



Sonoma County Board of Zoning Adjustments STAFF REPORT

FILE: PLP15-0067
DATE: December 21, 2017
TIME: 1:15 p.m.
STAFF: Brian Millar, Project Planner

Appeal Period: 10 calendar days

SUMMARY

Applicant: Jo-Anna Partridge, Kenwood Winery

Owner: Pernod Ricard Kenwood Holding LLC

Location: 9592 Highway 12, Kenwood

APNs: 051-160-033

Supervisorial District No.: 1

Subject: Request for Use Permit and Preliminary Design Review of a Winery Expansion

PROPOSAL: Request for a Use Permit to allow the construction of a new 4,232 square foot tasting room to replace an existing 2,100 square foot tasting room and for construction of related site improvements. The project also proposes 22 agricultural and 11 industry-wide events at the property.

Environmental

Determination: Mitigated Negative Declaration

General Plan: Diverse Agriculture 20 acres per dwelling unit

Specific/Area Plan:

Land Use: Local Guidelines – Mountain - Mayacamas

Ord. Reference: Sec. 26-08-020(i)

Zoning: DA (Diverse Agriculture) 20 acres/dwelling unit density, (HD) Historic District, LG/MTN (Local Design Guidelines - Taylor/Sonoma/Mayacamas Mountains), RC



50/50 (Riparian Corridor 50 foot setback for structures/50 foot setback for agriculture), SR (Scenic Resource)

Land Conservation

Contract: None.

Application Complete

for Processing: August 2017

RECOMMENDATION: Recommend that the Board of Zoning Adjustments approve PLP15-0067, allowing the construction of a new 4,232 square foot tasting room to replace an existing 2,100 square foot tasting room and construction of related site improvements, and holding of 22 additional agricultural and 11 industry-wide event days at the property.

EXECUTIVE SUMMARY:

The project proposes the construction of a new 4,232 square foot tasting room and retail sales building; a new access driveway and parking area for 42 new vehicle parking spaces; new sanitary sewer treatment system leach field for the winery tasting room; relocation of water tanks and a pump shed closer to the winery to allow construction of the new tasting room; relocation of a pomace storage area; demolition of an existing agricultural garage and storage building which are in the area where the new tasting room will be constructed; and related site improvements. The new tasting facility would replace the existing 2,100 square foot tasting room on the project site, which would continue to be used as an entrance to one of the large processing buildings and for storage. A total of 1.36 acres of existing vineyard would be removed to accommodate the new facility and related improvements. The project proposes a total of 33 events (agricultural events and 11 industry-wide events) per year at the new tasting/retail facility. No increase to winery production is proposed with this application. An Initial Study was prepared to evaluate potential environmental impacts associated with the project, and mitigation measures have been identified as part of a proposed Mitigated Negative Declaration which would reduce all impacts to levels of insignificance.

ANALYSIS

Background:

Project Description:

Existing Winery Operations

The applicant indicates that the approximately 33-acre project site has been in winery use since 1906, and was acquired by Kenwood Winery in 1970. The facility currently operates under use

permit UPE 01-0135 (superseding several older use permits) which allows production of 500,000 cases of wine and was conditioned to allow *“food service for special events, marketing dinners, food sample and wine tasting, catered services or other sales or services”*.

The project site is developed with production, bottling and storage buildings, retail sales and tasting room, administration building, driveway and parking areas, truck scale, pond, water storage tanks, well, wastewater disposal/leach field system, related production equipment, and approximately 25 acres of planted vineyard. The facility has an existing food facility permit for a kitchen located in the administrative building, which is used to provide food for hospitality events at the existing tasting room and onsite administrative activities. The existing use permit identifies up to 60 employees, though there are currently approximately 35 employees. There are no residential units on the project site. The site is not subject to a Land Conservation (Williamson) Act Contract.

Most recently, the applicant obtained approval of PLP15-0011, which proposed to add an approximately 3,800 square foot tank building to an existing building, relocate existing receiving areas, complete a loop road around the facility, construct a new fire protection tank and fire pump and associated above-ground and underground piping. This construction work has been completed.

The retail sales and tasting room hours are currently 9:00 A.M. to 5:00 P.M., seven days a week. The applicant proposes a general public tasting room and a VIP tasting room area, public tours, and food and wine pairing daily with 20 seats, three (3) seatings per day.

New Construction and Improvements

The new 4,232 sq. ft. wine tasting room and retail sales building would be located on the eastern portion of the site atop an existing knoll (see Exhibit D). The new building would be 19-feet, 8-inches high, and be of a modern design, incorporating use of steel, glass, and concrete along with a green “living” roof (see Exhibit E). The building would be oriented to the south to take advantage of views of the project site and towards the Valley of the Moon, with a continuous terrace wrapping around to the south and east sides of the building. The building would include a public tasting room (occupying approximately 1,150 sq. ft.), VIP tasting room (675 sq. ft.), retail sales space (500 sq. ft.), along with restrooms, kitchen, storage, and related space. Additionally, outdoor tasting and events would occur on the proposed terraces (occupying approximately 3,000 square feet), including an outdoor bar and fireplace, and would be used as weather conditions allow. Tasting Room hours in the new facility would continue unchanged from the current operation of 9:00 a.m. - 5:00 p.m., seven days per week.

The relocated water tank and related pump and treatment shed would be located northwest approximately 100 feet from its current location, allowing for parking lot construction. The water

tank would be approximately 24 feet high with a 24-foot diameter. Construction materials are expected to consist of galvanized steel or similar materials.

The existing use permit identifies up to 60 employees, which is consistent with the 2001 conditions of approval for the existing project, though no changes in the current number of employees (35) is anticipated by the applicant.

The existing 2,100 sq. ft. tasting room, located in an historic barn onsite, would no longer be used as a tasting room or for events once the new tasting room is constructed. Instead, the barn would be used as an entrance to one of the existing processing buildings and for storage.

Landscaping, including non-native and native species, would be utilized around the winery building and parking areas. Native grasses would be planted around the proposed wine tasting room building. A Valley Oak tree adjacent to the southeast corner of the tasting terrace would be preserved. The landscape design would preserve existing site features, topography, and large oak trees and landscaping has been selected to complement the existing surroundings. Additional olive trees are proposed along the new entrance drive as it would lead upslope to the tasting room. The parking area would be graded to match the existing terrain, and landscaping trees would be planted at the perimeter to minimize its visibility from neighboring properties.

Exterior lighting will be low mounted, downward casting and shielded to prevent glare. Light fixtures will not be located at the periphery of the property and would be designed to reduce potential for light spillage onto adjacent properties or into the night sky. Lighting will shut off automatically after closing and security lighting will be motion sensor activated.

Project construction would include both cut and fill, associated with the new tasting room, parking area and access driveway improvements, resulting in off-haul of approximately 8,000 cubic yards of soil. This would result in off-haul of material using slightly fewer than 500 truck-trips; the soil would be taken to a location to be determined. The site work would impact approximately four acres, which would include removal of 1.36 acres of existing vineyard.

The following table provides a comparison of existing and proposed uses, by area, of the project site:

| Area Type/Use | Existing Conditions | Project Proposal |
|----------------------|----------------------------|-------------------------|
| Vineyard | 1,048,750 sf (24.08 ac) | 989,718 sf (22.72 ac) |
| Winery production | 145,941 sf (3.36 ac) | 141,311 sf (3.25 ac) |
| Supporting areas | 120,827 sf (2.77 ac) | 167,719 sf (3.85 ac) |
| Vegetated Areas | 121,532 sf (2.79 ac) | 138,520 sf (3.18 ac) |

| | | |
|----------------------------|------------|------------|
| (non-Vineyard landscaping) | | |
| TOTAL: | 33.0 acres | 33.0 acres |

Utilities, Access and Parking

Water is currently provided by an existing well, which would continue to serve the winery operations and supply the new tasting room. The increased water use anticipated as a result of this project is approximately 3.3 acre-feet per year. The Groundwater Availability Study prepared by EBA Engineering determined that the well, with a production of 200 gallons per minute (gpm), would be sufficient to meet new facility demands.

Access to the site would continue to occur through the signalized intersection at Highway 12/Helmick Road, which includes a dedicated left-turn lane onto Highway 12 from Helmick Road. (Helmick Road becomes Warm Springs Road across Highway 12, to the south.) A private paved driveway leads into the winery from Helmick Road, while Kinnybrook Drive leads from Helmick Road upslope and behind the project site to the Kinnybrook Subdivision, which contains residences on large lots.

The application proposes 42 new vehicle parking spaces for the new tasting room, plus 5 bicycle parking spaces and 1 space for a bus. This is in addition to the 55 parking spaces existing on-site. The Event Parking Plan submitted with the traffic analysis (dated October 7, 2015; revised October 4, 2016) identifies a total of 183 spaces on-site that could be used during events (42 spaces by the new tasting room, plus an additional 141 existing paved and unpaved spaces located near the main parking lot and entry driveway shoulder).

Uses and Events

There are 35 full time employees currently, with ultimate plans for 60 full time employees under the most recent use permit, UP01-0135 (2001). Wine production, up to 500,000 cases per year, would remain unchanged. The existing 2,100 square foot tasting room is located in an historic barn that is attached to one of the main processing buildings. Once the tasting room has been relocated the barn will be used for storage and as an entrance to the existing winery processing building.

Grapes for the existing winery will continue to come from a combination of sources including: grapes grown on site, grapes from other Sonoma County vineyards owned by Pernod Ricard, and grapes sourced from Sonoma and other surrounding counties. Pernod Ricard owns approximately 211 acres of vineyard (planted) in Sonoma County, which represents approximately 960 tons of grapes or approximately 13 percent of the total production

approved in the existing use permit. Thus, there will be no change in grape hauling from the present.

With the current proposal, Kenwood Vineyards requests approval of a total of 33 event days per year, consisting of 22 agricultural events and an additional 11 industry-wide event days. The applicant submitted that the winery has historically held up to 8 agricultural promotional events per year, with up to 50 guests attending events. However, this Use Permit application requests approval for all 33 proposed events even though some of the events (8) have occurred for many years. The events will focus on promotion of the agricultural products grown and produced onsite. No weddings or rental of the facility for events are proposed. Food for events and visitors will either be prepared offsite by caterers or prepared on site in the existing kitchen (located in the administration building) and the proposed kitchen to be located in the new tasting room building. Event functions would generally occur between the hours of 10 a.m. to 10 p.m. (with all staff leaving by 10:00 p.m.) and one event breakfast from 7 a.m. to noon. . The applicant proposes the use of amplified sound during events, though there will be no use of amplified outdoor sound during regular tasting room hours.

The following summary details the proposed events (listed with one event being equal to one event-day) and anticipated attendees:

- Marketing/Promotional Events – 18 events per year, 150 attendees maximum with average of 50 guests, meals prepared on- or off-site. Proposed to be held between 10:00 a.m. and 10:00 p.m.
- Promotional Events – 2 events per year, 500 attendees maximum (anticipated to be rotating throughout each event day), proposed to be held between 11:00 a.m. and 7:00 p.m., meals prepared on- or off-site.
- Charitable Event – 2 events per year, 200 attendees maximum, proposed to be held between 4:00 p.m. and 10:00 p.m., meals prepared on- or off-site.
- Industry Event – up to 8 event days per year, 500 attendees maximum – anticipated to be rotating through the event (Savor Sonoma Valley, Heart of Sonoma Valley, etc.), with food prepared by local restaurants and chefs.
- Wine Trade Open House – 2 events per year, 150 attendees maximum, to be held between 10:00 a.m. and 9:00 p.m., and food prepared on- or off-site.
- Annual Grower’s Breakfast – 1 event per year, 100 attendees maximum, meals prepared on site, proposed to be held between 7:00 a.m. and Noon.

Noted is that the applicant, in a letter to PRMD dated December 6, 2017, indicated a proposed change in events from that listed in the use permit application in response to outreach discussions with the Kinnybrook Homeowner’s Association. Specifically, the applicant proposes:

- No more than six of the annual events will include of outdoor amplified sound.
- There would be no more than four events held in any one month.

- There will be alternative parking for buses and limousines on site, away from the new tasting room parking lot.
- Provision of additional landscaping to further screen view of the new tasting room parking lot from Kinnybrook neighbors.

Kenwood Vineyards proposes the following food service, focused on promotion of the agricultural products grown and produced onsite, as follows:

1. Samples or tastes of pre-prepared packaged food, such as crackers, nuts or other palate cleansers, featuring local foods and food products, offered in conjunction with wine tasting.
2. Prepared meals or appetizers featuring local foods and food products, offered in conjunction with agricultural promotional events (such as wine club parties and winemaker dinners) and with food and wine pairings.
3. Retail sales of pre-packaged food, not associated with the activities described in items 1 and 2 above, in conjunction with wine tasting.
4. Food and wine pairing, limited to the area identified as the VIP tasting room. Seating in the VIP tasting room is proposed to be limited to 20 seats serving up to 20 persons, 3 times per day. Food and wine pairings would be selected by the winery, with no menu options allowed. Such pairings would be limited to small appetizer-like portions, at specified times avoiding the lunch hour and not be open to drop-in guests.
5. Food for the events would be either prepared off-site and delivered to the winery, or prepared in the new tasting room kitchen.

Site Characteristics:

The approximately 33-acre project site extends upslope and north at approximately a five percent grade from its frontage along Highway 12, at the northwest intersection of Highway 12/Helmick Road. The applicant indicates that the project site has been in winery use since 1906, and acquired by Kenwood Winery in 1970. The project site is developed with production, bottling and storage buildings, tasting room, administrative building, driveway and parking areas, truck scale, pond, water storage tanks, well, wastewater disposal/leach field system, related production equipment, and approximately 24 acres of planted vineyard. The site also includes a barn and former house (since converted to use as an administration building for winery operations) related to the original winery development, though these structures were found through an assessment by a historian as not having integrity of design, setting, materials, workmanship, and feeling to qualify as historically significant, and do not retain sufficient integrity to be eligible for the California Register of Historical Resources. There are no residential units on the project site. The site is not in a Land Conservation (Williamson) Act Contract.

Surrounding Land Use and Zoning:

The project site is located in the unincorporated community of Kenwood along Highway 12 in an area referred to locally as the Valley of the Moon. The small community has a dense residential area resulting from a town platted in the late 1800's with a nice grid pattern of streets, a park, a school, and an old train depot. The lands immediately surrounding the town are agricultural with many large parcels developed with vineyards, pasture, truck garden, strawberry fields, and other agricultural uses.

North - DA (Diverse Agriculture) 20 acres/dwelling unit density with the F2 (Flood Plain), LG/MTN (Local Guidelines/Mountain), RC (Riparian Corridor) 50/50, and SR (Scenic Resources) and LIA (Land Intensive Agriculture) 100 acres/dwelling unit density, Z (Accessory Dwelling Unit Exclusion), LG/MTN (Local Guidelines Mountain), RC (Riparian Corridor) 50/50, SR (Scenic Resources), VOH (Valley Oak Habitat) parcel sizes are in the 20 to 30 acre size range. The parcels on the valley floor are all developed with vineyards or strawberry fields. A bit further to the north is the old Egg Farm neighborhood a group of about 20 parcels all in the RR (Rural Residential) 5 acres per dwelling unit zoning designation all in the one to three acre size range.

East - Immediately east of the site is the Kinnybrook Subdivision zoned AR (Agricultural and Residential) B7 (Frozen Lot Size), LG/MTN (Local Guidelines/Mountain), RC (Riparian Corridor) 50/50, SR (Scenic Resources). This is a large lot residential subdivision from the mid-1980's and parcels range from roughly 3 acres to almost 15 acres in size. The remaining area is a 430 acre parcel zone RRD (Resources and Rural Development) 100 acres/dwelling, Z (Accessory Dwelling Unit Exclusion), LG/MTN (Local Guidelines/Mountain), RC (Riparian Corridor) 50/50 mostly in the hills and remaining oak woodlands. A small portion of the lot is developed in vineyards.

South - The land is mostly planted in vineyards and is in large lot sizes ranging from more than 40 acres to over 350 acres in size. The Kunde Winery is located slightly less than ½ mile to the south. Land in this area is zoned LIA (Land Intensive Agriculture) B7 (Frozen Lot Size) Z (Accessory Dwelling Unit Exclusion), LG/MTN (Local Guidelines/Mountain), RC (Riparian Corridor) 50/50, SR (Scenic Resources), VOH (Valley Oak Habitat)

West - The unincorporated town of Kenwood is located west of Highway 12. Properties fronting Highway 12 are designated C1 (Neighborhood Commercial) SR (Scenic Resources). Further west the residential neighborhoods are designated R1 (Low Density Residential) 1 dwelling unit/acre. Some parcels have the RC (Riparian Corridor) 50 designation as well.

DISCUSSION OF ISSUES

Issue #1: General Plan Consistency

The General Plan land use designation for the site is Diverse Agriculture, 20-acre minimum density. The Diverse Agriculture General Plan land use designation allows agricultural product processing, wineries, tasting rooms, and special events as conditional uses. The existing winery was established over 100 years ago, with incremental improvements and construction of winery buildings since that time. The winery will continue with processing and production of grapes which are grown on site and in the general region, while introducing a new 4,232 sq. ft. tasting room.

The proposed project is consistent with the General Plan's Agricultural Element Goals, Objectives and Policies, which include the following:

“Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.”

Comment: The project site is within the Diverse Agriculture General Plan land use category, and the primary proposed use would remain vineyards with an agricultural processing facility. The potential impacts related to noise, traffic, odor and light are later in Issue #3, Environmental Determination, of this staff report. Where appropriate, mitigation measures have been established to reduce impacts to levels of insignificance. Additionally, project conditions of approval would further regulate the proposed use.

Policy AR-5g: Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:

- 1. Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.*

Comment: There are multiple wineries, vineyards and tasting rooms within approximately one mile of the project site, including the Kunde Family Winery to the east and Chateau St. Jean Winery to the west along the north side of Highway 12, and several tasting rooms in and adjacent to the Kenwood town center on the south side of Highway 12. The proposed project is not expected to significantly contribute to roadway conflicts or result in traffic levels of service

beyond County standards. (See Issue #3, Environmental Determination – Traffic and Circulation section, below, for further discussion.)

2. *Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.*

Comment: The applicant's engineer provided information on water usage demand for the proposed project, finding that the project would have adequate water supplies and would not be expected to adversely impact area wells.

3. *Whether the above uses would be detrimental to the rural character of the area.*

Comment: The area of the proposed wine tasting room is centrally located on a large, existing winery operation. The design impacts from the project are expected to be less than significant, with the inclusion of mitigation for creation of a new source of light. The location and scale of the proposed wine tasting room use is subordinate in size relative to the existing vineyard and winery operation and the property on which it is located. Due to the small scale of the project, there are no significant traffic impacts. Based on the above information the proposed project will not be detrimental to the community or rural character.

"Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas: The use promotes and markets only agricultural products grown or processed in the local area.

Comment: The winery will continue to promote agricultural products grown on the site and in the local area.

1. *The use is compatible with and secondary and incidental to agricultural production activities in the area.*

Comment: The primary agricultural production activity in the project area is wine grape vineyards. Because the proposed wine tasting room would support continued facilitation of the processing of grapes into wine, it is considered incidental and secondary to agricultural activities on site and in the area.

2. *The use will not require the extension of sewer and water.*

Comment: The use will be served by on-site septic system (new leach field system is proposed near the location of the existing system) and an existing well will continue to serve the winery.

3. *The use is compatible with existing uses in the area.*

Comment: The tasting room will operate only during normal business hours. Events are proposed at various times during the day and into evening hours. As discussed in the Initial

Study, noise, traffic and other land use considerations are addressed and regulated through project design, application of mitigation measures (where appropriate) and conditions of project approval. The wine tasting room therefore is not expected to result in a significant impact or disturbance to residential neighbors. As noted above, the applicant has indicated they will limit use of outdoor amplified sound to six events annually, and no more than four events in any one months.

4. *Hotels, motels, resorts, and similar lodging are not allowed.*

Comment: The proposed project does not include any overnight marketing accommodations.

5. *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*

Comment: The project includes a tasting room proposed for sales and both marketing and agricultural events that promote local wine.

The Project will add a new structure to the site and thus introduce new sources of light and glare. The Sonoma County General Plan Open Space and Resource Conservation Element contains goals and policies to preserve and maintain views of the night time skies and visual character of urban, rural and natural areas, while allowing for nighttime lighting levels appropriate to the use and location. Policies include:

Policy OSRC-4a: Require that all new development projects, County projects, and signage utilize light fixtures that shield the light source so that light is cast downward and that are no more than the minimum height and power necessary to adequately light the proposed use.

Policy OSRC-4b: Prohibit continuous all night exterior lighting in rural areas, unless it is demonstrated to the decision making body that such lighting is necessary for security or operational purposes or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, minimize glare onto adjacent properties and into the night sky.

Mitigation is proposed to regulate creation of new sources of light. Design of the building is also addressed in the Building Design section, below; the proposed wine tasting room building has been modified by the applicant in response to preliminary Design Review Committee comments to ensure no significant lighting impacts are created.

With respect to the General Plan's Water Resources Element, protection of local groundwater supplies are addressed through the following:

Objective WR-2.3: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.

Comment: The applicant's project plans include use of Low Impact Development (LID) measures to help ensure on-site capture and infiltration of runoff to storm-drain improvements and channels.

Policy WR-2e: Require proof of groundwater with a sufficient yield and quality to support proposed uses in Class 3 and 4 water areas. Require test wells or the establishment of community water systems in Class 4 water areas. Test wells may be required in Class 3 areas. Deny discretionary applications in Class 3 and 4 areas unless a hydrogeologic report establishes that groundwater quality and quantity are adequate and will not be adversely impacted by the cumulative amount of development and uses allowed in the area, so that the proposed use will not cause or exacerbate an overdraft condition in a groundwater basin or subbasin. Procedures for proving adequate groundwater should consider groundwater overdraft, land subsidence, saltwater intrusion, and the expense of such study in relation to the water needs of the project.

Comment: The applicant provided a groundwater availability study which determined that the project would result in an approximate net increase of 2.8 acre feet/year for increased use of groundwater. This increased water demand could be accommodated through continued use of the existing well, and the project would not be expected to result in a significant impact to groundwater levels in the project impact area. Approximately one-half the site is within the Class 1 Groundwater Availability Area (Major Groundwater Basin) and the other half is within a Class 3 Groundwater Availability Area (Marginal Groundwater Area).

Transportation goals related to the County highway system include:

GOAL CT-4: Provide and maintain a highway system capacity that serves projected highway travel demand at acceptable levels of service in keeping with the character of rural and urban communities.

Objective CT-4.1: Maintain LOS C or better on roadway segments unless a lower LOS has been adopted as shown on Figure CT-3.

Objective CT-4.2: Maintain LOS D or better at roadway intersections.

Comment: See Traffic section, below. Traffic study results indicate that the project would not result in the project exceeding County Level Of Service (LOS) standards.

The project as proposed is consistent with the General Plan policies related to agricultural processing facilities and related visitor serving uses. Mitigation measures and monitoring have been incorporated into the Initial Study to reduce potential environmental impacts; thus potential conflicts with land use and zoning policies are considered less than significant.

Issue #2: Zoning Consistency

The project site has a Zoning designation of DA (Diverse Agriculture) 20 acres per dwelling unit density with HD (Historic Designation), RC (Riparian Corridor) 50/50 (50-foot building setback/50-foot agricultural setback), and SR (Scenic Resources) Combining Districts. The HD combining district is in reference to historic structures located at the winery. The LG/MTN and SR designations are applied to the property to ensure that the scenic values of the Kenwood area and Valley of the Moon are preserved. The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. The “50/50” under the RC designation references a 50-foot minimum streamside conservation area shown in the zoning database, and a 50-foot minimum setback for agricultural cultivation.

A winery tasting room and related promotional or agricultural events are allowed in the DA zone, subject to obtaining a use permit (pursuant to Sonoma County Code Sections 26-08-020.j and k.). The proposed tasting room structure would fully comply with applicable DA Zoning development standards, including height (at 19-foot, 8-inches, it would be well below the 35 foot limit; is well below maximum lot coverage limits, and is located well beyond the minimum yard setbacks of 200 foot front (Scenic Corridor Setback), 10 foot side, and 20 foot rear yards (the proposed tasting room building would be situated at least 150 feet from the closest property line). On-site parking is addressed below under Issue #3, Environmental Determination – Vehicle and Bicycle Parking. The proposed development is situated outside of the 50 foot riparian corridor setback, and situated over 1,000 foot from the Highway 12 SR corridor.

The HD zoning aspect of the site was previously addressed by Landmark Commission review and in the applicant’s historical technical evaluation of the site. The Landmarks Commission reviewed this project on June 7, 2016, and supported the design concept as proposed, noting that the new development area would have no impact on the historic resources onsite and that the modern design blended well into the site.

The project therefore fully complies with applicable provisions of the HD, RC, and SR combining districts.

Issue #3: Environmental Determination

An Initial Study was prepared for the project with a conclusion made that it would not, with application of mitigation measures, result in any significant changes to the existing environment. The project will not result in significant adverse impacts related to traffic congestion or safety, as discussed below under Traffic and Circulation. Noise impacts related to the proposed tasting room use and events also would be less than significant, with application

of mitigation measures addressed below under Noise. Demand for water and sewage disposal has been addressed through on-site analyses.

Cumulative projects include development of residential and commercial uses in the project area, as well as existing and other recently approved improvements to the project site. These projects have not resulted in any significant effects to which the project would make a cumulatively considerable contribution. As noted in the Initial Study, this project will not result in incremental contribution to any cumulatively significant impacts, the design of the project has been found to be consistent with the established character of the project area, which includes both semi-rural residential and agricultural development.

The following key technical studies were used in preparing the Mitigated Negative Declaration:

1. Noise Analysis, Illingworth & Rodkin, May 2016, and update letter of August 11, 2017.
2. Storm Water Control Plan, Kenwood Vineyards, Summit Engineering, August 2015.
3. Traffic Analysis for Kenwood Vineyards Tasting Room Project, Transpedia Consulting Engineers, October 2016 and Final Addendum report dated July 17, 2017.
4. Air Quality and Greenhouse Gas Emission modeling, De Novo Consulting, October 2017.

The following summaries of specific environmental issues are drawn from the analysis in the Mitigated Negative Declaration which is based on the above studies.

Noise

The primary source of noise that would be associated with the project is from the use of amplified sound during events, including outdoor music to be played on the wine tasting room patio. To address the issue of noise, a noise analysis was prepared (Illingworth & Rodkin, May 2016), and further clarified in a letter dated August 11, 2017. The noise assessment considered existing (ambient) noise conditions at the site, as well as projected noise levels resulting from project construction and new tasting room operations, including use of the outdoor terrace (terrace) area on the south and east sides of the tasting room building, and proposed use of amplified sound during events. The goal of the analysis was to determine if the project could comply with County noise standards.

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The General Plan sets separate standards for transportation noise and for noise from non-transportation land uses, listed below.

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

| Hourly Noise Metric ¹ , dBA | Daytime (7 a.m. to 10 p.m.) | Nighttime (10 p.m. to 7 a.m.) |
|---|--------------------------------|----------------------------------|
| L50 (30 minutes in any hour) | 50 | 45 |
| L25 (15 minutes in any hour) | 55 | 50 |
| L08 (4 minutes 48 seconds in any hour) | 60 | 55 |
| L02 (72 seconds in any hour) | 65 | 60 |
| ¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour. | | |

Ambient and Winery Production Noise Levels

Ambient noise levels were measured at two locations along the northwest property line of the project site, approximately 50 feet from the existing bottling building to accurately determine noise levels from existing operations by the winery facility and in assessing noise at the edge of the project site leading to upslope residential properties. Noise levels for average ambient day-night ranged from 51 to 56 dBA Ldn, with no measurement period exceeding County noise standards. The second recording site was similarly situated along the northwest property line of the project site, but nearer to an existing Kinnybrook Drive residence that overlooks the project site. The noise environment at this location results primarily from distant traffic along State Route 12. Existing ambient day-night average noise levels ranged from 50 to 54 dBA Ldn, in compliance with County noise standards.

Proposed Project – Vehicle-Related Noise

The additional trips resulting from the proposed project would not measurably increase existing traffic noise levels along Highway 12 as noise levels are calculated to increase by 0.2 dBA or less during the peak hour and by 0.1 dBA or less when averaged over a daily basis. The predicted noise increases due to project generated traffic are not measurable or perceptible. The closest off-site residential receptors are located northwest of the site, approximately 444 feet from the proposed tasting room parking lot, 594 feet from the new tasting room and over 600 feet from its adjoining outdoor terrace. Approximately 18 to 20 dBA of attenuation would be expected at the off-site residential receptors due to distance alone.

Vehicles accessing the parking lot, vehicle engine starts, and doors being closed would be the primary noise sources, and such noise sources typically produce noise levels that range from 53 dBA to 63 dBA at 50 feet. The sounds of human voices are normally less. The predicted noise level from activities within the parking lot on a typical tasting room operation day are projected

to be 15 to 17 dBA or more below the daytime noise level threshold of 60 dBA, and therefore not significant. Similarly, on a busy day, such as during events, predicted noise level from activities within the parking lot would be 10 to 12 dBA or more below the daytime noise level threshold of 55 dBA and therefore insignificant. Further, the resultant noise levels at the property lines of the closest off-site residences are calculated to range from 33 to 45 dBA L08 on a typical day. Noise resulting from the operation of the tasting room parking lot would therefore be in the range of existing ambient noise levels during the daytime and would not exceed the Table NE-2 noise limits contained in the Sonoma County General Plan.

Proposed Project – Tasting Room and Event Noise

The highest noise levels attributable to marketing and agricultural promotional events would result from use of amplified outdoor music (e.g., use of a DJ or small band located on the terrace area of the tasting room building). Noted is that the applicant modified the initial project proposal to remove plans for use of amplified sound on the terrace during regular tasting room operations in order to reduce overall project noise.

The cumulative duration of noise from these fairly continuous sounds would be more than 30 minutes in any hour. Therefore, the L50 would be the applicable regulatory threshold. The County's noise limit for winery operations is the L50 daytime reading up to 50 dBA as measured at the nearest off-site residence. activities. Amplified music events would be expected to generate noise levels of approximately 72 dBA L50 at a distance of 50 feet from the noise source. As noted above, residential receptors north and northwest of the site would be located more than 600 feet from the proposed terrace on the south and east sides of the tasting room. Approximately 22 to 23 dBA of attenuation would be expected due to the distance, including taking into account the difference in elevation between the sites. A minimum of 5 dBA of acoustical shielding would be provided by the intervening tasting room building. The resulting noise level at the property line of the nearest residences is calculated to range from 44 to 45 dBA L50. As shown in Table 12 (below) from the Illingworth & Rodkin, Inc. Noise Study the NE-2 standard is adjusted downward by 5 dBA for winery events resulting in a 45 dBA limit. The expected noise does not exceed this limit.

Table 12 Ag Promotional Event L50 Noise Levels – Outdoor Patio

| Receptor | L ₅₀ (Noise Level Exceeded 30 Minutes in any Hour) | |
|----------------------|--|---|
| | Daytime Residence (Represented by LT-1) | Daytime Residence (Represented by LT-2) |
| | Unadjusted Table NE-2 Limit | 50 |
| Ambient Noise Levels | 46 | 44 |

| | | |
|--|-----------|-----------|
| Ambient Exceeds Unadjusted Table NE-2 Limit? | No | No |
| Adjusted Table NE-2 Limit (including 5 dBA penalty for speech or music) | 45 | 45 |
| Agriculture Promotional Event Noise Level | 45 | 44 |
| Operations Exceed Ambient by 10 dBA? | No | No |
| NE-2 Adjustment | 0 | 0 |
| Adjusted Table NE-2 Limit | 45 | 45 |
| Operations Exceed NE-2? | No | No |

Events held indoors would produce lower noise levels at off-site receptor locations because of the additional attenuation provided by the building housing the event. Assuming that windows of the building are partially open for ventilation, the building would be expected to provide about 15 dBA of noise reduction from the indoor noise level, resulting in operational noise levels well below the above-referenced Table NE-2 noise standards at the nearest residential receptors.

The noise study concluded that noise associated with regular operations of the production improvements and new tasting room (with outdoor terrace), parking, or agriculture promotional events at Kenwood Vineyards is not expected to exceed the adjusted daytime NE-2 noise standards at any residential property line in the site vicinity. Conditions of approval require all events to end by 9:30 pm and clean-up end by 10:00 pm. As no operations would continue past 10:00 p.m., County nighttime noise standards would not apply.

Additionally, as noted above, the applicant has indicated in their letter of December 6, 2017 to PRMD that they will limit use of outdoor amplified sound to six events annually, and no more than four events in any one months. This is identified in the Planning conditions of approval for the project.

Traffic and Circulation

The proposed project would generate traffic, based on traffic information provided by the applicant, related to the new winery tasting room and events. To address these concerns, a traffic impact study was conducted for the project by Transpedia Consulting Engineers (October 2016, and Addendum July 2017).

The study resulted in the following key findings and recommendations:

Under “Existing Plus Improvements Scenario,” the intersection of Highway 12/Helmick Road, operates at the same service levels (LOS A on the weekday peak, and LOS B on the weekend peak) as under “Existing Scenario,” with the exception that delays would increase slightly on the

weekend (by 0.6 seconds). Previous analysis indicates that 55 persons visited the existing tasting room during a typical weekday (Monday-Friday) in the peak harvest months (October 2012 and October 2013), and 121 persons during a typical weekend day (Saturday-Sunday). It is estimated that 199 persons would visit the new tasting room during a weekday (Monday-Friday) in the peak harvest months (October), and 438 persons during a weekend day (Saturday-Sunday). In addition to tasting room public visitation, the project plans to have VIP public tours, food and wine pairing: daily, 9:00 am-5:00 pm, 20 seats, three (3) seatings per day (20 visitors at 2.5 visitors per vehicle).

The traffic study indicated that the proposed project is expected to generate 239 net trips on a weekday, of which 58 trips (16 inbound and 42 outbound) would occur during a weekday pm peak hour; and 376 net trips on a weekend day, of which 81 trips (28 inbound and 53 outbound) would occur during weekend peak hour. Existing peak hour traffic volumes along SR 12 are approximately 1,450 to 1,500 vehicles per hour, and the annual average daily traffic (AADT) is approximately 15,700 to 16,100 vehicles per day in the vicinity of the project site.

The collective key findings of the traffic analysis:

- The proposed project is expected to generate 239 net trips on a weekday, of which 58 trips (16 inbound and 42 outbound) would occur during a weekday pm peak hour; and 376 net trips on a weekend day, of which 81 trips (28 inbound and 53 outbound) would occur during weekend peak hour.
- The study intersection (SR-12/Warm Springs Road/Helmick Road) is expected to operate at acceptable LOS during weekday pm and weekend peak hours under all study scenarios including when winery operations; wine tasting room; VIP tours; and marketing and events occurring simultaneously. The proposed project would not significantly impact adjacent intersections, roadways or Highway 12, given the relatively low number of vehicle trips it would generate. Sonoma County has established significance standards for both intersections (LOS D or better) and roadways (LOS C or better). With proposed project traffic, all intersection/roadways would be expected to operate within County prescribed standards of LOS D or better for intersections and LOS C or better for roadways.
- Under cumulative conditions, the study intersection is expected to continue to operate at acceptable LOS during weekday pm and weekend peak hours, at LOS B. Under “Cumulative Plus Project Scenario,” the study intersection is expected to continue to operate at acceptable LOS B during weekday pm and weekend peak hours. Turn lane storages are expected to be capable of handling traffic queues.
- For events, in the worse-case scenario, marketing and events are expected to have 500 attendees during weekday pm or weekend peak hours. It is assumed that attendees would carpool in a similar way to the wine tasting room visitors; i.e., 2.5 attendees per vehicle on weekdays or weekends. This worst-case scenario is expected to generate 160 trips during a weekday or weekend peak hours (160 inbound and none outbound). The

marketing and events are expected to have a less-than-significant impact on the study intersection operation, falling within LOS B during weekday and weekend peaks.

- The project is expected to have less-than-significant impacts on the study intersection operations.
- The collision rate at SR-12/Warm Springs Road/Helmick Road (0.31 collisions per million vehicle miles, c/mvm) is lower than the statewide average for similar facilities (0.50 c/mvm). This collision rate does not show any trends or patterns that could indicate a safety issue at this location.
- The parking plan does not include bicycle parking. It is recommended to provide one bicycle parking space per 5 spaces of automobile parking to meet Sonoma County Zoning Code requirements. (This is addressed as a condition of project approval.)
- The existing paved shoulders on SR-12 in the vicinity of the project will continue to adequately accommodate pedestrian and bicyclist activities.
- Sonoma County Transit (SCT) bus routes 30 and 34 will accommodate project's transit demand and provides an alternative transportation option for winery's guests and employees.
- The onsite circulation pattern appears to be adequate. Access into and out of the site would adequately accommodate emergency response vehicles maneuvers. Internal drive aisles and parking spaces are based on County standards and would be expected to perform adequately.
- Sight distance available at the study intersection meets Caltrans standards and requirements.
- No vegetation or building along the project frontage should be located within the minimum sight distance envelope so as to obstruct vehicle or bicycle travel along SR 12.

The County Transportation and Public Works Department has reviewed and accepted the Traffic study for the project. Caltrans provided previous comments on the project. A series of project conditions of approval are recommended to ensure construction of on-site facilities consistent with County standards.

Based on the above, the project is not anticipated to result in any significant traffic or circulation impacts to the local street or highway system.

Also noted is that the applicant has indicated they will provide for bus and limousine parking on-site and away from the new tasting room parking lot in response to outreach discussions held with the Kinnybrook Homeowner's Association.

Vehicle and Bicycle Parking

On-site circulation was analyzed based on existing uses at the project site along with the project's proposed improvements. The existing interior driveway is proposed to be extended to

loop around the existing production facility (approved under separate action by the County). The new tasting room proposes driveway construction from the main entry driveway to a parking area near the proposed tasting room, and separated from primary production traffic. The traffic analysis found the on-site circulation plan and use of internal driveway aisles would be expected to perform adequately.

The winery's parking supply, including 42 new spaces proposed in the new tasting room parking lot, includes 183 passenger spaces (inclusive of overflow parking spaces at the site), 6 of which are for disabled passengers. A bus parking area will also be provided but will now be further from the tasting room than originally proposed. The winery's parking demand during winery's regular operations is approximately 92 parking spaces on weekdays and 82 parking spaces on weekends. As a result, the proposed project parking supply of 183 parking spaces would be expected to exceed parking demand during regular operations on weekdays and weekends.

The winery's parking demand when regular operations and marketing and events occur simultaneously is approximately 172 parking spaces on weekdays and 162 spaces on weekends. The proposed project parking supply (183 parking spaces) would be expected to exceed parking demand during weekday or weekend operations when public visitation and marketing and events would be conducted simultaneously. The winery's accessible parking supply (6 spaces) meets California and Federal ADA requirements of 6 spaces.

The application includes an Event Parking Plan exhibit which proposes use of existing and new (tasting room) parking spaces throughout the project site property, including a bus parking area by the tasting room. The Event Parking Plan indicates ability to accommodate the largest of the proposed events (500 attendees), though the traffic study anticipates that vehicle trips, and therefore on-site parking demand, would rotate over the course of an event.

The 2010 Sonoma County Bicycle and Pedestrian plan encourages new developments to incorporate bicycle friendly design. In the County's Plan, Highway 12 is designated as a bike route. Some visitors may utilize bicycles to access the proposed project site. Bicycle racks will be required to be located at the winery site; County bicycle parking standards of 1 space per 5 required vehicle parking spaces will be enforced as part of plan check review. The parking plan does not include bicycle parking. It is recommended to provide one bicycle parking space per 5 spaces of automobile parking to meet Sonoma County Zoning Code requirements. This is addressed as a condition of project approval.

Aesthetics

The site is located in an area subject to Local Area development Guidelines for the Taylor, Sonoma, and Mayacamas Mountains. There are specific standards that apply to these areas. The Guidelines specify that development should be substantially screened from view from

public roadways. The Guidelines also include a discussion of how to review colors, materials, siting, and design. These regulations also require that a covenant be recorded memorializing the conditions of the Design Review that ensure that the development will be inconspicuous from public roadways. As discussed below, the location of the new tasting room and the proposed colors, materials, and design will minimize its visibility from public roads and from the private roadway serving Kinnybrook subdivision.

The frontage road to the project site, Highway 12, is designated as a Scenic Corridor by the Sonoma County General Plan (Figure OSRC-1), and as a State Designated Scenic Highway. The project site is also within a Scenic Landscape Unit as designated in the Open Space and Resource Conservation Element of the General Plan. These areas are identified under General Plan Objective OSRC-3.1, for scenic corridors along *“...roadways that cross highly scenic areas, provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to cities.”* New development, other than barns and similar agricultural support buildings, are generally prohibited from being located within an area equal to 30 percent of lot depth, to a maximum of 200 feet, measured from centerline of a Scenic Corridor. The Highway 12 corridor through the Kenwood area has been significantly developed, and is not considered to possess significant scenic resource value.

The proposed tasting room building would be located on the eastern portion of the site atop an existing knoll. The new tasting room building would be 1-story at 19-feet, 8-inches tall. The applicant indicates that the site and design were selected to take advantage of the views of the valley and to be unobtrusive to adjacent properties. The approach to the building steps down approximately eight feet below the parking area to an entry court. The building will have a partial green roof, which would help blend the building into the surrounding landscape. Building materials include concrete and weathering steel walls. The south side of the tasting room is proposed to be primarily glass while the opposite side is cut in to the hillside. The building is oriented towards the south. A continuous outdoor tasting terrace wraps the south and east perimeter of the building. The parking area near the tasting room would be screened with trees and landscape plantings.

The project was also considered by the Design Review Committee (DRC) on April 12, 2016. At the time, the DRC evaluated the original plans for the proposed tasting room, which entailed a slightly larger building (5,200 square foot). The DRC provided input to the applicant, focused on:

- Design of the building to help with noise attenuation.
- Provision of exterior lighting details.
- Landscape plan details.

The DRC found the overall design generally compatible with the site and its surroundings. The applicant made subsequent modifications to the building design, and reduced the overall size of the building to 4,232 square feet.

While the project site has a high degree of visual sensitivity (based on the Highway 12 corridor, presence of area vineyards and hillside backdrop) and presents a generally strong degree of visual building design, the proposed location of the new winery tasting building is over 1,000 feet from centerline of Highway 12 to the south, and more than 500 feet from the closest neighboring offsite residence to the north, reducing visibility of the building from off-site locations. Additionally, the single-story design of the building will be in keeping with the agricultural theme of the existing structures on the property, and the building height, with a roof peak of 19-feet, 8-inches along with use of a green “living” roof, will also reduce its visibility from passersby on the Highway and from adjoining properties. Further, any exposed slopes would be graded to blend with the topography of the project site, and any disturbed areas will be required to be revegetated, pursuant to standard County conditions of project approval.

Site landscaping for the new tasting room focuses on the area where the new tasting room will be constructed and the new parking area and includes mostly large shrubs, oak, and olive trees. An area that blends into the living roof is proposed to have perennial grasses which will also be planted on the roof. Given the County’s focus on protecting the groundwater basin in this area the landscape plan should focus on a scenario that requires little supplemental water. Ideally irrigation water will come from process waste water, gray water recycling, and storm water capture. Additionally, the applicant has indicated they will provide additional landscaping by the new tasting room parking lot to further screen the lot from views of the Kinnybrook homeowners. The project is also subject to compliance with County landscape irrigation standards that will ensure low water usage and irrigation design, addressed as conditions of approval.

Issue #5: Neighborhood Compatibility

The Sonoma Valley Citizens Advisory Committee considered the application on February 24, 2016 (see Exhibit F), and by a 9-2 vote, recommended approval of the project, subject to “serious consideration” of neighbors’ concerns regarding lighting, amplified music, and noise generated by events. The applicant has further addressed these concerns in the project noise analysis, as noted above, and in redesign of the project, reducing the square footage of the proposed tasting room from 5,200 sq. ft. to 4,232 sq. ft.

The Valley of the Moon Alliance provided a letter dated November 12, 2015 (see Exhibit F), expressing concerns about the project relating to potential traffic, event noise, land use and other environmental impacts, and stated an environmental impact report should be prepared,

and that the analysis should cumulatively address those project impacts associated with both the current tasting room project and those of the previous application for the site associated with PLP15-0011. The Initial Study does address the potential for cumulative impacts associated with the current project, which includes existing/approved plans for the Kenwood Winery, and, where necessary to address the potential for significant environmental impacts, mitigation measures have been included to reduce the impacts to levels of insignificance.

Additionally, an email message from Susan Millar (October 23, 2015 – see Exhibit F) sought clarification on events to be held at the facility. The proposed number, size and type of events is included in the project description, and further discussed as part of this staff report and in the Initial Study.

Chris Koch, representing the Kinnybrook Homeowner’s Association, provided a letter to the Kenwood Winery on January 23, 2016 (see Exhibit F), outlining concerns and questions related to the project, including tree protection, lighting, use of the green roof for the new tasting room, events and noise. Jeremy Wright, of the Kenwood Winery, provided a written reply dated January 25, 2016, addressing the issues raised in the HOA letter. Noted is that the applicant, in a letter to PRMD dated December 6, 2017 (see Exhibit F), indicated a proposed change in events from that listed in the use permit application in response to outreach discussions with the Kinnybrook Homeowner’s Association. Specifically, the applicant proposes:

- No more than six of the annual events will include outdoor amplified sound.
- There would be no more than four events held in any one month.
- There will be alternative parking for buses and limousines on site, away from the new tasting room parking lot.
- Provision of additional landscaping to further screen view of the new tasting room parking lot from Kinnybrook neighbors.

ALTERNATIVES

There are no project alternatives proposed.

STAFF RECOMMENDATION

Adopt the Mitigated Negative Declaration and approve PLP15-0067, allowing the construction of a new 4,232 square foot tasting room to replace an existing 2,100 square foot tasting room and for construction of related site improvements, and holding of 22 agricultural and 11 industry-wide events at the property, as conditioned in Exhibit A to the attached Resolution.

FINDINGS FOR RECOMMENDED ACTION

1. The project is consistent with the Diverse Agricultural land use designation of the

Sonoma County General Plan in that it proposes construction of a new tasting room, consistent with the permitted uses in the General Plan and as allowed by the Agricultural Resources Element policies AR-5a, AR-5c, AR-5g, AR-6a, AR-6d and AR-6f. The project is consistent with these policies in that the subject property has been developed with vineyards with a winery for decades; production would not be increased as a result of this proposal; the winery tasting room would be an acceptable accessory use to the agricultural operation, consistent with General Plan policies; and the proposed use is compatible with the established uses on the project site and in the general area, in support of the Diverse Agriculture land use designation. The project is also consistent with the noise standards of the General Plan.

2. The project is consistent with the DA (Diverse Agriculture) Zoning District in that it proposes a use (winery tasting room) allowed with a Use Permit in the DA district. The project's new wine tasting structure meets the applicable setbacks and other development criteria of the DA Zoning district. The development also meets the setbacks for the Scenic Corridor and has been reviewed and recommended for approval by the Landmarks Commission and Design Review Committee.
3. The project will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. Design of the winery tasting room structure is consistent with the design theme of the established winery and with applicable design provisions of the Sonoma/Mayacama/Taylor Mountain Design Guidelines.
 - b. Potential noise impacts will be less than significant based on findings of the project noise analysis, which found that project noise related to traffic and events would comply with County Noise Element standards. Additionally, a condition of approval, based on the applicant's letter of December 6, 2017 to PRMD, limits the number of event days per year with use of outdoor amplified sound to six.
 - c. Traffic generated by the winery tasting room use, and recognition of events, will not have a significant impact on local public roads or intersections, as determined through the project traffic analysis. All local roadways and the

intersection of Highway 12/Helmick Road would operate consistent with County standards.

- d. The project will provide necessary sewage disposal and water system improvement, consistent with County PRMD-Health Division standards.
 - e. There is adequate on-site parking for winery employees, tasting room visitors, and for events.
-
- 4. The Board of Zoning Adjustments has considered the Mitigated Negative Declaration prepared to address impacts peculiar to the project, together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the Board of Zoning Adjustments and has been completed in compliance with CEQA and is adequate for this proposal.
 - 5. The Board of Zoning Adjustments finds that through feasible conditions placed upon the project, and with continued application of mitigation measures developed in the Mitigated Negative Declaration dated November 16, 2017, there would be no significant impacts on the environment.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Conditions of Approval
- EXHIBIT B: Proposal Statement
- EXHIBIT C: Vicinity Map
- EXHIBIT D: Site Plan
- EXHIBIT E: Floor Plans
- EXHIBIT F: Correspondence
- EXHIBIT G: Draft Resolution
- EXHIBIT H: UP01-0135 Conditions

Separate Attachment for Commissioners: Mitigated Negative Declaration