

MEMORANDUM

DATE: December 20, 2017
TO: Board of Zoning Adjustments
FROM: Brian Millar, Contract Planner
RE: PLP15-0067 – Kenwood Vineyards

The following questions were received from the BZA regarding the Kenwood Vineyards Use Permit that will be heard at the BZA's December 21st meeting. Following each question is a brief staff response.

1. Did the traffic analysis address roadway segment congestion...and was analysis limited to intersection analysis? The staff report states that roadway LOS would not be affected.

Response: The scope of work of the traffic study, which was developed in coordination with Department of Transportation and Public Works staff, didn't directly include roadway segment analysis; however, it can be obtained from the analysis. Analyzing the worst case scenarios in this study includes cumulative plus project's improvements, plus project's worst-case scenario of marketing and special events plus three previously approved projects in the SR-12/Oakmont Drive intersection area (see Table A-9, Page 3-9, of Transpedia Consulting Engineers' traffic study's addendum dated July 18, 2017).

Under this scenario, the analysis output sheets, included in Appendix A-A, indicate that the SR-12 LOS in the vicinity of study intersection is LOS C in the worse-case scenario during am, pm or weekend peak hours. This LOS is an acceptable LOS for County roadways according to County General Plan or County Guidelines for Traffic Impact Studies, dated May 2016 (LOS C or better is acceptable LOS for County roadways). The applicant will provide a further response at the December 21, 2017 public hearing.

2. It appears that the cumulative traffic scenarios do not include assessment of traffic impacts during an industry-wide event or during a situation where multiple wineries/tasting rooms hold private events at the same time.

Response: The project's traffic study assumed that project's worst-case scenario (industry-wide events) to occur simultaneously during the worst-case scenario of special events of the three approved projects wineries identified in Item #1 above.



3. The noise analysis appears to use the nearest residence rather than the property line as the target point for compliance with the noise standards. Is the intent that General Plan Policy NE-1(c) 5 is the basis?

Response: All calculations for project-generated noise levels were made at the nearby joint residential property lines. Please see p. 12 of the Noise Analysis and Figure 1 showing noise monitoring locations.

4. Is the existing well in the Class 1 or class 3 water availability area?

Response: The project site is located in both Class 1 and Class 3 groundwater availability areas. For that reason, a groundwater study was required. The results of the study are addressed in the Mitigated Negative Declaration.

5. Did the fires alter the screening capability of existing vegetation?

Response: It appears that the fires did not impact any vegetation that created visible separation with neighbors. On-site vegetation, primarily vineyards, were not disturbed between the proposed tasting room and Highway 12. Photos of the site will be provided at the public hearing.

6. With respect to outdoor amplified sound, some of the limits apply "during tasting room hours" ending at 5:00, but the events may last until 9:30...some clarification is needed.

Response: The project would not produce noise levels that exceed the Table NE-2 noise limits regardless of the time of day they occur. The daytime period extends to 10:00 p.m., so the limits should apply to the event as appropriate. Please see condition of approval #60 limiting noise levels to comply with General Plan standards. Maximum allowable noise levels have been reduced 5 dBA due to proposed amplified speech and music.

7. If the applicant is not allowed to increase the number of events, what would be the nature of the 8 existing events?

Response: Kenwood Vineyards has historically held eight agricultural promotional events per year, with up to 50 guests attending each event. This Use Permit proposes a total of 33 events per year, consisting of 22 agricultural events and an additional 11 industry-wide event days, summarized below:



Type of Proposed Event	Number of Events per Year	Number of Attendees	Hours (Event Held Between)*
Marketing/Promotional	18	150	10:00 am – 10:00 pm
Promotional	2	500 (rotating during event)	11:00 a.m. – 7:00 pm
Charitable	2	200	4:00 pm – 10:00 pm
Industry-Wide	8	500 (rotating during event)	10:00 am – 10:00 pm
Wine Trade Open House	2	150	10:00 am – 9:00 pm
Annual Grower’s Breakfast	1	100	7:00 am - Noon

*Note: Conditions of project approval would require all events conclude not later than 9:30 pm and clean-up by 10:00 pm.

8. Modified Draft Conditions of Approval:

Please see the attached modified recommended conditions of approval intended to provide additional clarification.

