 95 percent relative compaction.
Retaining wall backfill	Compact to a minimum of 90 percent relative compaction, but not more than 95 percent.
Pavements, extending outward to 3' beyond edge of pavement	Compact upper 6 inches of subgrade to a minimum of 95 percent relative compaction.
Concrete flatwork and exterior slabs, extending outward to 3' beyond edge of slab	Compact subgrade to a minimum of 90 percent relative compaction. Where subject to vehicle traffic, compact upper 6 inches of subgrade to at least 95 percent relative compaction.
Aggregate Base	Compact aggregate base to at least 95 percent relative compaction.

Permanent Cut and Fill Slopes

In general, cut and fill slopes should be designed and constructed at slope gradients of 2:1 (horizontal to vertical) or flatter, unless otherwise approved by the geotechnical engineer in specified areas. Where steeper slopes are required, retaining walls should be used. Fill slopes should be constructed by overfilling and cutting the slope to final grade. "Track walking" of a slope to achieve slope compaction is not an acceptable procedure for slope construction. The geotechnical engineer is not responsible for measuring the angles of these slopes. Denuded slopes should be planted with fast-growing, deep-rooted groundcover to reduce sloughing or erosion.

Wet Weather Grading

Generally, grading is performed more economically during the summer months when the on-site soil is usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soil. Special and relatively expensive construction procedures, including dewatering of excavations and importing granular soil, should be anticipated if grading must be completed during the winter and early spring or if localized areas of soft saturated soil are found during grading in the summer and fall.

Open excavations also tend to be more unstable during wet weather as groundwater seeps towards the exposed cut slope. Severe sloughing and occasional slope failures should be anticipated. The occurrence of these events will require extensive clean up and the installation of slope protection measures, thus delaying projects. The general contractor is responsible for the performance, maintenance and repair of temporary cut slopes.

Foundation Support

Provided the weak surface soil is removed by or strengthened by remedial grading as recommended herein, the proposed structure can be supported on continuous and isolated spread footings that bottom on firm, natural soil or engineered fill.

Spread Footings

Spread footings should be at least 12 inches wide and should bottom on firm, natural soil or engineered fill at least 18 inches below pad subgrade. Additional embedment or width may be needed to satisfy code and/or structural requirements. Footings should be deepened as necessary to provide at least 7 feet of horizontal confinement between the footing bottoms and the face of the nearest slope.

The bottoms of all footing excavations should be thoroughly cleaned out or wetted and compacted using hand-operated tamping equipment prior to placing steel and concrete. This will remove the soil disturbed during footing excavations, or restore their adequate bearing capacity, and reduce post-construction settlements. Footing excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in soil exposed in the footing excavations, the soil should be thoroughly moistened to close all cracks prior to concrete placement. The moisture condition of the foundation excavations should be checked by the geotechnical engineer no more than 24 hours prior to placing concrete.

Bearing Pressures - Footings installed in accordance with these recommendations may be designed using allowable bearing pressures of 2,000, 3,000 and 4,000 pounds per square foot (psf), for dead loads, dead plus code live loads, and total loads (including wind and seismic), respectively.

Lateral Pressures - The portion of spread footing foundations extending into firm natural soil or engineered fill] may impose a passive equivalent fluid pressure and a friction factor of 350 pounds per cubic foot (pcf) and 0.35, respectively, to resist sliding. Passive pressure should be neglected within the upper 6 inches, unless the soil is confined by concrete slabs or pavements.

Retaining Walls

Retaining walls constructed at the site must be designed to resist lateral earth pressures plus additional lateral pressures that may be caused by surcharge loads applied at the ground surface behind the walls. Retaining walls free to rotate (yielding greater than 0.1 percent of the wall height at the top of the backfill) should be designed for active lateral earth pressures. If walls are restrained by rigid elements to prevent rotation, they should be designed for “at rest” lateral earth pressures.

Retaining walls should be designed to resist the following earth equivalent fluid pressures (triangular distribution):

EARTH EQUIVALENT FLUID PRESSURES		
Loading Condition	**Pressure (pcf)**	**Additional Seismic Pressure (pcf)***
Active - Level Backfill	42	12
Active - Sloping Backfill 3:1 or Flatter	53	27
At Rest – Level Backfill	63	29

* If required

These pressures do not consider additional loads resulting from adjacent foundations or other loads. If these additional surcharge loadings are anticipated, we can assist in evaluating their effects. Where retaining wall backfill is subject to vehicular traffic, the walls should be designed to resist an additional surcharge pressure equivalent to two feet of additional backfill.

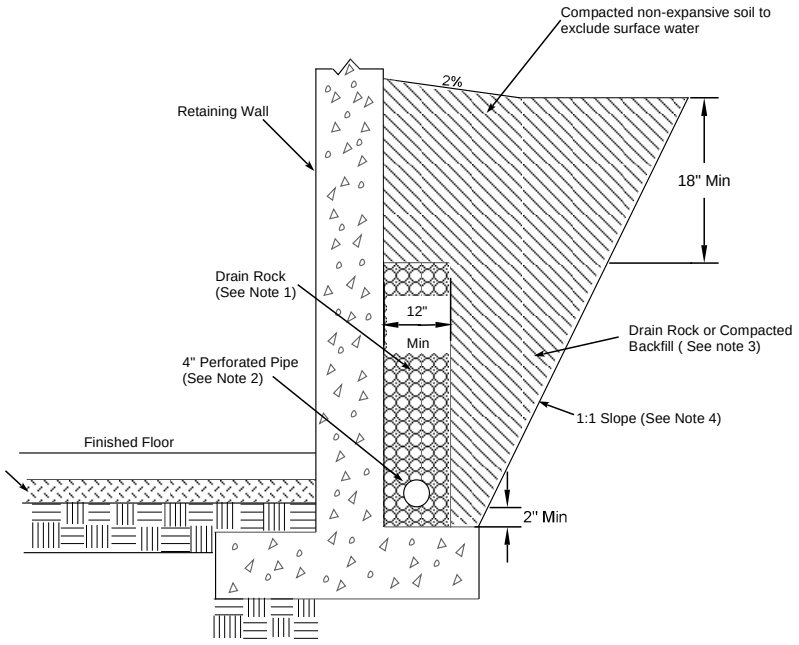
Retaining walls will yield slightly during backfilling. Therefore, walls should be backfilled prior to building on, or adjacent to, the walls. Backfill against retaining walls should be compacted to at least 90 and not more than 95 percent relative compaction. Over-compaction or the use of large compaction equipment should be avoided because increased compactive effort can result in lateral pressures higher than those recommended above.

Foundation Support

Retaining walls should be supported on spread footings designed in accordance with the recommendations presented in this report. Retaining wall foundations should be designed by the project civil or structural engineer to resist the lateral forces set forth in this section.

Wall Drainage and Backfill

Retaining walls should be backdrained as shown below. The backdrains should consist of 4-inch diameter, rigid perforated pipe embedded in Class 2 permeable material. The pipe should be PVC Schedule 40 or ABS with SDR 35 or better, and the pipe should be sloped to drain to outlets by gravity. The top of the pipe should be at least 8 inches below the lowest adjacent grade. The Class 2 permeable material should extend to within 1½ feet of the surface. The upper 1½ feet should be backfilled with compacted soil to exclude surface water. Expansive soil should not be used for wall backfill. Where expansive soil is present in the excavation made to install the retaining wall, the excavation should be sloped back 1:1 from the back of the footing or grade beam. The ground surface behind retaining walls should be sloped to drain. Where migration of moisture through retaining walls would be detrimental, retaining walls should be waterproofed. A detail showing the retaining wall elements is shown below.



Notes:

1. Drain rock should meet the requirements for Class 2 Permeable Material, Section 68, State of California "Caltrans" Standard Specification, latest edition. Drain rock should be placed to approximately three-quarters the height of the retaining wall.

2. Pipe should conform to the requirements of Section 68 of State of California "Caltrans" Standards, perforations placed down, sloped at 1% for gravity flow to outlet or sump with automatic pump. The pipe invert should be located at least 8 inches below the lowest adjacent finished surface.

3. During construction the contractor should use appropriate methods such as temporary bracing and/or light compaction equipment to avoid overstressing the walls. Non-expansive soils to be used as backfill.

4. Slope excavation back at a 1:1 gradient from the back of footing where expansive materials are exposed.

Not to Scale

Slab-On-Grade

Provided grading is performed in accordance with the recommendations presented herein, interior and exterior slabs should be underlain by firm, natural soil or compacted fill. Slab-on-grade subgrade should be rolled to produce a dense, uniform surface. The slabs should be underlain with a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel (excluding pea gravel) at least ¼-inch and no larger than ¾-inch in size. Interior slabs subject to vehicular traffic may be underlain by Class 2 aggregate base. The use of Class 2 aggregate base should be reviewed on a case by case basis. Class 2 aggregate base can be used for slab rock under exterior slabs. Interior area slabs should be provided with an underdrain system. The installation of this subdrain system is discussed in the "Geotechnical Drainage" section.

Slabs should be designed by the project civil or structural engineer to support the anticipated loads, reduce cracking and provide protection against the infiltration of moisture vapor. A vapor barrier should be incorporated into the floor slab design in all areas where moisture-sensitive floor coverings, coatings, underlayments, adhesives, moisture sensitive goods, humidity-controlled environments, or climate-cooled environments are anticipated initially, or in the future. Vapor barrier should consist of a minimum 15 mil extruded polyolefin plastic (no recycled content or woven materials permitted); permeance as tested before and after mandatory conditioning (ASTM E1745 Section 7.1 and Sub-paragraphs 7.1.1 – 7.1.5): less than 0.01 perms [grains/(ft2 per hour in Hg)] and comply with the ASTM E1745 class a requirements. The vapor barrier should also meet paragraph's 8.1 and 9.3 of ASTM E1745; subsequent documentation should be provided by the vapor barrier manufacturer. Install vapor barrier in accordance with ASTM E1643, including proper perimeter seal.

Utility Trenches

The shoring and safety of trench excavations is solely the responsibility of the contractor. Attention is drawn to the State of California Safety Orders dealing with "Excavations and Trenches."

Unless otherwise specified by the County of Sonoma, on-site, inorganic soil may be used as general utility trench backfill. Where utility trenches support pavements, slabs and foundations, trench backfill should consist of aggregate baserock. The baserock should comply with the minimum requirements in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base. Trench backfill should be moisture-conditioned as necessary, and placed in horizontal layers not exceeding 8 inches in thickness, before compaction. Each layer should be compacted to at least 90 percent relative compaction as determined by ASTM Test Method D-1557. The top 6 inches of trench backfill below vehicle pavement subgrades should be moisture-conditioned as necessary and compacted to at least 95 percent relative compaction. Jetting or ponding of trench backfill to aid in achieving the recommended degree of compaction should not be attempted.

Pavements

Based on our study, we believe the near-surface soil will have a moderate supporting capacity, after proper compaction, when used as a pavement subgrade. Based on our experience with similar soils, we selected an R-value of 15 for pavement design calculations. Based on the selected R-value, we have computed pavement sections for Traffic Indices (TI) ranging from 5.0 to 7.0 in the table below.

PAVEMENT SECTIONS		
TI	ASPHALT CONCRETE (feet)	CLASS 2 AGGREGATE BASE (feet)
5.0	0.25	0.75
6.0	0.25	0.95
7.0	0.35	1.05

Pavement thicknesses were computed using the Caltrans Highway Design Manual and are based on a pavement life of 20 years. These recommendations are intended to provide support for traffic represented by the indicated Traffic Indices. They are not intended to provide pavement sections for heavy concentrated construction storage or wheel loads such as forklifts, parked truck-trailers and concrete trucks or for post-construction concentrated wheel loads such as self-loading dumpster trucks. In areas where heavy construction storage and wheel loads are anticipated, the pavements should be designed to support these loads. Support could be provided by increasing pavement sections or by providing reinforced concrete slabs. Alternatively, paving can be deferred until heavy construction storage and wheel loads are no longer present. Loading areas for self-loading dumpster trucks should be provided with reinforced concrete slabs.

Prior to placement of aggregate base, the upper 6 inches of the pavement subgrade soil should be scarified, uniformly moisture-conditioned to near optimum, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface. Aggregate base materials should be spread in thin layers, uniformly moisture-conditioned, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface. The materials and methods used should conform to the requirements of the County of Sonoma and the current edition of the Caltrans Standard Specifications, except that compaction requirements should be based on ASTM Test Method D-1557. Aggregate used for the base course should comply with the minimum requirements specified in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base.

Parking Lot Drainage

Water tends to migrate under pavements and collect in the aggregate courses at low areas on parking lot subgrade soil, such as around storm drain inlets and the thread of paved swales leading to inlets. The ponded water will soften subgrade soil and, under repetitive heavy-wheel loads, will induce inordinately high stresses on the subgrade and pavement components that could result in untimely maintenance. Under-pavement drainage can be improved and maintenance reduced by replacing a 12-inch wide strip (extending at least 15 feet on either side of the inlet) of the subgrade soil with a subdrain consisting of

¾-inch or 1½-inch free-draining Class 1 Permeable Material. The drain rock should be outletted into the storm drain inlet. Storm drain trenches can be made to serve as pavement subdrains. We should be consulted to verify the suitability of storm drain trenches as pavement subdrains in a case-specific basis.

Where pavements will abut landscaped areas, the pavement baserock layer and subgrade soil should be protected against saturation from irrigation and rainwater with a subdrain, similar to that previously discussed. The subdrain should extend to a depth of at least 6 inches below the bottom of the baserock layer. Alternatively, a grouted moisture cut-off that extends 12 inches below the bottom of the baserock layer should be provided below or immediately behind the curb and gutter.

Wet Weather Paving

In general, the pavements should be constructed during the dry season to avoid the saturation of the subgrade and base materials, which often occurs during the wet winter months. If pavements are constructed during the winter, a cost increase relative to drier weather construction should be anticipated. Unstable areas may have to be overexcavated to remove soft soil. The excavations will probably require backfilling with imported crushed (ballast) rock. The geotechnical engineer should be consulted for recommendations at the time of construction.

Geotechnical Drainage

Surface

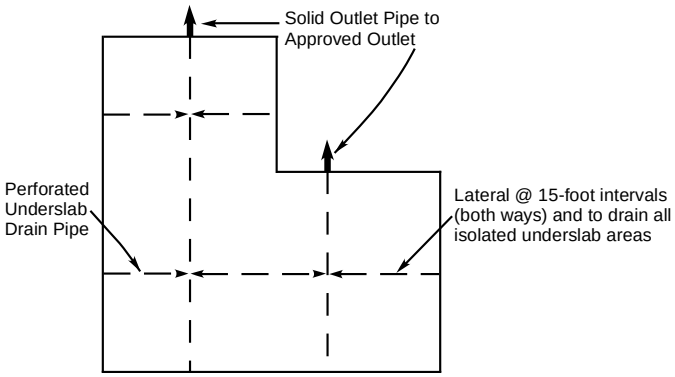
Surface water should be diverted away from slopes, foundations, and edges of pavements. Surface drainage gradients should slope away from building foundations in accordance with the requirements of the CBC or local governing agency. Where a gradient flatter than 2 percent for paved areas and 4 percent for unpaved areas is required to satisfy design constraints, area drains should be installed with a spacing no greater than about 20 feet. Roofs should be provided with gutters and the downspouts should be connected to closed (glued Schedule 40 PVC or ABS with SDR of 35 or better) conduits discharging well away from foundations, onto paved areas or erosion resistant natural drainages or into the site's surface drainage system. Roof downspouts and surface drains must be maintained entirely separate from the slab underdrains recommended hereinafter.

Water seepage or the spread of extensive root systems into the soil subgrade of footings, slabs or pavements could cause differential movements and consequent distress in these structural elements. Landscaping should be planned with consideration for these potential problems.

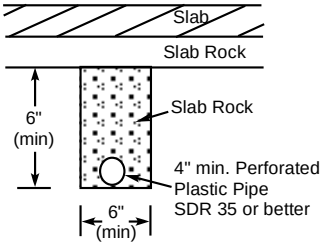
Slab Underdrains

Where interior slab subgrades are less than 6 inches above adjacent exterior grade and where migration of moisture through the slab would be detrimental, slab underdrains should be installed to dispose of surface and/or groundwater that may seep and collect in the slab rock. Slab underdrains should consist of 6-inch wide trenches that extend at least 6 inches below the bottom of the slab rock and slope to drain by gravity. The slab underdrain trenches should be spaced no further than 15 feet, both ways. Additional drain trenches should be installed, as necessary, to drain all isolated under slab areas. Four-inch diameter perforated pipe (SDR 35 or better) sloped to drain to outlets by gravity should be placed

in the bottom of the trenches. Slab underdrain trenches should be backfilled to subgrade level with clean, free draining slab rock. An illustration of this system is shown below. If slab underdrains are not used, it should be anticipated that water will enter the slab rock, permeate through the concrete slab and ruin floor coverings.



TYPICAL UNDERSLAB DRAIN PLAN



SLAB UNDERDRAIN

Maintenance

Periodic land maintenance will be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary or at least annually. A dense growth of deep-rooted ground cover must be maintained on all slopes to reduce sloughing and erosion. Sloughing and erosion that occurs must be repaired promptly before it can enlarge.

Supplemental Services

Pre-Bid Meeting

It has been our experience that contractors bidding on the project often contact us to discuss the geotechnical aspects. Informal contacts between RGH Consultants (RGH) and an individual contractor could result in incomplete or misinterpreted information being provided to the contractor. Therefore, we recommend a pre-bid meeting be held to answer any questions about the report prior to submittal of bids. If this is not possible, questions or clarifications regarding this report should be directed to the project owner or their designated representative. After consultation with RGH, the project owner or their representative should provide clarifications or additional information to all contractors bidding the job.

Plan and Specifications Review

Coordination between the design team and the geotechnical engineer is recommended to assure that the design is compatible with the soil, geologic and groundwater conditions encountered during our study. RGH recommends that we be retained to review the project plans and specifications to determine if they are consistent with our recommendations. In the event we are not retained to perform this recommended review, we will assume no responsibility for misinterpretation of our recommendations.

Construction Observation and Testing

Prior to construction, a meeting should be held at the site that includes, but is not limited to, the owner or owner's representative, the general contractor, the grading contractor, the foundation contractor, the underground contractor, any specialty contractors, the project civil engineer, other members of the project design team and RGH. This meeting should serve as a time to discuss and answer questions regarding the recommendations presented herein and to establish the coordination procedure between the contractors and RGH.

In addition, we should be retained to monitor all soil related work during construction, including, but not limited to:

- Site stripping, over-excavation, grading, and compaction of near surface soil;
- Placement of all engineered fill and trench backfill with verification field and laboratory testing;
- Observation of all foundation excavations; and
- Observation of foundation and subdrain installations.

If, during construction, we observe subsurface conditions different from those encountered during the explorations, we should be allowed to amend our recommendations accordingly. If different conditions are observed by others, or appear to be present beneath excavations, RGH should be advised at once so that these conditions may be evaluated and our recommendations reviewed and updated, if warranted. The validity of recommendations made in this report is contingent upon our being notified and retained to review the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at, or adjacent to, the site, the recommendations made in this report may no longer be valid or appropriate. In such case, we recommend that we be retained to review this report and verify the applicability of the conclusions and recommendations or modify the same considering the time lapsed or changed conditions. The validity of recommendations made in this report is contingent upon such review.

These supplemental services are performed on an as-requested basis and are in addition to this geotechnical study. We cannot accept responsibility for items that we are not notified to observe or for changed conditions we are not allowed to review.

LIMITATIONS

This report has been prepared by RGH for the exclusive use of the property owner and their consultants as an aid in the design and construction of the proposed improvements described in this report.

The validity of the recommendations contained in this report depends upon an adequate testing and monitoring program during the construction phase. Unless the construction monitoring and testing program is provided by our firm, we will not be held responsible for compliance with design recommendations presented in this report and other addendum submitted as part of this report.

Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, the results of our field exploration, laboratory testing program, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test pits represent the subsurface conditions at the locations and on the date indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration and may not necessarily be the same or comparable at other times.

It should be understood that slope failures including landslides, debris flows and erosion are on-going natural processes which gradually wear away the landscape. Residual soil and weathered bedrock can be susceptible to downslope movement, even on apparently stable sites. Such inherent hillside and slope risks are generally more prevalent during periods of intense and prolonged rainfall, which occasionally occur, in northern California and/or during earthquakes. Therefore, it must be accepted that occasional, unpredictable slope failure and erosion and deposition of the residual soil and weathered bedrock materials are irreducible risks and hazards of building upon or near the base of any hillside or any steeper slope area throughout northern California. By accepting this report, the client and other recipients acknowledge their understanding and acceptance of these risks and hazards, and the terms and conditions herein.

The scope of our services did not include an environmental assessment or a study of the presence or absence of toxic mold and/or hazardous, toxic or corrosive materials in the soil, surface water, groundwater or air (on, below or around this site), nor did it include an evaluation or study for the presence or absence of wetlands. These studies should be conducted under separate cover, scope and fee and should be provided by a qualified expert in those fields.

APPENDIX A - REFERENCES

American Society of Civil Engineers, 2017, Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ASCE Standard ASCE/SEI 7-16.

Bryant, W.A., and Hart, E.W., Interim Revision 2007, Fault-Rupture Zones in California; California Geological Survey, Special Publication 42, p. 21 with Appendices A through F.

Building Seismic Safety Council (BSSC), 2014, Building Seismic Safety Council 2014 Event Set, accessed between October 2019 and February 2020. Available online at https://earthquake.usgs.gov/scenarios/catalog/bssc2014/.

California Building Code, 2019, California Building Standard Commission.

Delattre, M.P., Wagner, D.L., Higgins, C.T., Witter, R.C., and S.P., Sowers, J.M., 2007, Geologic Map of the Kenwood 7.5' Quadrangle, Sonoma and Napa Counties, California: A Digital Database.

Dwyer, M.J., Noguchi, N., and O'Rourke, J., 1976, Reconnaissance Photo-Interpretation Map of Landslides in 24 Selected 7.5-Minute Quadrangles in Lake, Napa, Solano, and Sonoma Counties, California: U.S. Geological Survey OFR 76-74, 25 Plates, Scale 1:24,000.

Natural Resources Conservation Service, United States Department of Agriculture, accessed October 2021. Web Soil Survey, available online at http://websoilsurvey.nrcs.usda.gov/.

Youd, T. L. and Perkins, D.M., 1978, Mapping Liquefaction-Induced Ground Failure Potential, Journal Geotechnical Engineering Division, American Society of Civil Engineers, 104, 433-446.

APPENDIX B - DISTRIBUTION

Kenwood Ranch LLC (e)
Attention: Chuck Conner
9200 Sunset Boulevard
Hollywood, CA 90069
chuckconner@chuckconnerconsulting.com

David Brown (e)
DBrown@adobeinc.com

Lewis Watchorn (e)
lewis@summit-sr.com

EGC:REP:egc:brw

Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one - not even you* - should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from alight industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes - even minor ones - and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ-sometimes significantly from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the express purpose of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in-this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer For Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
The Best People on Earth

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Experience is the difference

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April 18, 2023

Tina Wallis
Law Offices of Tina Wallis, Inc.
3558 Round Barn Blvd., Suite 200
Santa Rosa, CA 95403
twallis@twallislaw.com

Debris Flow and Mud Flow
Kenwood Ranch Winery
Campagna Lane
Kenwood, California

Project Number: 4651.02.04.1

Dear Ms. Wallis:

This letter addresses the potential for debris flows and mud flows to impact the proposed winery at Kenwood Ranch on Campagna Lane in Kenwood, California. RGH Consultants (RGH) performed a geotechnical study for the planned winery and presented the results in a report dated October 27, 2021. A copy of our October 27, 2021 report is attached to this letter for inclusion in the record of this matter. Debris flows and mud flows are fast-moving failures that typically occur after periods of intense rainfall or rapid snow melt. A mud flow is composed of mud sized particles and water, while a debris flow has larger particles as at least 50 percent is made up of sand-size or larger particles and may contain boulders and trees. These flows typically flow like liquid but should not be confused with seismically induced liquefaction, which is a different phenomenon. Fire related mud flows and debris flows can occur on steep slopes that have been impacted by wildfires that have burned the vegetation whose roots anchor the soil on the slope. The terrain around and upslope of the winery have been impacted by wildfire. RGH has taken over as the Geotechnical Engineer of Record for the Kenwood Ranch Resort project, and we have performed geotechnical studies for several residential lots within Graywood Ranch and Kenwood Ranch subdivisions. In spite of the fire damage, the slopes above the planned winery have gone through several atmospheric rivers this winter and the winery site did not experience any mud flows or debris flows.

The resort, which is located above (e.g. at a higher elevation) the winery, is currently under construction where the weak, surface soils are being removed and replaced as compacted fill. In addition, there are graded and asphalt paved roadways that provide access to the resort and residences upslope of the winery. These grading activities have reduced the potential for debris or mud flows by consolidating the surface soil and capturing runoff into erosion resistant infrastructure. Additionally, our Certified Engineering Geologist performed a reconnaissance of the slopes around and upslope of the planned winery site and did not observe evidence of past debris or mud flows or potential debris or mud flow source areas. Based on the above information, we judge that post Glass Fire debris flows and mud flows are not significant hazards to the proposed winery.

We trust this provides the information you require at this time. If you have questions or need additional information, please contact the project manager.

Very truly yours,
RGH Consultants

Ryan E. Padgett
Senior Engineering Geologist

cc: twallis@twallislaw.com

Eric G. Chase
Principal Geotechnical Engineer
Project Manager

EGC:REP:egc:brw

https://rghgeo.sharepoint.com/sites/shared/shared documents/project files/4501-4750/4651/4651.02.04.1 kenwood ranch winery/4651.02.04.1 geotechnical report followup letter.docx

Attachment: Geotechnical Study Report, Kenwood Ranch Winery, Campagna Lane, Kenwood, California, RGH Project No. 4651.02.04.1, dated October 27, 2021

From: marty cepkauskas
To: Hannah Spencer
Subject: Kenwood Ranch 9/7 Planning Commission Meeting
Date: Saturday, September 2, 2023 5:52:39 PM

EXTERNAL

Dear Ms. Spencer and the Planning Commission,

I will not be able to attend the 9/7 meeting in person. But I have reviewed the meeting information and I agree with the staff recommendation to deny the appeal and to move forward with the Kenwood Ranch project as planned and approved. My wife and I are residents of Kenwood and are supportive of this project and truly believe it will be good for Kenwood and Sonoma Valley. We have lost businesses in the area such at Cafe Citti and most recently Tips. In order for Kenwood to thrive, new and stable businesses are an important part of the equation. Thank you.

Marty Cepkauskas
2617 Keiser Rd, Kenwood, Ca 95452
415-830-2094

From:	Ron Hirsh
To:	Hannah Spencer
Subject:	Fw: Re.DHR210010
Date:	Saturday, September 2, 2023 7:31:14 AM

Please see below.

----- Forwarded Message -----
From: Ron Hirsh <hirshkenwood@aol.com>
To: HannahSpencer@sonoma-county.org <hannahspencer@sonoma-county.org>
Sent: Friday, September 1, 2023 at 05:25:38 PM PDT
Subject: Re.DHR210010

I am a resident of Kenwood for 47 years. I am disturbed by the Planning Departments inadequate review in addressing wildfire evacuation plans. Our family was evacuates in 2020 and I can tell you is was a complete logjammed mess on Highway 12. Now. with all the new projects coming , Elnoka, Hanna SDC, you need to take this problem more seriously. Peoples' lives are at stake. The County is literally playing with fire. Sincerely. Ron and Carol Hirsh.

From: bluetruthe
To: Hannah Spencer
Subject: Reg: DHR210010
Date: Sunday, September 3, 2023 9:21:46 PM

Reg: DHR210010

I object to Addendum #2 in it's current form, The proposed evacuation plan failed to assess changed circumstances. It did not adequately address the impacts of the **wildfire evacuation plan** for the new winery (also proposed to include the Inn/Spa/Restaurant that had previously been approved) on Sonoma Valley's need to maintain adequate evacuation road capacity. I ask that you consider VOTMA's appeal of the DRC's action and its approval of Addendum #2 to the 2004 EIR. I would like the Planning Commission to make decisions supportive of my community and consistent with responsibly addressing the evolving environmental and evacuation risks and problems that have resulted from the continued concentration of winery events, significant increased development pressures, and heightened wildfire exposure and associated conditions.

Highway 12 is becoming like Highway 29 in Napa. Many times during the day we already wait five to ten minutes to get onto 12. There are considerable automobile accidents on the highway, some fatal. The noise pollution has substantially increased into my Kenwood Village neighborhood of thirty-five years. We have been evacuated three times with traffic jams leaving Kenwood and near - inability to exit during wildfires. Water will soon be an issue for residents as wells dry up and wineries need more and more water with weather becoming hotter. Long -time residents are being forced to move as a result of this increased pressure from the onslaught of the aforementioned problems.

The same shortcoming as to the impacts of Hanna,SDC, and the proposed Elnoka project west of Oakmont, apply to the Cumulative Impact analysis section of proposed Addendum #2. The Addendum does not incorporate that level of growth and traffic.
Please…give us a break. We are only trying to live in peace and quiet. We need a way to evacuate during wildfires, enough water for residents, a way to get out onto our only road to and from work,services, emergencies, without a 15 minute wait that is becoming more and more problematic and unsafe.

Again, Please re-assess and consider VOTMA's well- reasoned suggestions and important voice for our community.

Thank you in advance for doing the right thing.

From: mspauld@sonic.net <mspauld@sonic.net>
Sent: Wednesday, September 6, 2023 10:20 AM
To: Hannah Spencer <Hannah.Spencer@sonoma-county.org>
Subject: DHR210010

Dear Ms. Spencer,

I strongly support VOTMA's appeal of the Design Review Commission's approval of the new winery at Kenwood Ranch. I am primarily concerned with numerous cumulative impacts as identified by VOTMA, especially traffic and evacuation issues.

This project is not just a winery but a large complex of buildings with potential for serious congestion at any time, but particularly in an emergency.

This project should not be green lighted in its current configuration and size.

Thank you,

Margaret Spaulding

Glen Ellen CA

From:	Tina Wallis
To:	PlanningAgency
Cc:	Jennifer Klein; Hannah Spencer; Roger Peters
Subject:	DHR 21-0010: September 7, 2023 Planning Commission Hearing
Date:	Tuesday, September 5, 2023 8:30:55 AM
Attachments:	2023 0905 Letter to Planning Commission Final w attachments.pdf

Good Morning:

Please share the attached letter with Thursday's Planning Commissioners and include it in the County's files for DHR 21-0010.

Thank you,

Tina Wallis
Law Offices of Tina Wallis, Inc.
3558 Round Barn Blvd., Suite 200
Santa Rosa, CA 95403
Phone (707) 595-8681
twallis@twallislaw.com
www.twallislaw.com