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July 1, 2026

To: Interested Agencies

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

File Number: PLP26-0003
Applicant Name: Dustin Maxam for Jackson Family Investments III LLC
Owner Name: Jackson Family Investments III LLC
Site Address: 7111 Hwy 128, Healdsburg
APN: 131-190-003
Zoning: LIA B6 20 Z, SR VOH

Project Description: Use Permit and Design Review to improve W Sausal Lane, modify onsite circulation, and construct a new 4,374 sq. ft. Tasting Pavilion building between the existing winery and future underground barrel cellar. Current entitlements (UPE98-0008 & UPE04-0077) include no events, 500,000 case production, and 161,500 sq. ft. of buildings, including: an existing winery with tasting room, future underground barrel cellar, and future administrative building. The proposed pavilion will replace the above-ground administration building approved as Phase 2 of the 1998 Use Permit in roughly the same location. The existing 1,760 sq. ft. tasting room within the winery will be repurposed as administrative offices, meeting space, and commercial kitchen. Additionally, we request to host 16 Agricultural Promotional Events and participation in 2 industry wide event days per year on the 45.9-acre parcel. No increase in production is requested.

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

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

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

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

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

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

Your comments will be appreciated by July 15, 2026, and should be sent to the attention of:

PLP26-0003, Katerina Orella (Katerina.Orella@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1392. **If no response is received by July 15, 2026, it will be assumed that no comments or conditions will be provided.**

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

- | | |
|--|--|
| ☒ Fire Prevention | ☒ NW Information Center, S.S.U. |
| ☒ Grading and Storm Water | ☒ Local Fire District – Northern Sonoma County |
| ☒ Management Group | ☒ Recology Sonoma Marin (Disposal) |
| ☒ Natural Resources | ☒ Caltrans-State Dept of Transportation |
| ☒ Road Naming | ☒ State Dept of Fish and Wildlife |
| ☒ Well & Septic | ☒ Regional Water QCB: North Coast |
| ☒ Ag Commissioner | ☒ Milo Baker Chapter Conservation Committee |
| ☒ Assessor | ☒ Tribal Notification |
| ☒ Dist. 4 Director and Commissioners | ☒ Alexander Valley Association |
| ☒ Environmental Health | ☒ Geyserville Planning Advisory Board |
| ☒ SPI (DTPW), Land Development | |
| ☒ Treasurer/Special Assessment | |

Planning Application

PJR-001

Application Type(s):

- ☐ Admin Cert. Compliance
☐ Ag. or Timber Preserve/Contract
☐ Conditional Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Zoning Permit for: _____

- ☐ Design Review Admin.
☐ Design Review Full
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # _____

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment

- ☒ Use Permit
☐ Variance
☐ Zone Change
☐ Other: _____

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

PRINT CLEARLY

APPLICANT

Name Dustin Maxam c/o Jackson Family Investments III, LLC

Mailing Address 425 Aviation Blvd.

City Santa Rosa

State CA

Zip 95403

Day Ph (707) 807-2900

Email dustin.maxam@jfwmail.com

Signature

Date 4/13/26

OWNER (IF OTHER THAN APPLICANT)

Name

Mailing Address

City

State

Zip

Day Ph ()

Email

Signature

Date

Billing Responsible Party (At-Cost Only)

☒ Applicant ☐ Owner ☐ Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title

Name/Title

Mailing Address

Mailing Address

City

State

Zip

City

State

Zip

Day Ph ()

Email

Day Ph ()

Email

PROJECT INFORMATION

Address(es) 7111 Highway 128

City Healdsburg, CA

Assessor's Parcel Number(s) 131-190-003-000

Project Description This project proposes to improve West Sausal Lane, modify onsite circulation, and construct a new 4,374 sf square foot (sf) Tasting Pavilion building between the existing winery and the entitled underground barrel cellar. The existing 1,760 sf tasting room, within the existing winery, will be repurposed as administrative office and meeting space. We request to host 12 Agricultural Promotional Events with a maximum of 150 guests per event on the property.

Acreage 45.9 acres

Number of new lots proposed 0

Site Served by Public Water? ☐ Yes ☒ No

Site Served by Public Sewer? ☐ Yes ☒ No

TO BE COMPLETED BY PRMD STAFF

Planning Area

Supervisory District

☐ Critical Habitat

☐ Urban Service

Groundwater

☐ 1 / 2

Current Zoning

☐ NPDES

☐ Williamson Act

Availability

☐ 3 / 4

General Plan Land Use

Specific/Area Plan

Subject to

☐ EX

Parcel Specific Policy

CEQA

☐ YES

Application resolve planning violation? ☐ Yes ☐ No

Violation? ☐ Yes ☐ No

File No.

Previous Files

Penalty application? ☐ Yes ☐ No

Application accepted by

Date

Approved by

Date

Supplemental Application Information

PJR-126

Existing use of property: Agriculture (vineyard), Winery, and Tasting Room

Acreage: 45.87

Existing structures on property: Winery with tasting room and crush pad. Two outbuildings:
Domestic water pump house and fire/ irrigation pump house.

Proximity to creeks, waterways and impoundment areas: The project is 1,100 ft. to Sausal Creek

Vegetation on site: Vineyard, mature landscape, grassland, and various oaks.

General topography: Gently sloping

Surrounding uses to (Note: An adjoining road is not a use.) North: LIA Agriculture South: LIA Agriculture - Rural Residences
East: LIA Agriculture West: LIA Agriculture

New structures proposed (size, height, type): A new 4,374 sf square foot Tasting Pavilion building is proposed. The height of the proposed structure is 20'-3" measured from the adjacent ground surface.

Number of employees: Full time: 30 Part time: _____ Seasonal: _____

Operating days: M-F & up to 7 days per wk Harvest. Hours of operation: 7:30am-6pm, 10pm Harvest

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: Existing Well, 570 gpm Sewage disposal: Existing on-site septic field.

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): None.
No new sources of noise, the tasting room is and existing use.

Grading proposed: Amount of cut (cu. yds.): 550 Amount of fill (cu. yds.): 2,900 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes x No _____ If Yes, indicate area of disturbance(acres): 1.44

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
The method of drainage is sheet flow and small storm drain. All drainage returns to sheetflow and existing drainage patterns.

Vegetation to be removed: All vegetation is ornamental and some trees will be preserved and relocated.

Will proposal require annexation to a district in order to obtain public services: Yes _____ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes x No _____
*All materials are standard winery related items.

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes x No _____
*All materials are standard winery related items.

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Existing AFSS, Fire Pump, Pond, Hydrants, Fire Lane, and Turnaround to remain.
The proposed Tasting Pavilion will have a new Automatic Fire Suppression System (AFSS) - the project will incorporate fire sprinklers.



Stonestreet Winery Tasting Pavilion and Request for Modified Use Permit

Detailed Project Description/ Proposal

April 13, 2026

Introduction

Stonestreet Winery, located at 7111 Highway 128 Healdsburg, CA (APN 131-190-003), requests a modification to its Use Permit to improve West Sausal Lane, modify onsite circulation, and construct a new 4,374 sf square foot (sf) Tasting Pavilion building between the existing winery and the entitled underground barrel cellar. Current entitlements (UPE98-0008 & UP04-0077) include no events, 500,000 case production, and 161,500 square feet of buildings including: an existing winery with tasting room, a future underground barrel cellar, and a future administrative building. This proposed pavilion will replace the above-ground administration building approved as Phase 2 of the 1998 Use Permit in roughly the same location. The existing 1,760 sf tasting room, within the winery, will be repurposed as administrative offices, meeting space, and a commercial kitchen. Additionally, we request to host 16 Agricultural Promotional Events and participation in 2 industry wide event days per year on the 45.9-acre parcel. No increase in production is requested.

Constraints Analysis

The project site is located on a 45.87 acre parcel that is part of a larger estate owned by Jackson Family Investments. The estate includes 176 acres and 10 parcels south of Jintown in Alexander Valley. The property is gently sloping with the existing 60,111 sf winery building situated at the base of a small hill.

The project parcel is zoned Land Intensive Agriculture (LIA) B6 20 Z, SR VOH and surrounded predominately by agricultural related land uses including: existing wineries, tasting rooms, vineyards, processed waste ponds, rural residences, and two commercial parcels. The proposed project is located 1,100' from Sausal Creek and 1,200' from the nearest residence.

Farming operations are active on approximately 110 acres of the estate, as well as on surrounding properties. The project parcel is not under a Williamson Act Contract but is located adjacent to other estate parcels within Agricultural Preserve No. 1-282-75. No agricultural operations will be displaced by the proposed project, and the existing spray field will be reconfigured as needed to continue compliance with the existing waste discharge requirements (WDRs). Stonestreet Winery produces world-class Sonoma County wines that reflect the unique climate and soil characteristics of the region.

There are no waterways or drainage features on the property (APN 131-190-003), including blue-line streams or wetlands. The site has three agricultural ponds, located in the southeast corner of the parcel, one for irrigation and two for processed waste. Other parcels within the larger estate border Sausal

Creek, and the project area is approximately 1/4 mile to 1/2 mile from the top of the creek bank. The property consists almost entirely of vineyard, ornamental landscaping, and mowed grasses. Native trees are located along Alexander Valley Road/Hwy 128 to the northwest, with a few dispersed on-site. Only small ornamental trees are proposed for removal as part of this project, and no tree protection measures are required, in compliance with the Valley Oak Habitat (VOH) zoning designation.

Ambient noise primarily originates from Highway 128 and occasional traffic along West Sausal Lane. Some discernible noise is seasonally generated by farming and wine production activities near the existing crush pad and loading area, as permitted under the current use permit. The proposed Tasting Pavilion will not introduce any new noise sources, as it simply replaces the existing tasting room, patio, and parking lot in approximately the same location. Furthermore, the nearest residences are located more than 1,200 feet from the project site, with most shielded by the existing winery building. A previous study by Sound Solutions found no significant impacts; therefore, a new study is not included.

The proposed Tasting Pavilion is located outside any designated floodplain and away from steep slopes, thereby avoiding risks of flooding and landslides. While wildfire and seismic activity remain regional concerns, the project will comply with Sonoma County and California Building Code requirements by incorporating fire-resistant construction materials, maintaining defensible space, implementing fire-safe landscaping, and ensuring an adequate water supply for fire suppression. Additionally, the structure will be engineered to meet seismic safety standards, including reinforced foundations and structural bracing. These measures will effectively manage potential hazards and ensure compliance with all applicable safety regulations.

Proposed Project

The project proposes construction of a new 4,374 sf Tasting Pavilion to replace the existing tasting room within the Stonestreet Winery building. The new building, located adjacent to the existing winery, will include two levels: a 3,704 sf main floor and a 670 sf partially sunken cellar with a storage closet. The main level will feature a 3,207 sf indoor tasting area, restrooms, service area, smaller cellar, and a covered outdoor seating area.

Exterior improvements include low retaining walls, enhanced pedestrian pathways, reconfigured vehicular access and parking, and the onsite widening of West Sausal Lane. All improvements are generally located within the previously developed and landscaped footprint, and no increase in production or reduction of vineyard area is proposed.

Land uses on the property remain unchanged and include viticulture, wine production, and direct-to-consumer tasting and sales. The proposed project and modifications of use are consistent with Sonoma County's LIA zoning classification and do not represent a change in previously established use or intensity of use. All uses, other than the requested events, have been previously approved and historically established under current and active permits.

Complying with Scenic Resources (SR) criteria the new Tasting Pavilion is clustered to be visually within the mass of the existing building, below the current roof line, as viewed from the centerline of Highway 128 (3,000' to the northeast and 1,500' to the northwest). The proposed structure is also situated below the adjacent ridgeline, utilizes building materials and colors that blend with the natural landscape, and

incorporates a living green roof to enhance the site's scenic qualities. These measures, along with additional tree plantings to screen the reconfigured driveway, ensure compliance with the County's General Plan Policy OSRC-2d by protecting the Scenic Landscape Unit (SLU) viewshed.

Existing structures include the 60,111 sf winery building and three small agricultural barns totaling 2,361 sf. The 1,760 sf existing tasting space (UPE04-0077) located within the winery will be repurposed as office and meeting space. Additionally, a 98,000 sf underground barrel cellar was previously entitled and vested under Use Permit UPE98-0008 but has not been constructed. Existing exterior improvements will remain unchanged, including the crush pad, ponds, separate employee parking lot, fire lane, and fire turnaround.

Setbacks in the LIA Zone range from 10' to 30'. The proposed pavilion structure is located 328' northeast of the closest property line and 389' southwest of West Sausal Lane. The location of the proposed structure also complies with the 200' setback from the centerline of Highway 128 associated with the Scenic Corridor designation. Lot coverage, including the 4,374 sf proposed project, totals 66,846 sf, or roughly 3% of the 45.87-acre parcel (5% is allowable under LIA zoning). With the future underground barrel storage, the total lot coverage would not exceed the 161,500 sf approved by UPE98-0008 which is 2% of the ten LIA zoned parcels, totaling 176-acres, within the estate. The height of the proposed pavilion, measured from the adjacent ground surface, is 20'-3", complying with the 35' maximum allowable height.

Hours of Operation:

No changes to the tasting room or winery hours of operation are proposed. The existing permitted hours for the public tasting room—10:00 a.m. to 5:00 p.m., seven days a week—will continue to apply to the proposed Tasting Pavilion.

Additionally proposed hours of operation are as follows:

Agricultural Promotional Events - 11:00 am to 9:30 pm; cleanup by 10:00 pm

Industry-Wide events - 11:00 AM to 5:00 PM; cleanup by 6:00 pm

Tours of the vineyards for the general public held during normal tasting room hours only.

Employees:

No change to the number of Tasting Room or Winery employees is requested (30 max. per UPE 98-0008).

Visitors:

No change to visitation is proposed.

Marketing Plan/ Promotional Activities and Events:

In addition to the Tasting Pavilion project, Stonestreet Winery requests a Use Permit modification to allow for a maximum of 16 agricultural promotional event days per year:

Four (4) promotional events with a maximum of 200 participants

Six (6) promotional events with a maximum of 125 participants

Six (6) promotional events with a maximum of 50 participants

Stonestreet Winery also requests participation in industry-wide events:

Two (2) industry-wide event days per year with a maximum of 200 guests

This request is consistent with other similar, approved agricultural promotional and industry-wide events in the area and will adhere to the following parameters:

- Agricultural Promotional Events are anticipated to include seasonal events (200 guests), wine maker dinners (125 guests), release gatherings (125 guests), Wine Club member pick-ups (125 guests), and wine & food educational seminars (50 guests).
- Event entertainment may include amplified or unamplified music. Outdoor music is limited to 12 event days per year, and amplified sound will end by 9:00 p.m.
- All noise, including any amplified or acoustic music, will comply with the General Plan Noise Standards, Table NE-2.
- No weddings, receptions, concerts, dances, or personal/business parties are allowed.
- No road closures, crowd control measures, or security are necessary.
- Portable restrooms will be provided to accommodate the guest count.

Event Safety:

Stonestreet Winery proposes managing event activities on the project site as follows:

- Agricultural promotional events and industry wide events will be limited to the requested number of guests on the site at any one time. Parking will be directed by staff to approved parking areas.
- Guests will be required to have an official reservation and/or ticket to ensure that there are no additional guests arriving over the maximum guest count. We will charge a small fee to better control the RSVP list, or
- We will have multiple reservation time slots available during the event day to ensure guests are not arriving all at the same time or in too large of numbers.

Food Service:

As a separate phase, this project proposes installing a commercial kitchen either in the existing tasting room's preparation space or within the proposed Tasting Pavilion's Coat Check/Fulfilment Room area. The commercial kitchen will not exceed 400 sf and food service will not be operated as a restaurant. The commercial kitchen will support catered events, as well as providing a kitchen for smaller food/wine pairings. The winery will showcase locally grown foods. The tasting room will sell pre-packaged food items, such as olives, meat, cheeses, baked goods, and other items that are locally produced, as allowed by the guidelines.

Prior to construction of the commercial kitchen, no changes to food service are proposed:

Food and wine pairings in the new Tasting Pavilion will continue as allowed under the current Use Permit (UPE04-0077) and will be provided during permitted tasting hours as part of normal business activities. The food and wine pairings will consist of pre-prepared samples or tastes made from local food products. Food will be offered from a pre-fixed pairing menu available only during tasting room hours. No restaurant or deli service will be provided. Additional food service for requested events will be provided by catering services.

Housing Plan

A housing plan is not required for this project, as there is no change in the number of employees, and the small increase in tasting room size will not create additional housing demand.

Circulation Plan

The property is currently accessed via a private driveway from Highway 128, east of the winery and the proposed pavilion. In compliance with the existing Use Permit (UPE98-0008), West Sausal Lane from the property to Highway 128 is not used for winery-related traffic. Per our existing agreement with the neighbors, winery guests will continue to only use the main entry and will not use the Sausal Lane at Hwy 128 entrance. The onsite portion of West Sausal Lane will continue to serve as vineyard access and will be utilized by guests entering and exiting the property, as well as by trucks exiting. Trucks entering the winery will continue to use the private driveway, and all winery truck traffic will comply with the existing Use Permit by operating during non-school hours to avoid conflicts with school bus traffic. Minor widening of West Sausal Lane through the property is proposed. West Sausal Lane will continue to provide public access and remain publicly maintained.

Since the proposed project is a continuation of existing use and will not generate 25 or more new trips during peak hours (guest visitation, truck trips, and employee numbers remain unchanged), a new traffic study is not required. Additionally, two previous traffic studies prepared by W-Trans and Crane Transportation Group both concluded that vehicular and truck traffic generated by the winery and tasting room would not significantly impact traffic conditions. Over the past 25 years, there have been no traffic-related issues, confirming Caltrans' determination that roadways in the project vicinity are adequate for the proposed winery due to the low traffic volume and good sightline visibility along the highway (see UPE04-0077 findings).

The proposed project will remove a portion of the drive aisle and rebuild/expand the existing parking lot. The new 6,714 sf guest parking lot will be located in the same area as the existing chip-sealed asphalt parking lot. Parking will be expanded from 9 to 23 spaces, including 2 accessible stalls and EV charging stations. All proposed parking improvements are generally within the previously developed and landscaped footprint, and no reduction of vineyard area is proposed.

No changes to loading areas are proposed.

The property is not within proximity to any transit, including rail or bus services, and pedestrian access is limited in the rural area. However, Highway 128 is a major bicycle corridor, identified in the County's Bicycle and Pedestrian Plan, proposed to be a future Class II bicycle lane.

Utilities and Services

The property is located within a major groundwater basin and will continue to receive its water supply from private onsite wells. The well situated southeast of the existing winery building currently supplies water for the winery's process and domestic uses and has a production capacity of 570 gallons per

minute. An additional well northwest of the building provides water for vineyard irrigation. Additional wells on neighboring properties within the estate supply water for separate vineyard and domestic uses.

There is no proposed increase in water use or groundwater demand since the project replaces the existing tasting space currently within the winery building. The property's Water Conservation Plan includes measures to reduce water demand to the maximum extent feasible and will be applied to the proposed project. These strategies enhance water resource recovery and help maintain sustainable water supplies:

Installation of low-flow fixtures and use of best available conservation technologies for all water uses, Drip irrigation systems for new landscaped areas, native and drought-tolerant landscaping to minimize irrigation needs, regular leak detection and maintenance of water infrastructure, employee training on conservation practices, monitoring of water usage for conservation goals.

The domestic wastewater system (separate from the process wastewater system) consists of a conventional septic tank and leach-field conforming to Sonoma County standards. The system is located approximately 440 feet northwest of the winery building within the existing vineyard block.

Processed water is treated onsite, per the Waste Discharge Requirements (WDR), using screening and two aerobic wastewater treatment ponds (Order R1-2000-0050, WDID 1B98011RSON) located at the southeast end of the property. Treated wastewater is utilized year-round to meet vineyard irrigation needs and is applied to approximately 60 acres of vineyard by drip irrigation. Additionally, there is a spray field located in the center of the project parcel for drawdown and dispersal as needed.

A storm water management plan and Preliminary Stormwater Low Impact Design (SWLID) Submittal has been prepared for the project. Existing pollution prevention measures include interceptor trees, vegetated buffer strips, and impervious area disconnection. The proposed project includes a living roof, interceptor trees, and vegetated buffer strips adjacent to hardscape areas as best management practices (BMPs) to treat pollutants, reduce runoff, and delay peak flows.

A water system for fire suppression is located near the existing well and irrigation pond. This system is designed to service the existing winery and entitled Phase 2: underground barrel storage and administration building. The system is adequate to supply fire water to the proposed structure.

The project will comply with California Title 24 energy efficiency standards and applicable Sonoma County planning requirements by implementing a comprehensive Energy Conservation Plan that includes high-performance envelope design, a green roof for thermal moderation, heat pump systems, LED lighting with daylight controls, and solar-ready infrastructure to minimize energy demand and support renewable generation. The project's energy conservation strategy mirrors industry-leading models and the proposed conservation measures demonstrate a commitment to sustainable design and operational efficiency.

Proposed Design

The Stonestreet Tasting Pavilion expresses a refined modernism shaped by the land itself—a building that feels discovered rather than placed. It is designed as a low, sculptural form emerging from the hillside, merging architecture and terrain in a continuous gesture of stone, steel, and living landscape. Clad in Alpine granite and Accoya wood, the material palette balances permanence and warmth—stone grounding the building in its site and timber softening the edges where guests engage with the space. A blackened steel frame articulates structure and detail, lending a contemporary precision that contrasts yet complements the natural materials. Overhead, the living roof folds up from the surrounding slopes, visually restoring the hillside and embedding the pavilion within the vineyard topography.

Large operable glass walls define the tasting experience. To the north, they open to sweeping vineyard and mountain views, dissolving the threshold between interior and exterior. To the south, glass panels face the existing winery, forming a shared courtyard that enables seamless event connections between old and new. The east elevation, approached by a winding path and grand stair framed in steel planters, reads as a crafted stone façade punctuated by a recessed entry and the bronze sculpture of *Rachel*—a symbolic expression of legacy and grace.

Every surface and proportion is curated to heighten the dialogue between light, landscape, and craft. The restrained forms, honest materials, and thoughtful integration of structure and site culminate in a biophilic architectural expression—a pavilion that captures the essence of Stonestreet’s relationship to its land, its wine, and its enduring story.

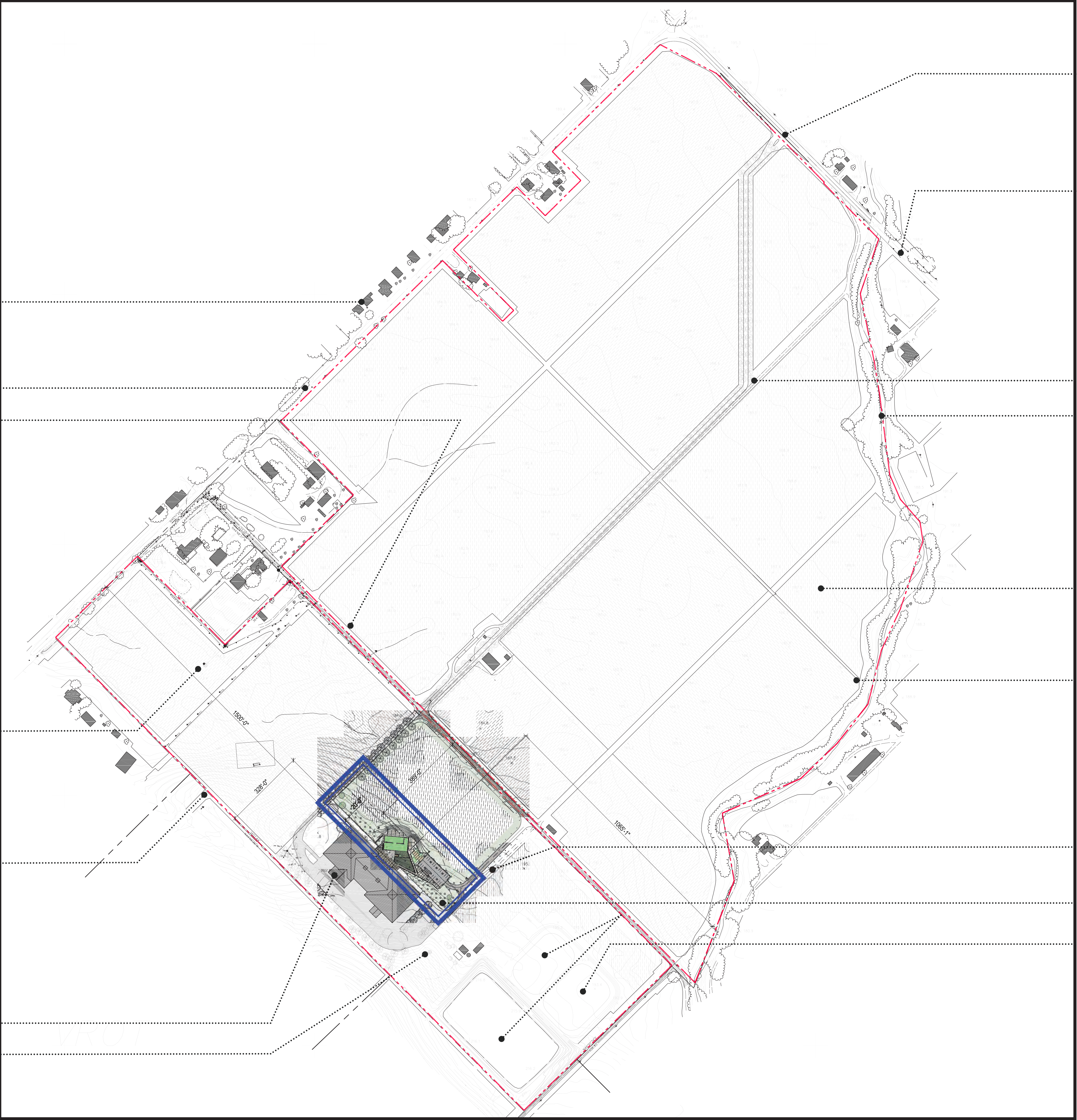
The project also includes replacement landscape, featuring fire-wise plant selections, that is WELO compliant, and drip irrigated. No increase in groundwater use is proposed, as much of the existing landscape area will transition from moderate spray irrigation to low-water-use drip systems. Additionally, the green roof will gracefully blend the building into the site and new tree plantings will soften the mass of the existing building, shade pavement areas, and assist with guest wayfinding.

Conclusion

This proposal is consistent with the General Plan land use designation of Land Intensive Agriculture and aligns with General Plan objectives, including but not limited to Objective AR-1.1, which supports “opportunities to promote and market” Sonoma County agricultural products. The proposed Tasting Pavilion is secondary and incidental to agricultural production and complies with standards for visitor-serving uses and events.

The prior Negative Declarations for both the original project and the previous tasting room interior addition identified no issues. The original Use Permit allowed for a total of 161,500 sf of building area (98,325 sf underground), including an administration building—never constructed—of approximately the same size and location as the proposed structure. This administration building, shown on Sheet A1.11 of the UPE98-008 plans, was determined to be compatible with LIA zoning, the Alexander Valley Scenic Landscape Unit, and the Highway 128 Scenic Corridor. As consumer preferences have evolved, we believe this location would be better utilized as a Tasting Pavilion, offering a stronger connection to the land and its vineyard.

This project represents a commitment to the collective strength of Sonoma County's wine community. By elevating Stonestreet's visitor experience and showcasing the region's unique character, we aim to drive tourism, foster consumer loyalty, and create opportunities that support local growers and producers. Together, these efforts help sustain the long-term health and reputation of Sonoma County's wine industry, Jackson Family Wines, and Stonestreet Winery.



EXISTING STRUCTURE, TYPICAL

ALEXANDER VALLEY ROAD

W. SAUSAL LANE

EXISTING WELL TO REMAIN

WINERY PARCEL BOUNDARY

EXISTING WINERY BUILDING

EXISTING WELL TO REMAIN

PROPERTY ENTRY

HIGHWAY 128

EXISTING TREE LINED DRIVEWAY

PROPERTY BOUNDARY LINE
ADJACENT PARCEL

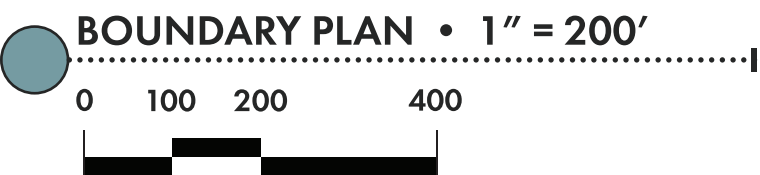
VINEYARD LOT, TYPICAL

VINEYARD ACCESS ROAD, TYPICAL

NEW AC PAVING - ACCESS ROAD TO WINERY TO BE REVISED

PROPOSED TASTING PAVILION, REVISED PARKING, AND NEW LANDSCAPING

EXISTING WASTE WATER PONDS



BOUNDARY PLAN

The proposed tasting pavilion is located immediately adjacent to the original Stonestreet Vineyards winery building, positioned to strengthen the visitor's connection between the winery operations and the surrounding vineyard landscape. The pavilion is oriented to capture sweeping views across the estate vineyard toward the Mayacamas Mountains, a defining image of the Stonestreet label and the mountain side vineyards of their signature wines.

This boundary site plan illustrates the relationship of the new pavilion to the existing structures, vineyard rows, and circulation patterns. The plan establishes the limits of work, primary access points, and spatial connections that anchor the new design within the broader winery campus.

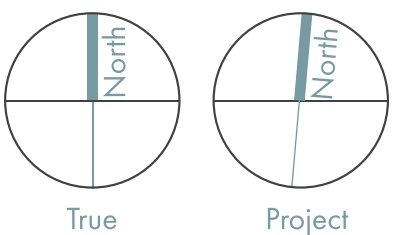
SQUARE FOOTAGE SUMMARY

EXISTING WINERY	60,111 SF
FERMENTATION	31,722 SF
BARREL STORAGE	23,965 SF
ADMINISTRATION	2,884 SF
APPURTENANT	1,540 SF
EXISTING BUILDINGS	2,361 SF
* AG. BARN 01	745 SF
* AG. BARN 02	779 SF
* AG. BARN 03	837 SF
PROPOSED TASTING PAVILION	4,374 SF
CONDITIONED TASTING	3,207 SF
APPURTENANT	584 SF
WINE CELLAR	583 SF
*NON-CONDITIONED PATIO	2,001 SF

TOTAL FLOOR AREA	62,484 SF = 1.4 ACRE
TOTAL SITE AREA	46.27 ACRE
FAR	0.030 %

TOTAL BLDG. FOOTPRINT	66,846 SF = 1.5 ACRE
LOT COVERAGE	0.032 %

*Non-Conditioned Building area not included in total floor area calculation



STONESTREET TASTING PAVILION





AREA OF PROPOSED LANDSCAPING, S.L.D.

DASHED LINE IS EXISTING ACCESS ROAD REMOVED

AREA OF NEW VINEYARD

NEW SITE RETAINING WALL

PROPOSED TASTING PAVILION WITH LIVING ROOF, S.L.D.

AREA OF PROPOSED GRADING, S.C.D., S.L.D.

AREA OF PROPOSED LANDSCAPING, S.L.D.

PROPOSED CONCRETE PATIO

NEW SITE RETAINING WALL

NEW ENTRY STAIR AND PLANTERS, SEE FLOOR PLANS, S.C.D., S.L.D., FOR ADDITIONAL INFORMATION

EXISTING ACCESS ROAD REVISED, S.L.D.

LANDSCAPE BECOMES BUILDING LIVING ROOF. SEE ELEVATIONS AND S.L.D.

PROPOSED PARKING : AREA OF EXISTING PAVING TO BE REVISED PER PLAN

PROPOSED ACCESSIBLE WALKWAY AND RAMP

EXISTING GRAVEL ACCESS ROAD EDGE SHOWN DASHED. PROPOSED PAVED ACCESS ROAD SHADED, S.C.D.

EXISTING ACCESS ROAD REVISED, S.L.D.

EXISTING CONCRETE DRIVEWAY + FIRE ACCESS TO REMAIN

EXISTING EMPLOYEE PARKING AND AC PAVING TO REMIAN

EXISTING WINERY BUILDING

EXISTING GRAVEL ROADS TO REMAIN

EXISTING WELL

EXISTING BARN 02

EXISTING BARN 03

EXISTING WATER TANK

BOUNDARY PLAN • 1" = 30'



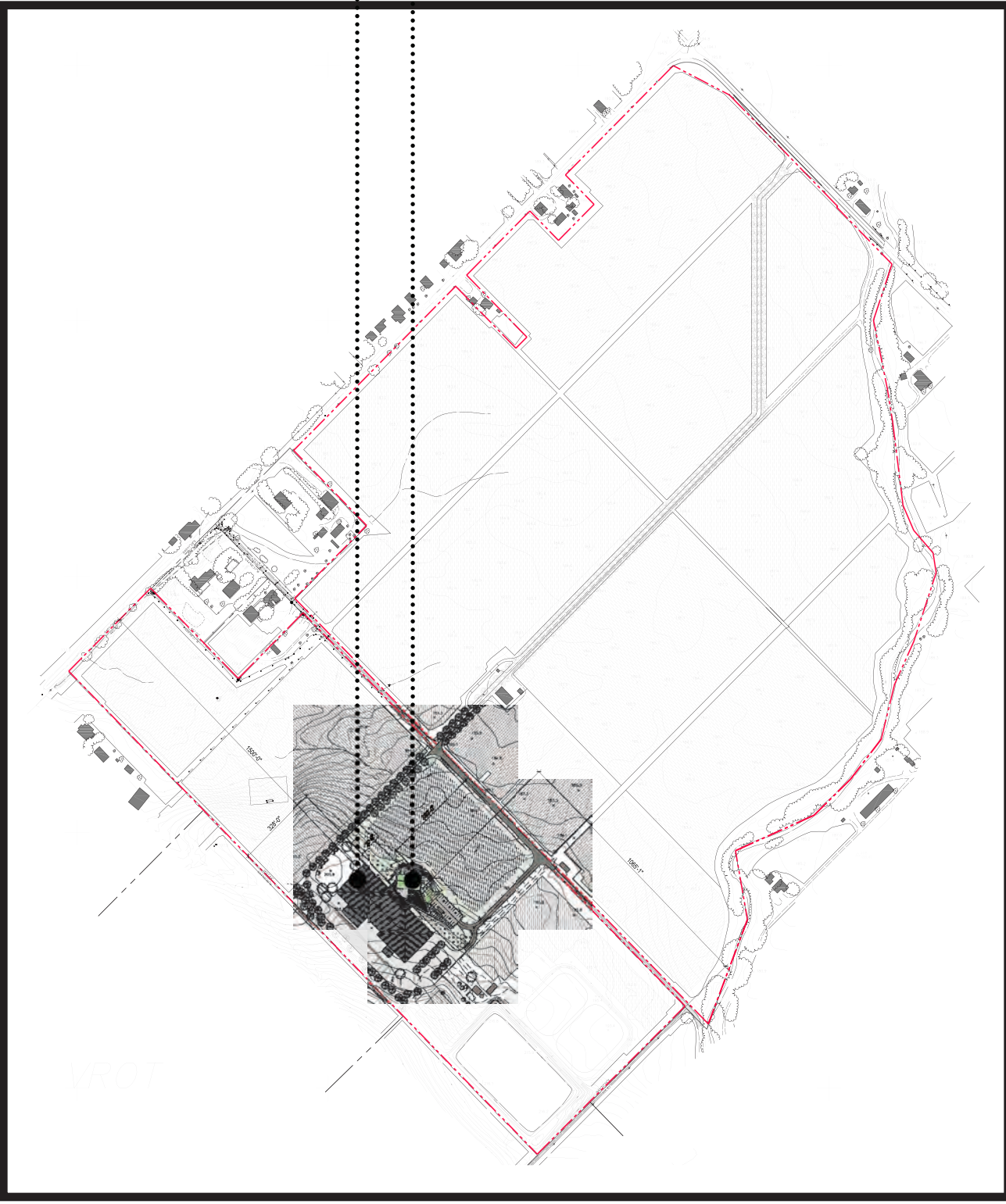
SITE PLAN

The new tasting pavilion is carefully sited in dialogue with the existing Stonestreet winery building. While its primary orientation opens outward to the vineyards and Mayacamas views, the pavilion also allows for a seamless connection back toward the winery with the use of operable glass walls, creating an indoor-outdoor relationship between the two structures.

From the winery side, the pavilion is visually softened by a living roof that rises from the surrounding landscape, extending upward and over the structure. This planted surface ensures that the pavilion integrates into the existing campus and that, from the winery building, the dominant impression is of green roof and landscape rather than a traditional building structure.

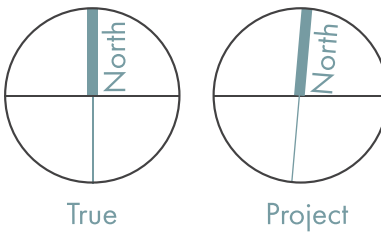
EXISTING WINERY

PROPOSED TASTING PAVILION



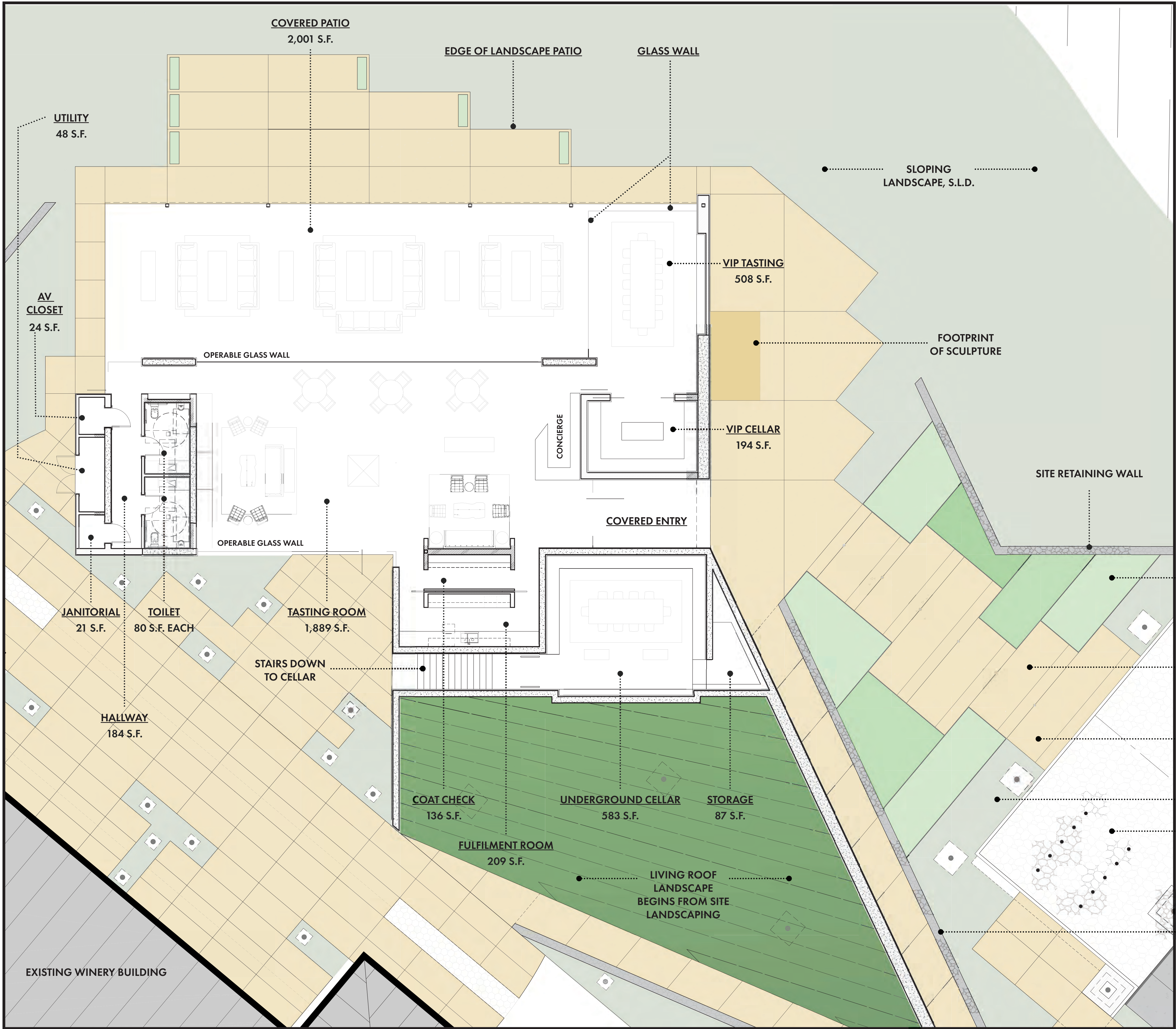
KEY | BOUNDARY PLAN

Not To Scale



STONESTREET TASTING PAVILION





FLOOR PLAN

The floor plan of the tasting pavilion is conceived as an open, flexible layout that dissolves the threshold between architecture and landscape. Expansive operable glass walls frame the celebrated view toward the Mayacamas vineyards while also opening back toward the existing winery, creating a new courtyard and allowing seamless connection between the two buildings for events or gatherings.

The approach to the pavilion unfolds as a carefully choreographed sequence embedded in the landscape, leading visitors into a lounge-style tasting area supported by concierge services, coat check, and fulfillment space. A dedicated VIP tasting room with its own cellar, along with an elite underground wine library, offer intimate experiences within the larger pavilion.

Above, the living roof grows upward from the surrounding terrain, rising to shelter the tasting pavilion and an expansive outdoor tating lounge. This is an architectural gesture that grounds the building within its site while celebrating the natural setting of the estate.

LANDSCAPE PLANTER, S.L.D.

CONCRETE STAIRWAY
2 RISERS WITH 24" TREAD AND 6
FOOT LANDING, TYP.

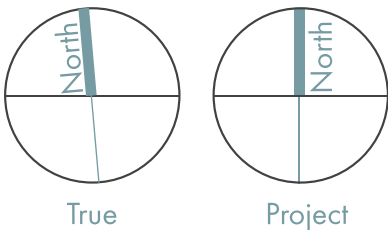
CONCRETE SIDEWALK

SITE LANDSCAPING, TYP., S.L.D.

PARKING AREA, SEE SITE PLAN

SITE RETAINING WALL

FLOOR PLAN • 1/8" = 1'-0"
0 4 8 16



STONESTREET TASTING PAVILION





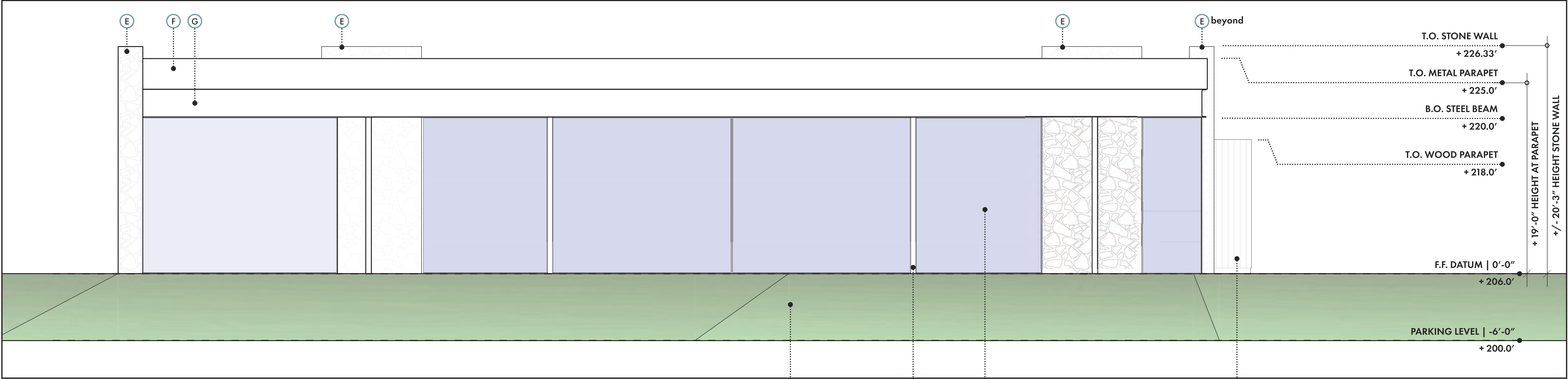
ROOF PLAN

The roof of the tasting pavilion is not simply a shelter, but an extension of the land itself. Emerging from the planted slopes, it rises in a gentle arc over the tasting spaces before returning to the ground, creating the impression that the landscape is folding up and over the architecture.

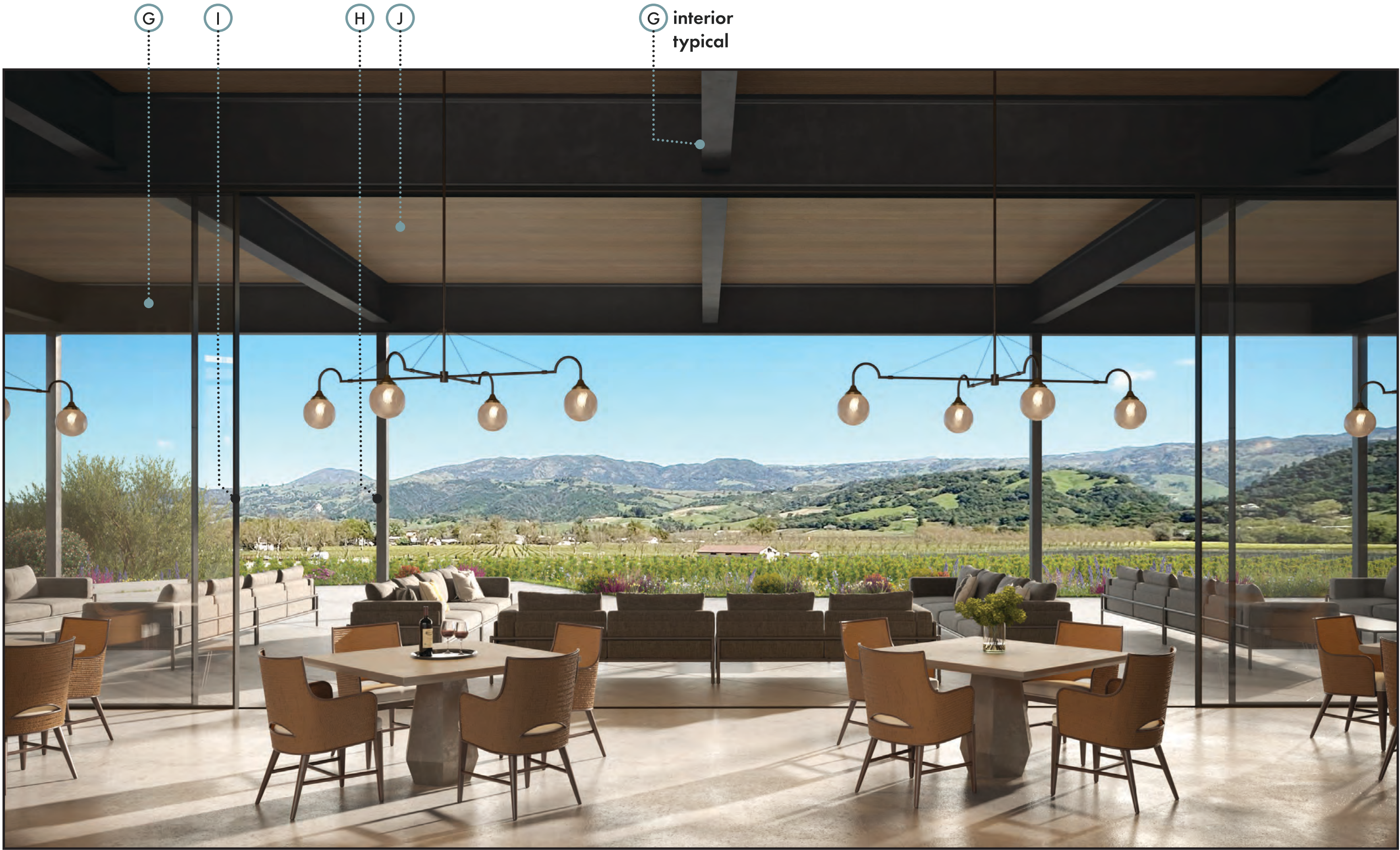
This living roof is designed as a continuous layer of vegetation, providing seasonal color, natural habitat, and thermal performance that reduces heat gain while blending the building into its surroundings. As a form of biophilic architecture, the roof brings visitors into closer relationship with the natural rhythms of the site—softening the line between built and unbuilt, and reinforcing the idea that the pavilion is rooted in the earth of the estate rather than placed upon it.

The architecture ensures that the new construction reads as an integrated landscape gesture rather than a competing object. Together, the roof and the open floor plan embody a design philosophy that merges hospitality, ecology, and architecture into one seamless experience.

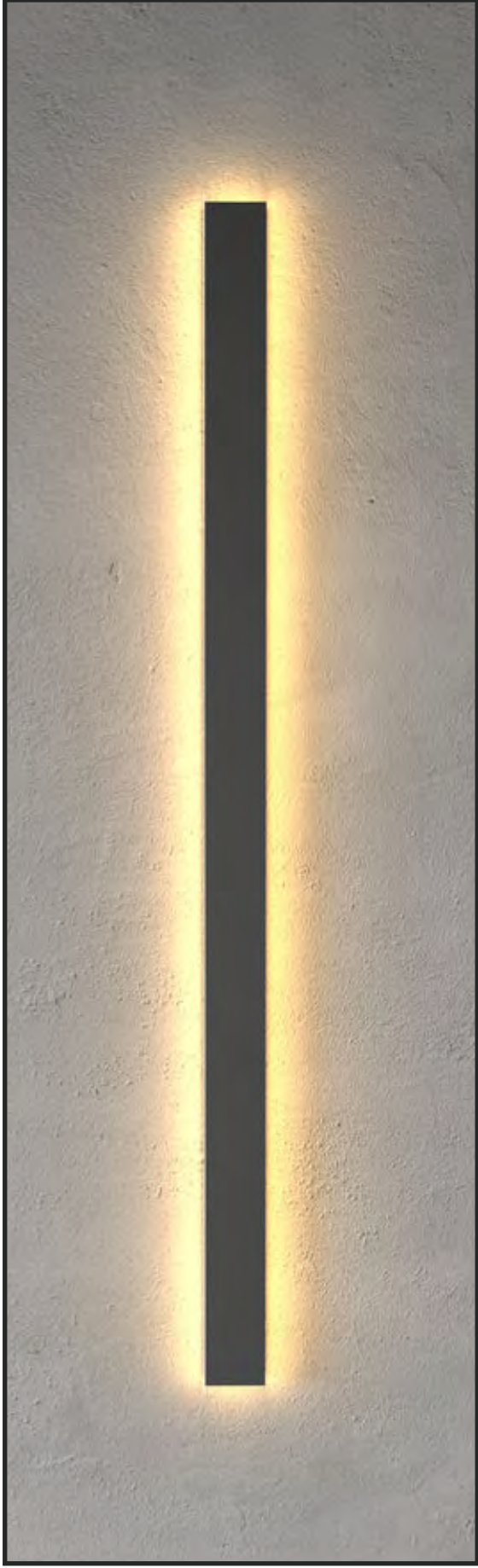
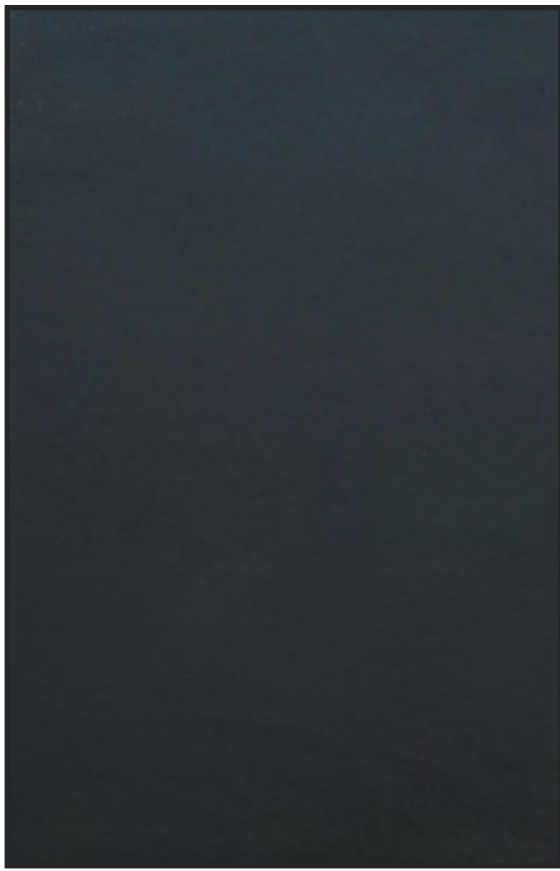
STONESTREET TASTING PAVILION



NORTH ELEVATION • 1/4" = 1'-0"



3D INTERIOR RENDERING TO VIEW | N.T.S.

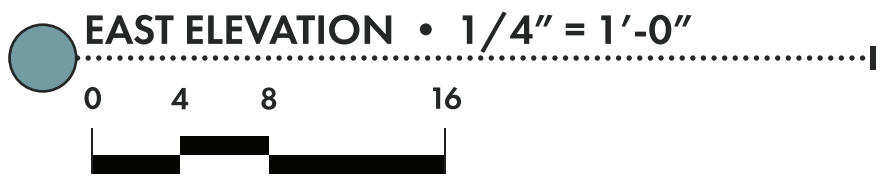
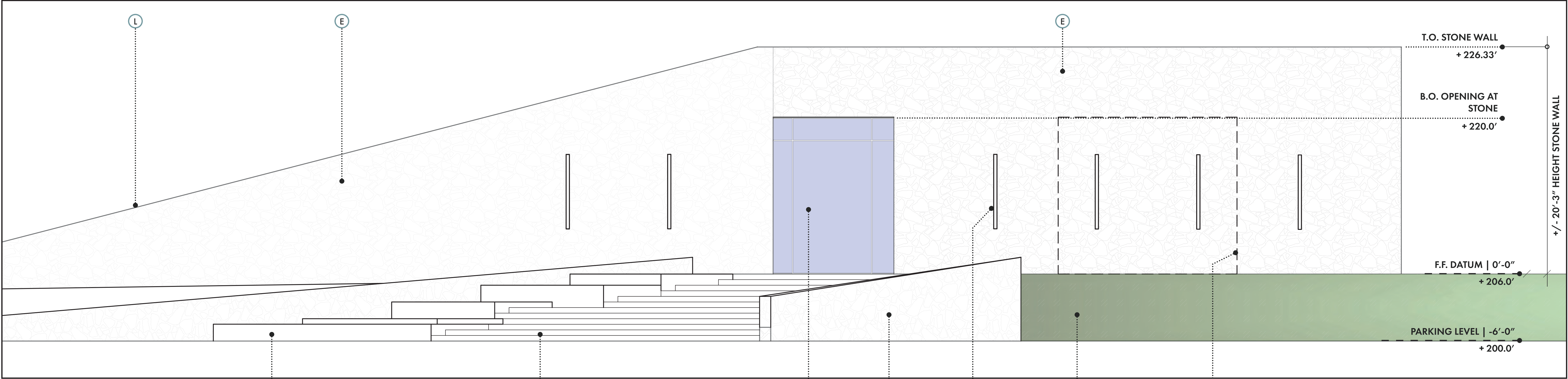


ELEVATION LEGEND

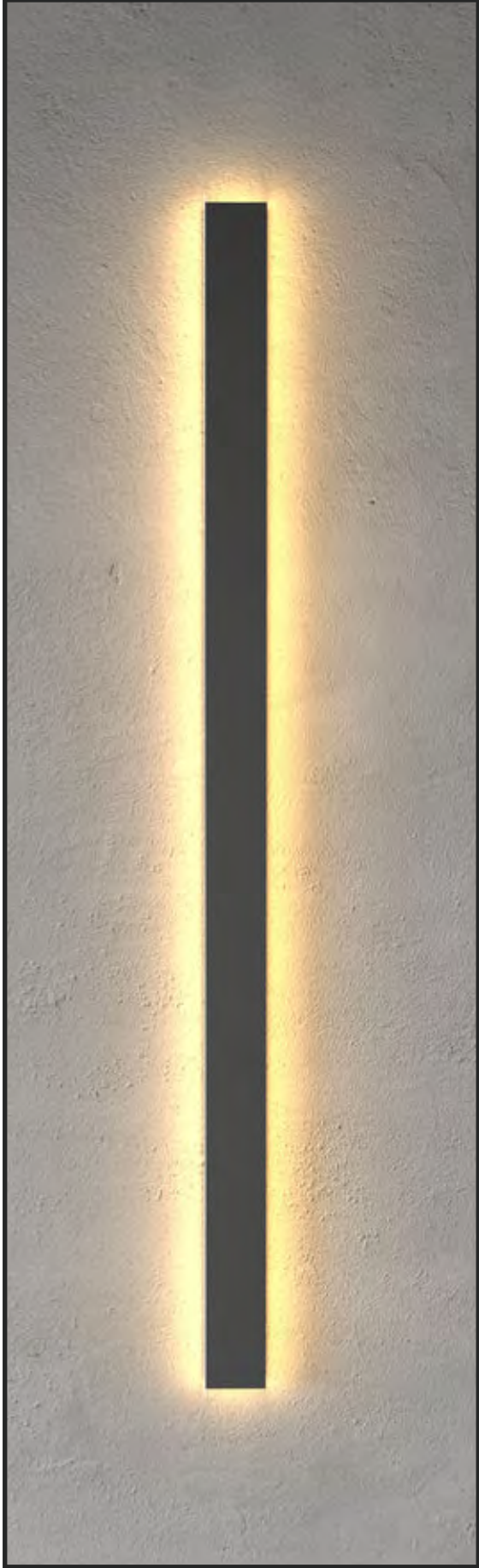
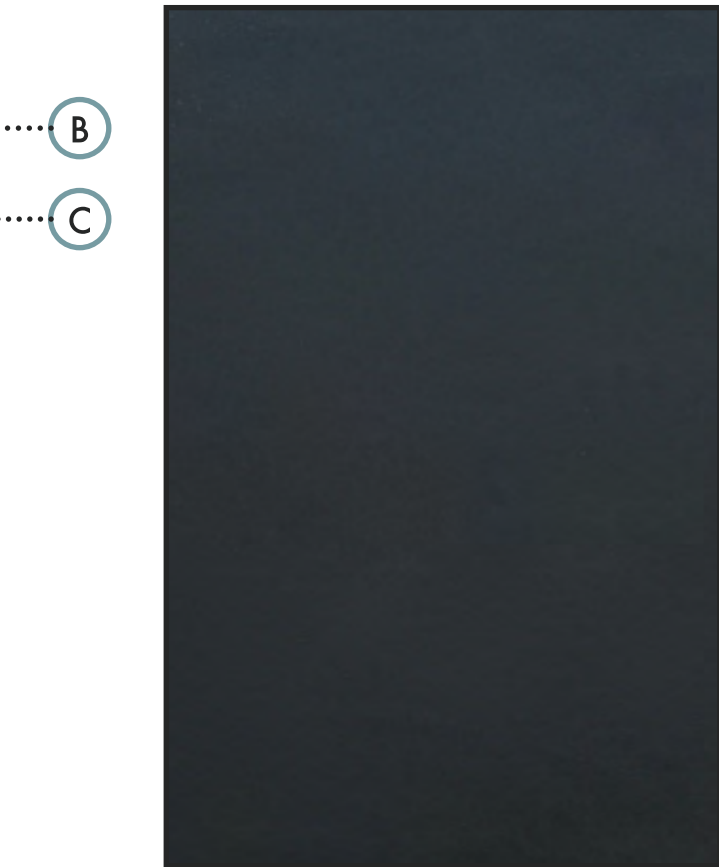
The north elevation opens fully to the panoramic vineyard and mountain views with an expansive operable glass façade. This minimalist glass wall blurs the boundary between interior and exterior, allowing the landscape to become an integral part of the tasting experience. A deep covered porch extends along the façade, providing shade and comfort while framing the horizon beyond. Together, the transparency and shelter of this elevation create a seamless, sensory connection to the land that defines Stonestreet

- (A) EXISTING BUILDING
- (B) VINEYARD
- (C) LANDSCAPING PER LANDSCAPE DRAWINGS
- (D) BRONZE STATUE OF RACHEL
- (E) ALPINE GRANITE | RANDOM LAID
- (F) BLACKENED STEEL | PAINTED METAL PARAPET
- (G) BLACKENED STEEL | PAINTED STRUCTURAL BEAM
- (H) BLACKENED STEEL | PAINTED STRUCTURAL COLUMN
- (I) MINIMALIST DOOR AND WINDOW WALL SYSTEM
- (J) ACCOYA WOOD SIDING | BARNWOOD - IVORY
- (K) 80" SVELTE EXTERIOR INDIRECT-LIGHT FIXTURE
- (L) LIVING ROOF BEHIND SLOPING PARAPET
- (M) ENTRY STAIR SEQUENCE PER PLAN
- (N) BLACKENED STEEL | PAINTED METAL PLANTER
- (O) STONE CLAD SITE RETAINING WALL

STONESTREET TASTING PAVILION



3D RENDERING | N.T.S.

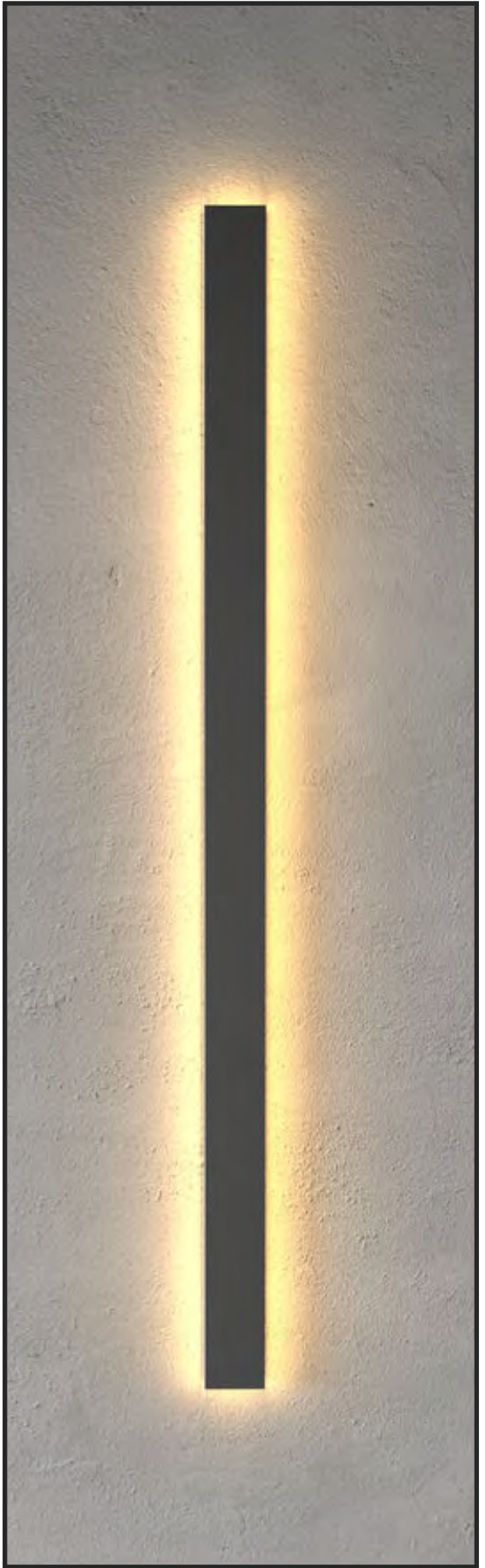
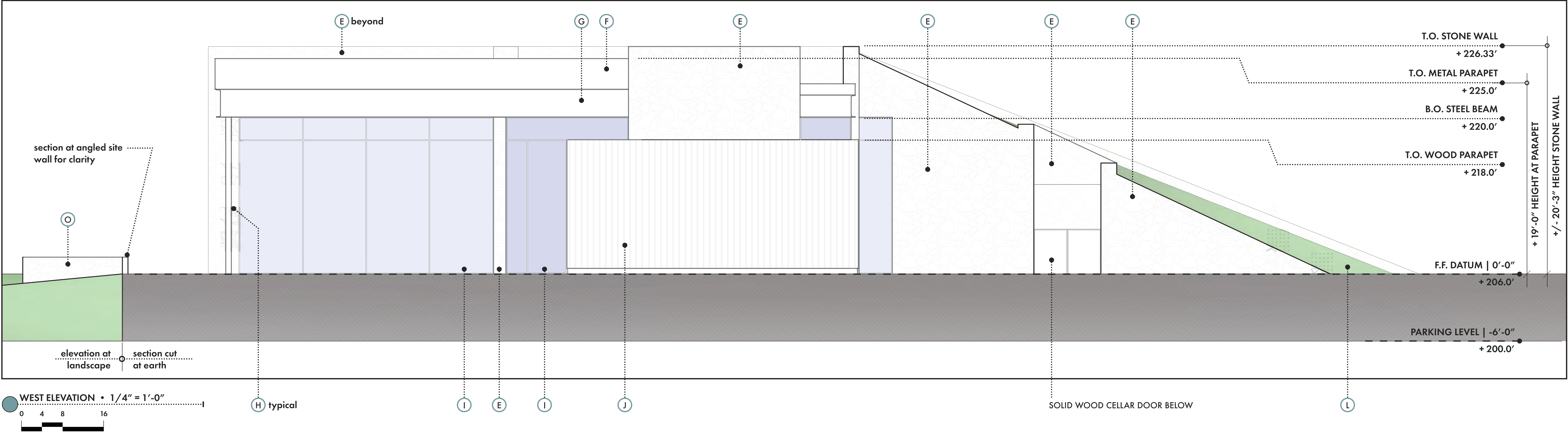


ELEVATION LEGEND

The east elevation forms the primary approach to the pavilion, unfolding as a sculptural composition within the landscape. Visitors ascend a winding path or sequential stair framed by blackened steel planters that weave planting and architecture together. The building rests atop a gentle knoll, rising to the same level as the existing winery. From this view, the pavilion reads as a refined stone wall—solid and timeless—with a singular recessed opening marking the entry. Set before it, the bronze sculpture of Rachel, the family's celebrated racehorse, stands in striking contrast to the textured stone.

- (A) EXISTING BUILDING
- (B) VINEYARD
- (C) LANDSCAPING PER LANDSCAPE DRAWINGS
- (D) BRONZE STATUE OF RACHEL
- (E) ALPINE GRANITE | RANDOM LAID
- (F) BLACKENED STEEL | PAINTED METAL PARAPET
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- (N) BLACKENED STEEL | PAINTED METAL PLANTER
- (O) STONE CLAD SITE RETAINING WALL

STONESTREET TASTING PAVILION

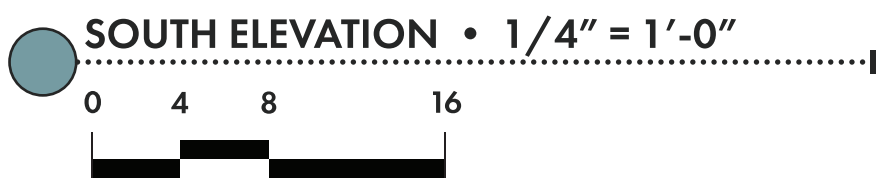
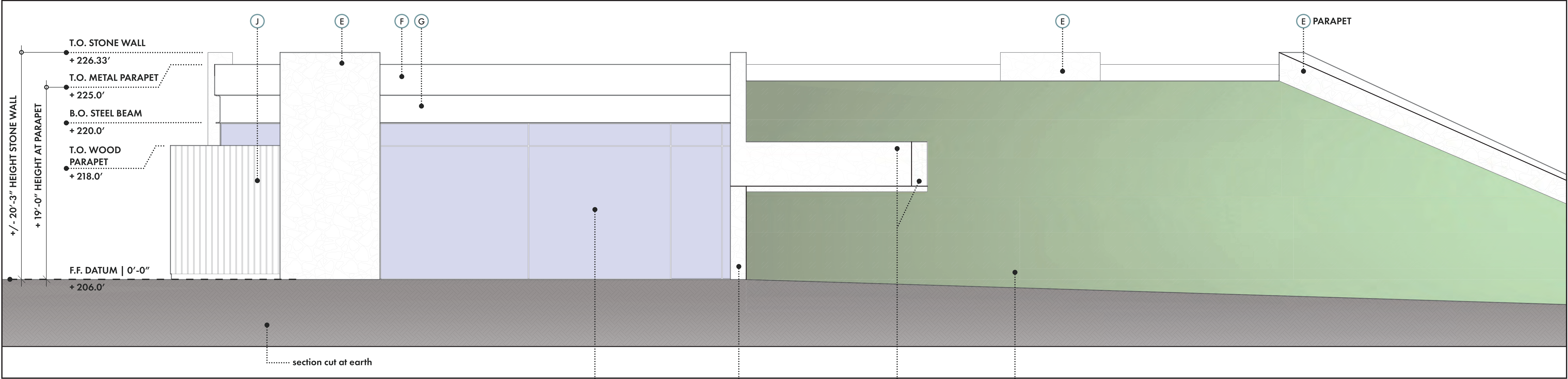


ELEVATION LEGEND

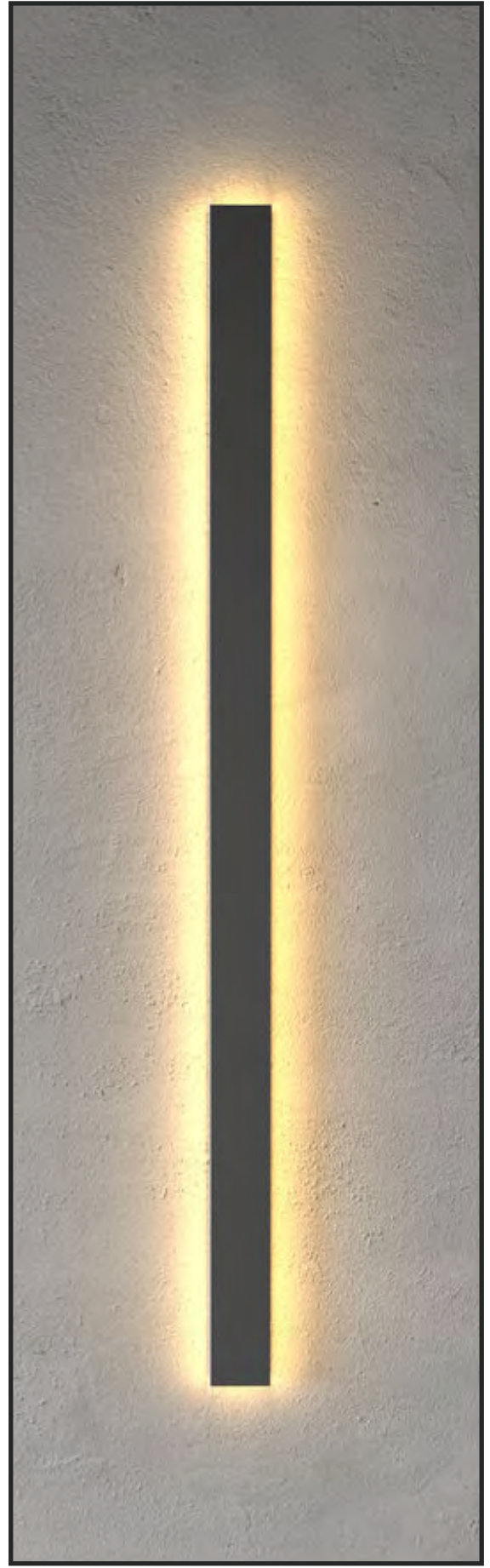
The west elevation defines one edge of the courtyard shared between the new pavilion and the existing winery. Here, the landscape gently rises to wrap over the descending stair to the lower cellar, integrating the building with the natural slope of the site. Service and mechanical spaces are discreetly housed behind Accoya wood cladding, their warm tone complementing the surrounding stone and vegetation. From the tasting area, west-facing glass panels frame curated views of the estate vineyards—maintaining a continuous visual connection to the land, even from within this more sheltered side of the pavilion.

- A EXISTING BUILDING
- B VINEYARD
- C LANDSCAPING PER LANDSCAPE DRAWINGS
- D BRONZE STATUE OF RACHEL
- E ALPINE GRANITE | RANDOM LAID
- F BLACKENED STEEL | PAINTED METAL PARAPET
- G BLACKENED STEEL | PAINTED STRUCTURAL BEAM
- H BLACKENED STEEL | PAINTED STRUCTURAL COLUMN
- I MINIMALIST DOOR AND WINDOW WALL SYSTEM
- J ACCOYA WOOD SIDING | BARNWOOD - IVORY
- K 80" SVELTE EXTERIOR INDIRECT-LIGHT FIXTURE
- L LIVING ROOF
- M ENTRY STAIR SEQUENCE PER PLAN
- N BLACKENED STEEL | PAINTED METAL PLANTER
- O STONE CLAD SITE RETAINING WALL

STONESTREET TASTING PAVILION



3D RENDERING | N.T.S.

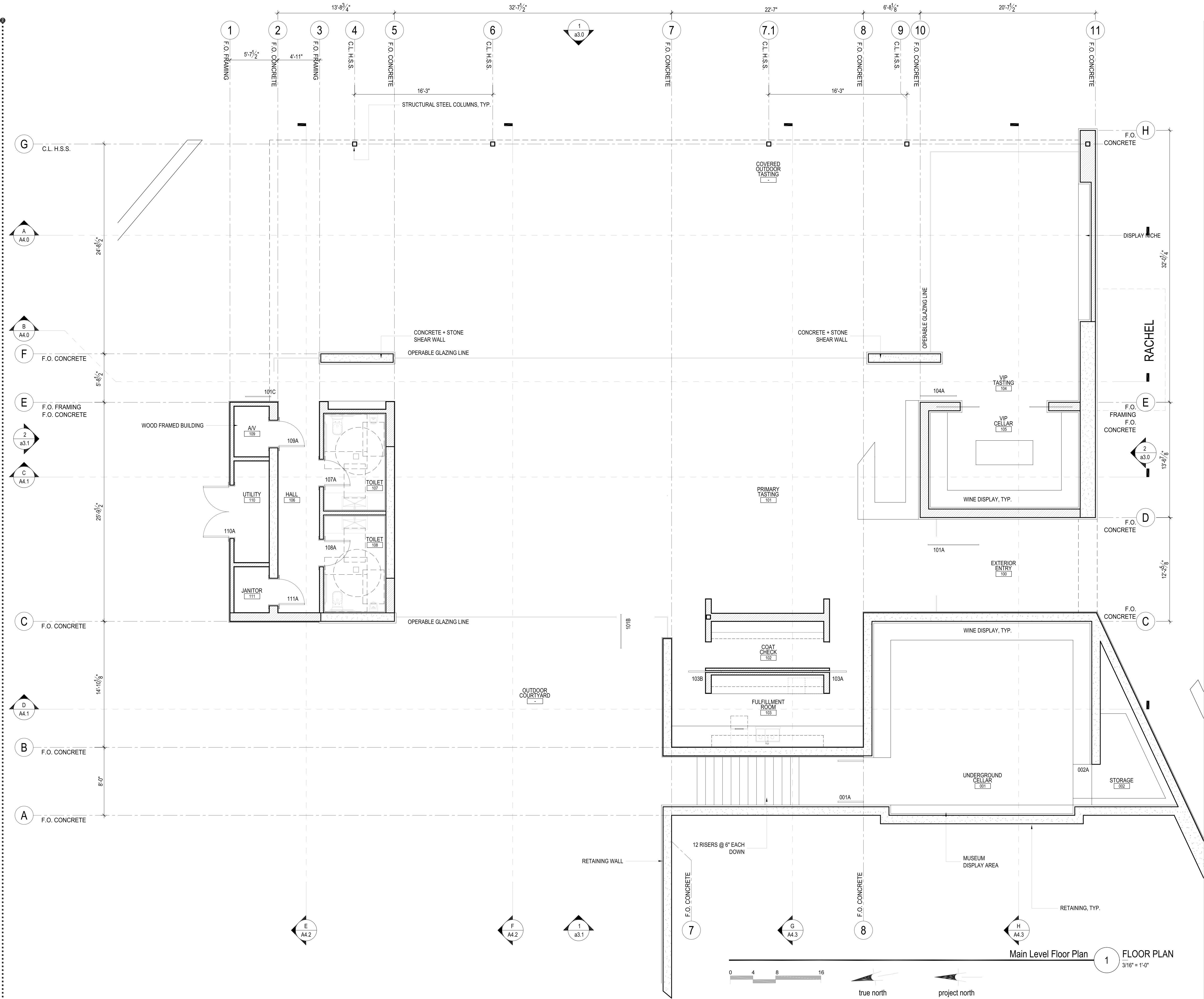


ELEVATION LEGEND

The south elevation faces the existing winery, shaping a quiet, intimate courtyard between the two buildings. Here, the landscape gently rises to form the living roof—earth and architecture merging as one continuous gesture. An operable glass wall opens toward the courtyard, allowing for flexible indoor-outdoor connections during shared events. From this side, the pavilion reads as a sculpted extension of the terrain—anchored, understated, and in dialogue with the winery it complements.

- A EXISTING BUILDING
- B VINEYARD
- C LANDSCAPING PER LANDSCAPE DRAWINGS
- D BRONZE STATUE OF RACHEL
- E ALPINE GRANITE | RANDOM LAID
- F BLACKENED STEEL | PAINTED METAL PARAPET
- G BLACKENED STEEL | PAINTED STRUCTURAL BEAM
- H BLACKENED STEEL | PAINTED STRUCTURAL COLUMN
- I MINIMALIST DOOR AND WINDOW WALL SYSTEM
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- K 80" SVELTE EXTERIOR INDIRECT-LIGHT FIXTURE
- L LIVING ROOF
- M ENTRY STAIR SEQUENCE PER PLAN
- N BLACKENED STEEL | PAINTED METAL PLANTER
- O STONE CLAD SITE RETAINING WALL

STONESTREET TASTING PAVILION



GENERAL FLOOR PLAN NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- CONTRACTOR TO VERIFY INTEGRITY OF EXISTING FRAMING ADJACENT TO AREAS THAT WERE DEMOLISHED FOR THIS REMODEL.
- NEW INSULATION TO BE PROVIDED IN ALL EXTERIOR AND INTERIOR WALLS, ROOF, AND FLOORS:
FLOORS: R-11
WALLS: R-19
ROOF: R-30
- PROVIDE POWER AND/OR GAS TO ALL APPLIANCES, MECHANICAL, EQUIPMENT, AND PLUMBING EQUIPMENT AS REQUIRED.
- INSTALL PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP IF NOT CURRENTLY INSTALLED.
- DIMENSIONS ARE TO F.O. FRAMING UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTERLINE OF THE UNIT. SEE SHEET A7.1 FOR UNIT DIMENSIONS.
- PROVIDE LEVEL FLOOR TRANSITION BETWEEN ANY EXISTING DIS-SIMILAR STRUCTURAL SYSTEMS.
- GLAZING ADJACENT TO DOORS, WALKING SURFACES, STAIRS, LANDINGS, SHOWERS, AND OR TUBS TO BE SAFETY GLASS OTHER THAN WIRED GLASS.
- MEANS OF EGRESS WINDOWS HAVE A MAXIMUM SILL HEIGHT ABOVE FINISH FLOOR OF 44" AND A MINIMUM OF 5.7 SQ. FT. OF OPENABLE AREA, WITH 24" NET CLEAR OPENING.
- ALL PLUMBING FIXTURES ARE NEW.
- ALL APPLIANCES ARE NEW.
- ALL EXTERIOR DOORS AND WINDOWS ARE NEW, U.O.N.
- ALL NEW AND REPAIRED INTERIOR WALL FINISHES TO MATCH EXISTING PLASTER FINISH. WALLS TO BE PAINTED, TYP.
- CONTRACTOR TO VERIFY ALL ACCESS TO EXISTING CRAWL SPACES AND REPAIR AS NEEDED.

FLOOR PLAN KEYNOTES

NOT ALL KEYNOTES ARE USED ON THIS SHEET

1 XXX

FLOOR PLAN LEGEND

- NEW CONCRETE WALL
- NEW WOOD FRAMED WALL



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Set Issue Date
09/09/2025 : CUP Progress

Stonestreet Tasting Pavilion

7111 Highway 128
Healdsburg, Ca 95448

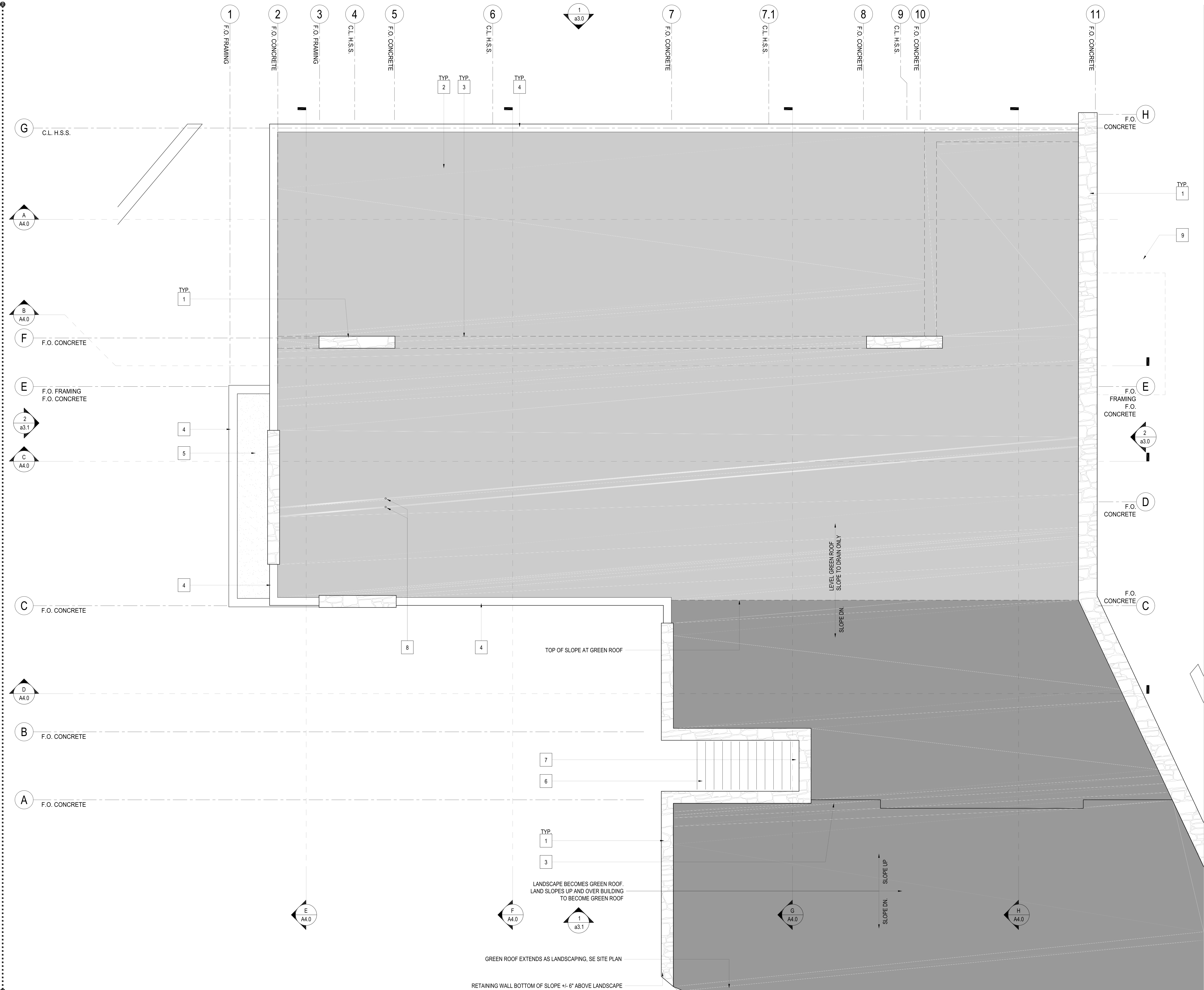
Sheet Drawing
Main Level
Floor Plan

Sheet No

a2.0

Project No. 22k02

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GENERAL ROOF PLAN NOTES

1. ALL NEWLY CONSTRUCTED ROOFS, AND REPLACEMENTS, ALTERATIONS, OR REPAIRS TO EXISTING ROOFS SHALL BE WITH A CLASS "A" ROOFING ASSEMBLY.
2. THE ENTIRE ROOF SHALL BE A CLASS "A" ROOFING ASSEMBLY WHERE MORE THAN TWENTY-FIVE PERCENT OF THE TOTAL ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN ANY 12 MONTH PERIOD.
3. ROOFING CONTRACTOR TO ENSURE PROPER DRAINAGE AT CRICKETS AND AT ALL FLAT ROOF AREAS IF APPLICABLE.
4. G.C. TO COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL SUB-CONTRACTORS FOR LOCATIONS OF MECHANICAL EQUIPMENT, VENTS, DUCTS, CONDUITS, ETC.
5. INDICATES ROOF SLOPE DIRECTION U.N.O.

6. CONTRACTOR TO GANG VENTS PRIOR TO PENETRATING ROOF. MINIMIZE ROOF PENETRATIONS.
7. CONTRACTOR TO PERFORM ROOF INSPECTION WITH ROOFING SUB-CONTRACTOR TO ANTICIPATE UNFORESEEN CONSTRUCTION CONDITIONS.
8. ALL VENTS TO STACK. ROOF PENETRATIONS TO BE LOCATED IN MOST INCONSPICUOUS LOCATIONS, CONFIRM WITH ARCHITECT.
9. ALL ROOFING AND GUTTER ASSEMBLIES TO MEET WUI STANDARDS AND EFFECTIVE CODE REQUIREMENTS.
10. ROOF DRAINS PASSING THROUGH ROOF AND WALLS SHALL BE MADE WATERTIGHT AT ROOF LINE.
11. ROOF DRAINAGE CALCULATIONS: CALIFORNIA PLUMBING CODE SECTION 1101.12 STATES THAT THE DESIGN STORM FOR THE PRIMARY ROOF DRAINAGE SYSTEM IS "A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO TABLE D101.1 (IN APPENDIX D) FOR THE 100 YEAR, 60 MINUTE STORMS AT VARIOUS LOCATIONS". THE 3 CLOSEST LOCATIONS TO CALISTOGA LISTED IN APPENDIX D, TABLE D101.1 ARE SAN FRANCISCO, EUREKA AND REDDING. THE ROOF DRAINAGE SYSTEM DESIGN VALUE FOR ALL 3 LOCATIONS IS 1.5 INCHES/HOUR. DESIGNERS ARE ADVISED TO USE THE 1.5 INCHES/HOUR FOR CALISTOGA.
12. THE ROOF COVERINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.

ROOF PLAN KEYNOTES

NOT ALL KEYNOTES ARE USED ON THIS SHEET

- | | |
|---|--|
| 1 | BUILDING WALL - ROOF PARAPET, ALPINE GRANITE STONE CLADDING, RANDOM LAID |
| 2 | LIVING ROOF |
| 3 | DASHED LINE IS BUILDING WALL BELOW |
| 4 | BLACKENED STEEL PAINTED METAL PARAPET |
| 5 | PVC ROOFING MEMBRANE |
| 6 | STAIR DOWN TO CELLAR |
| 7 | SOFFIT OVER CELLAR ENTRY BEGINS AT THIS WALL LINE |
| 8 | PLUMBING VENTS AT ROOF |
| 9 | OUTLINE OF BRONZE HORSE STATUE, "RACHEL" NOT SHOWN FOR CLARITY |



Set Issue Date
09/09/2025 : CUP Progress

Stonestreet Tasting Pavilion

7111 Highway 128
Healdsburg, Ca 95448

Sheet Drawing
Main Level
Roof Plan

Sheet No

a2.2

Project No. 22k02

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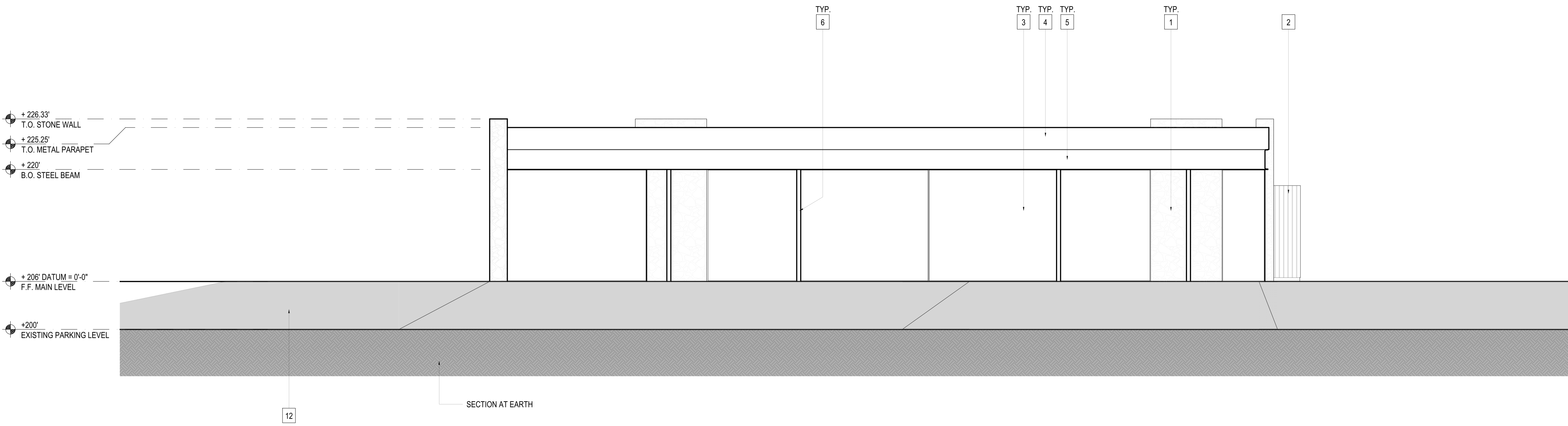


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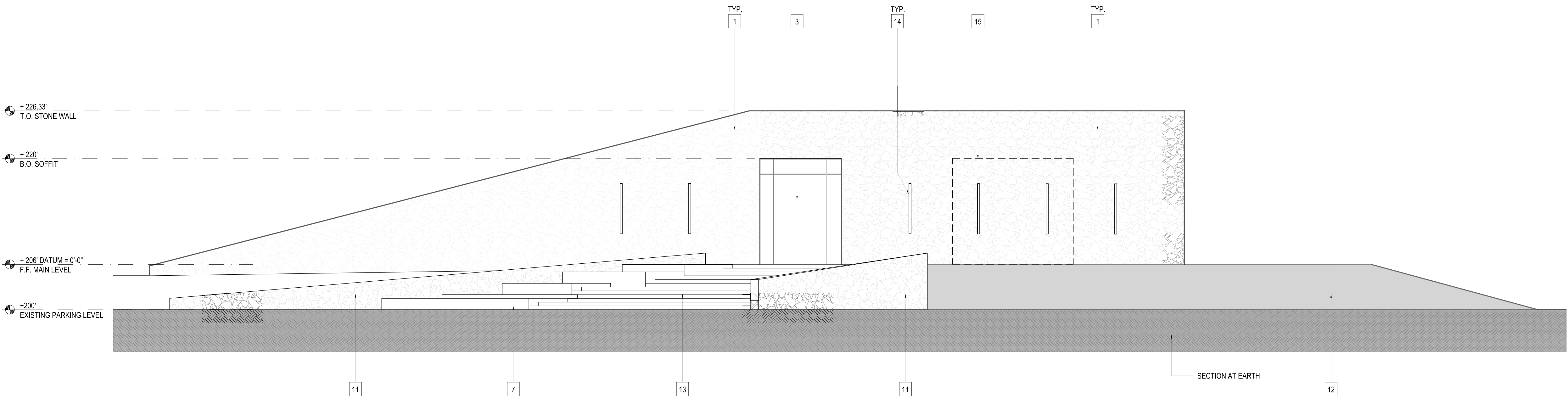
ASTASTING ROOM EXTERIOR ELEVATION KEY NOTES

NOT ALL KEYNOTES ARE USED ON THIS SHEET

- 1 RANDOM GRANITE STONE CLADDING, RANDOM LAID
- 2 ACCOYA WOOD SIDING IN "BARNWOOD IVORY" BY DELTA MILLWORKS. RAINSCREEN APPLICATION
- 3 MINIMALIST DOOR AND WINDOW SYSTEM BY BBG HYLINE OR EQUAL
- 4 BLACKENED STEEL | PAINTED METAL PARAPET
- 5 BLACKENED STEEL | PAINTED STRUCTURAL STEEL BEAM
- 6 BLACKENED STEEL | PAINTED STRUCTURAL STEEL COLUMN
- 7 BLACKENED STEEL | PAINTED METAL PLANTER
- 8 LIVING ROOF
- 9 LOCATION OF STAIRS DOWN TO UNDERGROUND CELLAR, SEE PLAN
- 10 SOLID WOOD DOOR BEYOND AT UNDERGROUND CELLAR
- 11 STONE CLAD SITE RETAINING WALL
- 12 GRADING AND LANDSCAPE PER CIVIL AND LANDSCAPE DRAWINGS
- 13 CONCRETE ENTRY STAIR SEQUENCE. SEE PLAN
- 14 EXTERIOR LIGHT FIXTURE
- 15 OUTLINE OF BRONZE HORSE STATUE, "RACHEL" NOT SHOWN FOR BUILDING CLARITY



Tasting Room 1 NORTH ELEVATION
0 1 2 4 8
1/8" = 1'-0"



Tasting Room 2 EAST ELEVATION
0 1 2 4 8
1/8" = 1'-0"

Set Issue Date
09/09/2025 : CUP Progress

Stonestreet Tasting Pavilion

7111 Highway 128
Healdsburg, Ca 95448

Sheet Drawing
Exterior
Elevations

Sheet No

a3.0

Project No. 22k20

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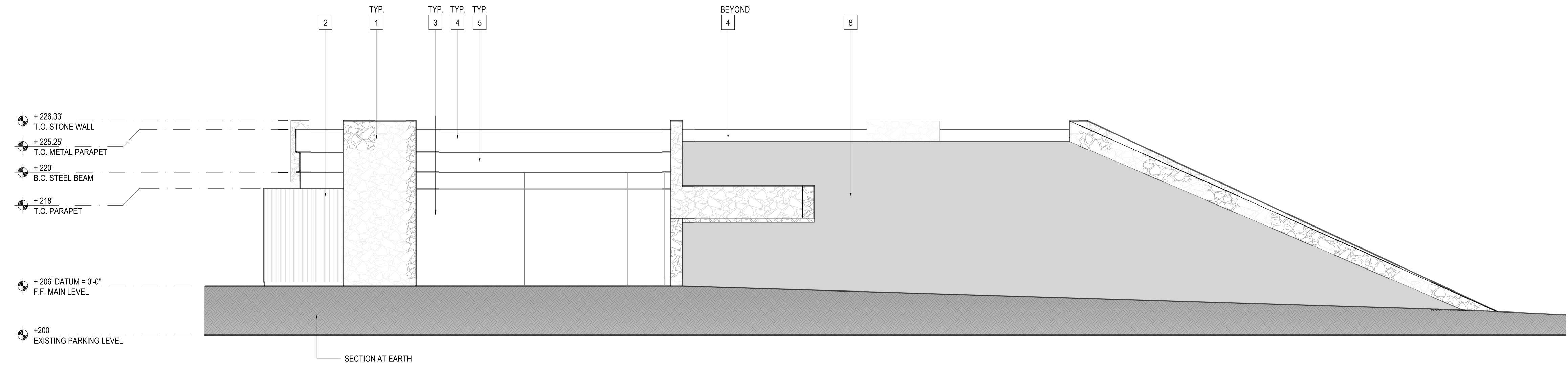


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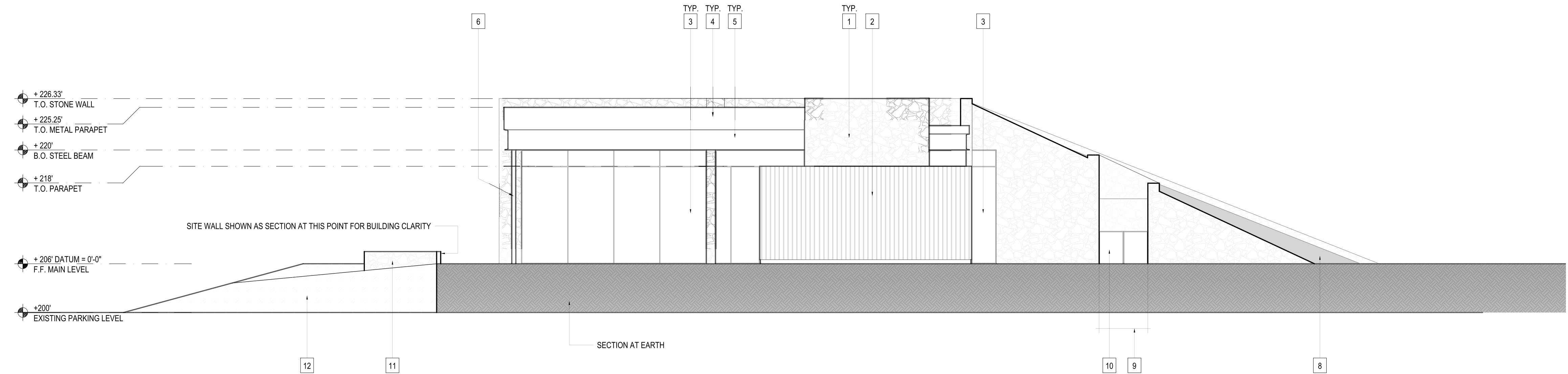
TASTING ROOM EXTERIOR ELEVATION KEY NOTES

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- 14 EXTERIOR LIGHT FIXTURE
- 15 OUTLINE OF BRONZE HORSE STATUE, "RACHEL" NOT SHOWN FOR BUILDING CLARITY



Tasting Room **1** SOUTH ELEVATION
0 1 2 4 8
1/8" = 1'-0"



Tasting Room **2** WEST ELEVATION
0 1 2 4 8
1/8" = 1'-0"

Set Issue Date
09/09/2025 : CUP Progress

Stonestreet Tasting Pavilion

7111 Highway 128
Healdsburg, Ca 95448

Sheet Drawing
Exterior
Elevations

Sheet No

a3.1

Project No. 22k20

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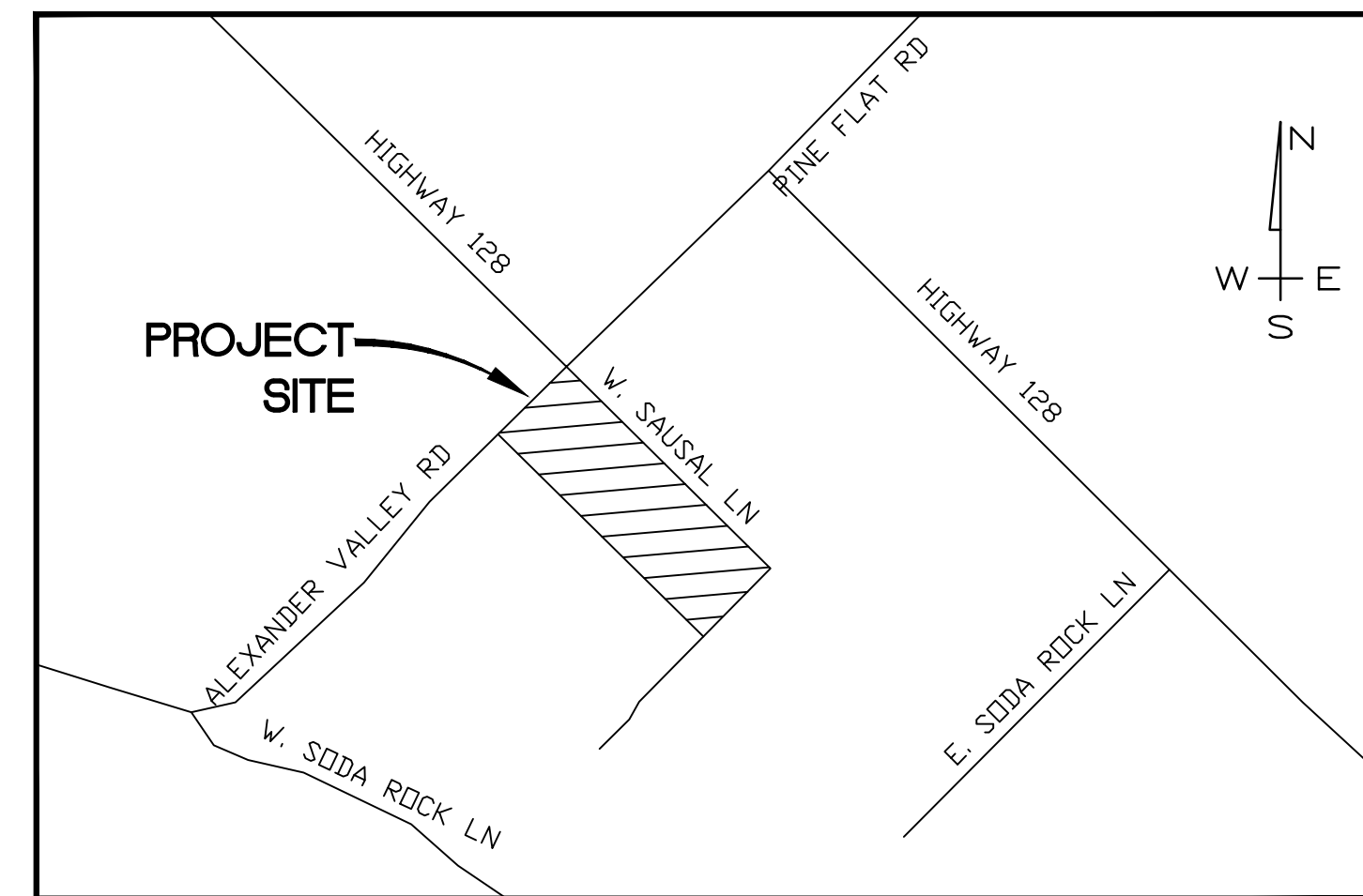
APN 131-190-003
7111 HIGHWAY 128
HEALDSBURG, CA 95448

JACKSON FAMILY WINES
ATTN: DUSTIN MAXAM
425 AVIATION BLVD.
SANTA ROSA, CA 95403
(949) 400-5172

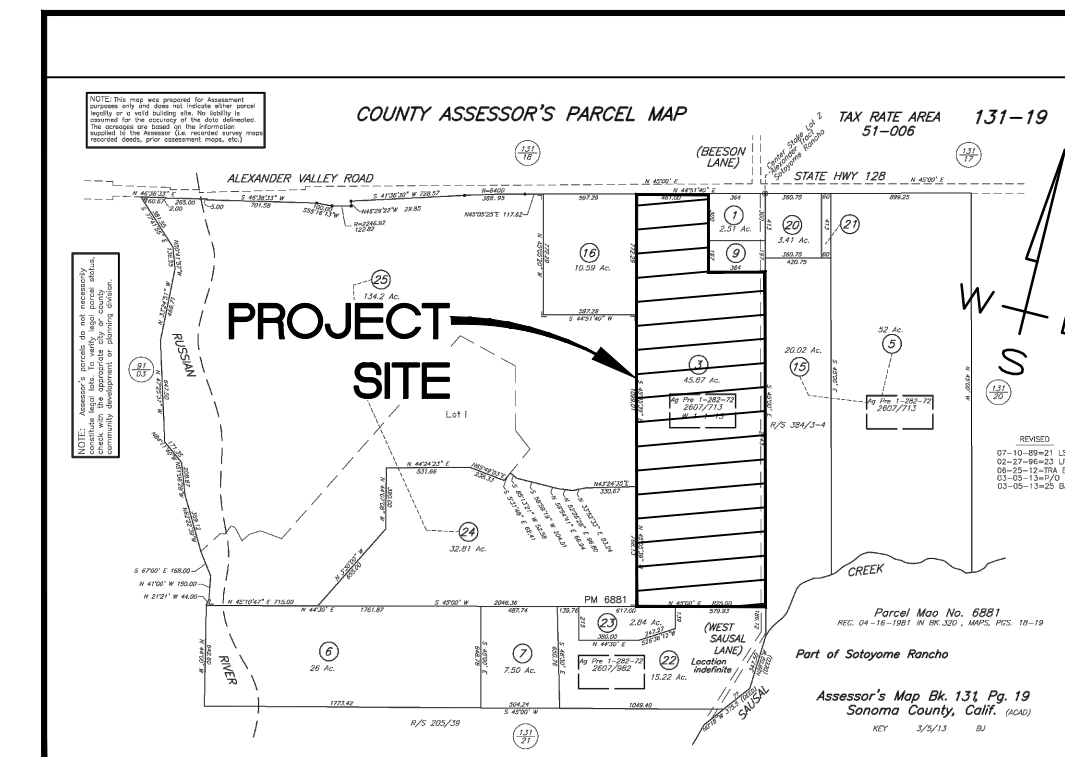
CORT MUNSELLE
MUNSELLE ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

ENGINEERED GRADING AND DRAINAGE IMPROVEMENTS FOR CONSTRUCTION OF
A WINE TASTING FACILITY WITH ASSOCIATED PATIO AND PARKING
IMPROVEMENTS.

C1 OVERALL SITE PLAN
C2 GRADING AND DRAINAGE PLAN
C3 DETAILS



NO SCALE



NO SCALE

CUT =	550 CY
FILL =	2,900 CY
NET =	2,350 CY <IMPORT>

NOTES:

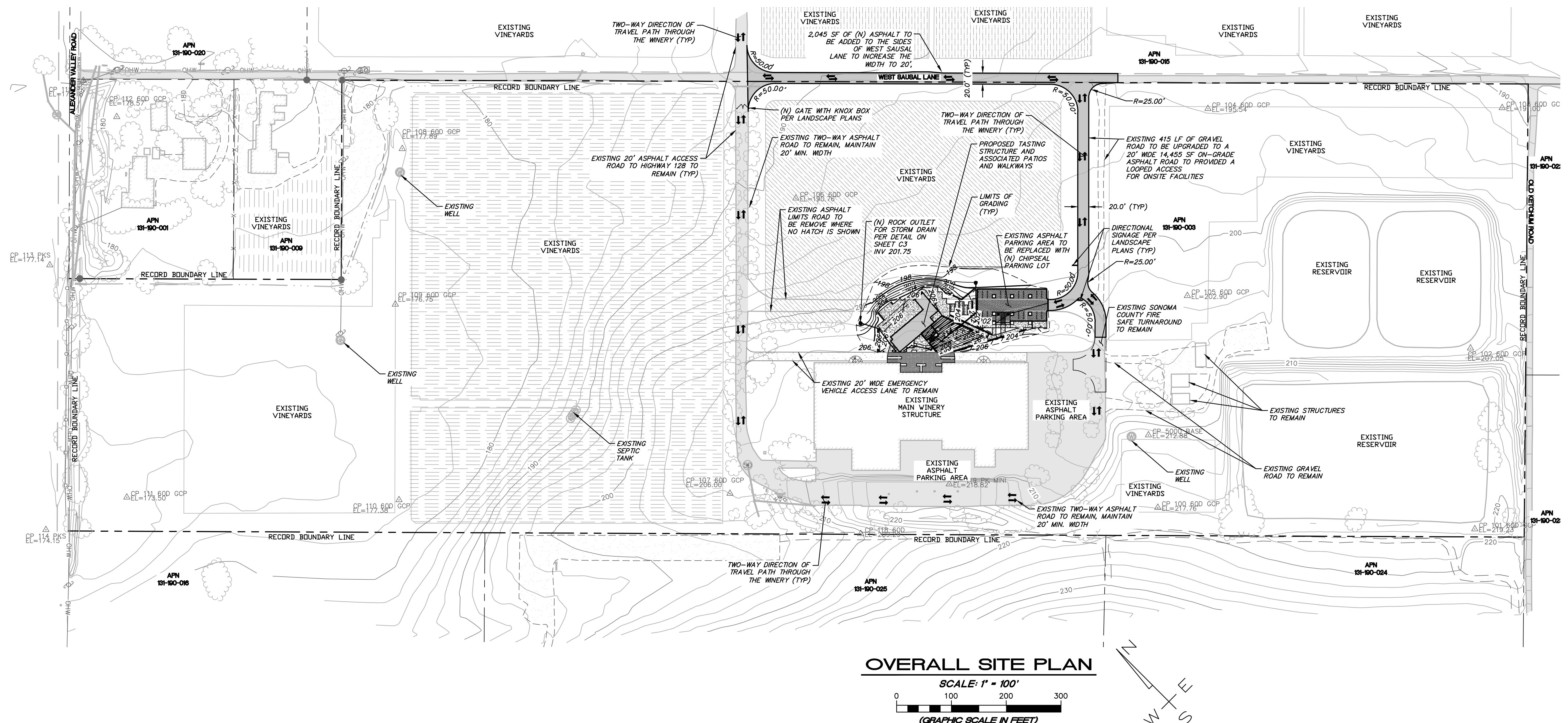
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR UTILITY TRENCHES, BENCHING, KEYWAYS, OVER EXCAVATION, IMPORT FILL, ETC AND/OR OTHER MEASURES DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING PROJECT CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR HIS OWN EARTHWORK QUANTITIES.

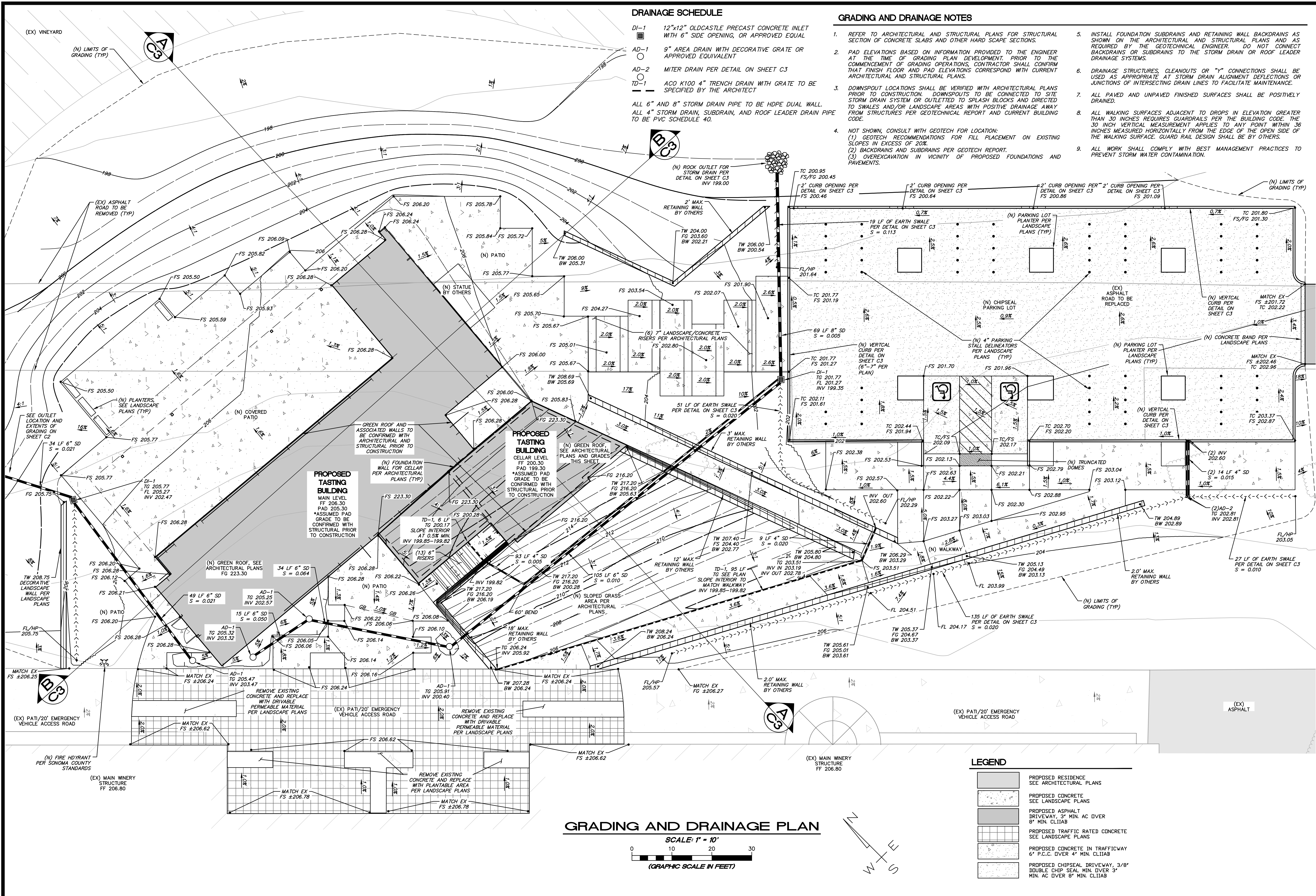
3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED.
EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO
ACTUAL FIELD CONDITIONS.

4. NEW OR REPLACED IMPERVIOUS AREA = 28,677 SFT.

5. APPROXIMATE DISTURBED AREA OF SITE = 1.44 ACRES.



P:\MCE JOBS\2023\50-23 KJ-STONESTREET TASTING PAVILION\DWGS\50-23 IP TASTING ROOM.DWG 11/10/2025 7:42 AM SA



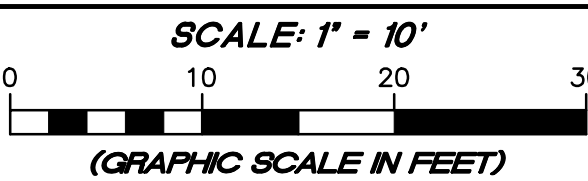
DRAINAGE SCHEDULE

- DI-1 12"x12" OLDCASTLE PRECAST CONCRETE INLET WITH 6" SIDE OPENING, OR APPROVED EQUAL
- AD-1 9" AREA DRAIN WITH DECORATIVE GRATE OR APPROVED EQUIVALENT
- AD-2 MITER DRAIN PER DETAIL ON SHEET C3
- TD-1 ACO K100 4" TRENCH DRAIN WITH GRATE TO BE SPECIFIED BY THE ARCHITECT
- ALL 6" AND 8" STORM DRAIN PIPE TO BE HDPE DUAL WALL.
- ALL 4" STORM DRAIN, SUBDRAIN, AND ROOF LEADER DRAIN PIPE TO BE PVC SCHEDULE 40.

GRADING AND DRAINAGE NOTES

- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAP SECTIONS.
- PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
- DOWNSPOUT LOCATIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETTED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
- NOT SHOWN, CONSULT WITH GEOTECH FOR LOCATION:
(1) GEOTECH RECOMMENDATIONS FOR FILL PLACEMENT ON EXISTING SLOPES IN EXCESS OF 20%.
(2) BACKDRAINS AND SUBDRAINS PER GEOTECH REPORT.
(3) OVEREXCAVATION IN VICINITY OF PROPOSED FOUNDATIONS AND PAVEMENTS.
- INSTALL FOUNDATION SUBDRAINS AND RETAINING WALL BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS OR SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
- DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
- ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
- ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
- ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.

GRADING AND DRAINAGE PLAN



LEGEND

- PROPOSED RESIDENCE
SEE ARCHITECTURAL PLANS
- PROPOSED CONCRETE
SEE LANDSCAPE PLANS
- PROPOSED ASPHALT
DRIVEWAY, 3" MIN. AC OVER
8" MIN. CLIB
- PROPOSED TRAFFIC RATED CONCRETE
SEE LANDSCAPE PLANS
- PROPOSED CONCRETE IN TRAFFICWAY
6" P.C.C. OVER 4" MIN. CLIB
- PROPOSED CHIPSEAL DRIVEWAY, 3/8"
DOUBLE CHIP SEAL MIN. OVER 3"
MIN. AC OVER 8" MIN. CLIB

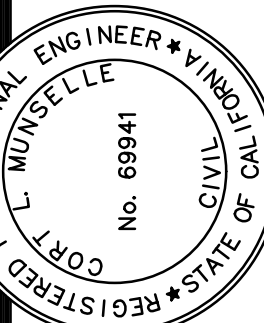
STONESTREET TASTING PAVILION
GRADING AND DRAINAGE PLAN

NOVEMBER 7, 2025
JOB NO.
50-23
SHEET NO.

C2

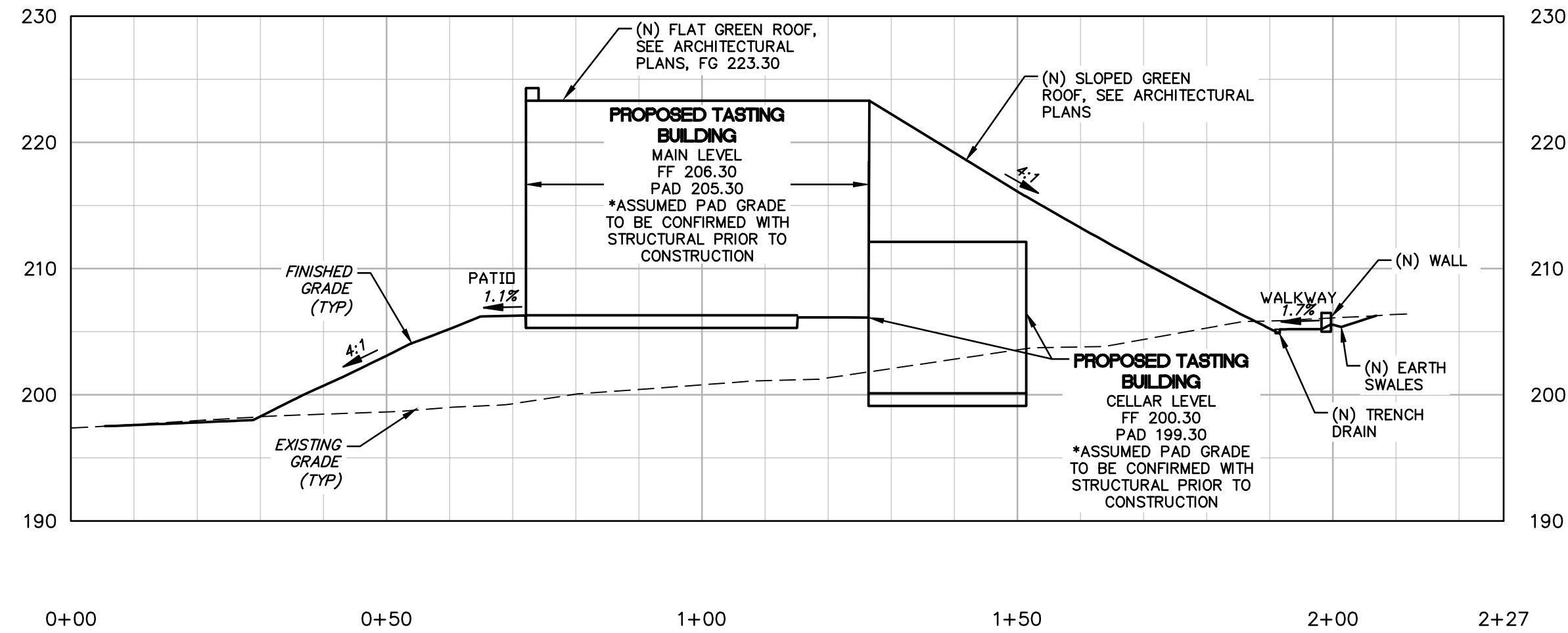
OF 3 SHEETS

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT
593 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0868

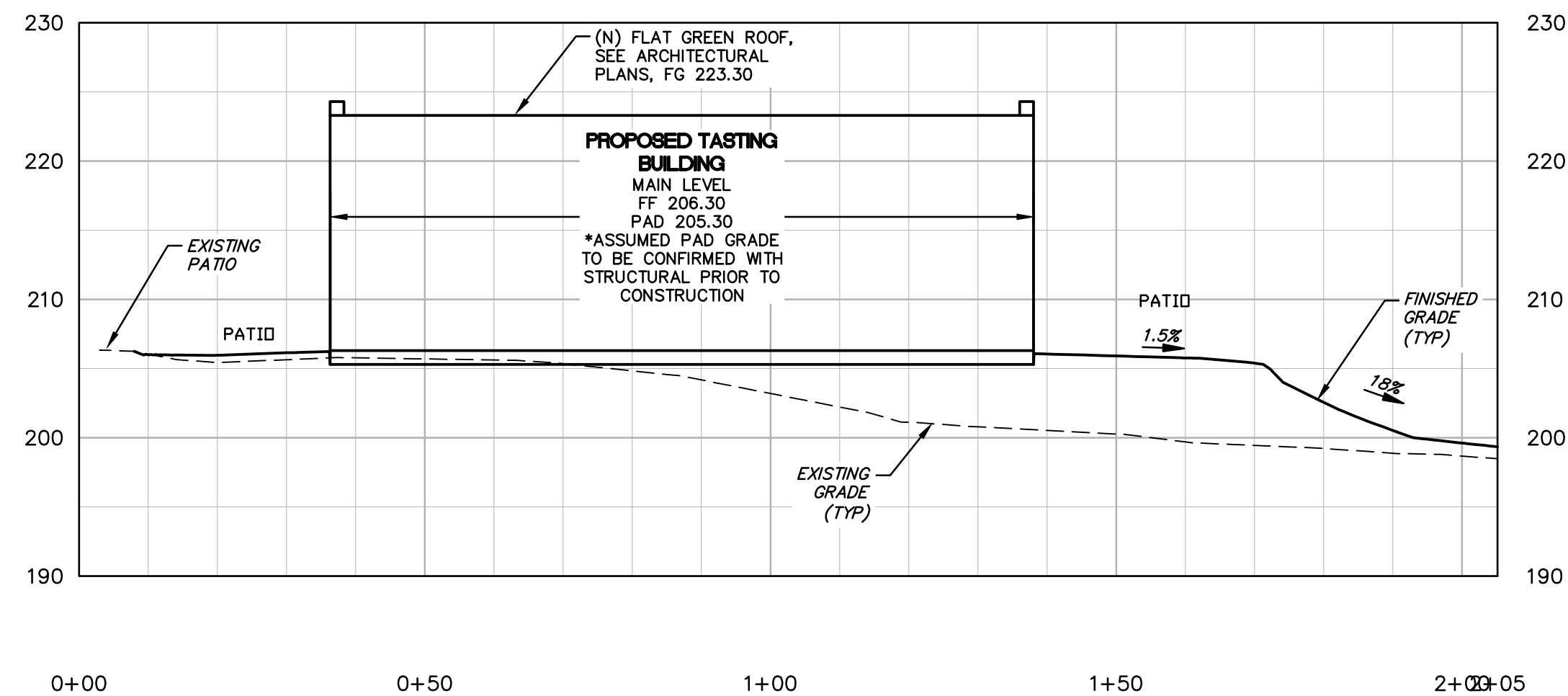


CORT L. MUNSELLE
P.E. 69941
DATE

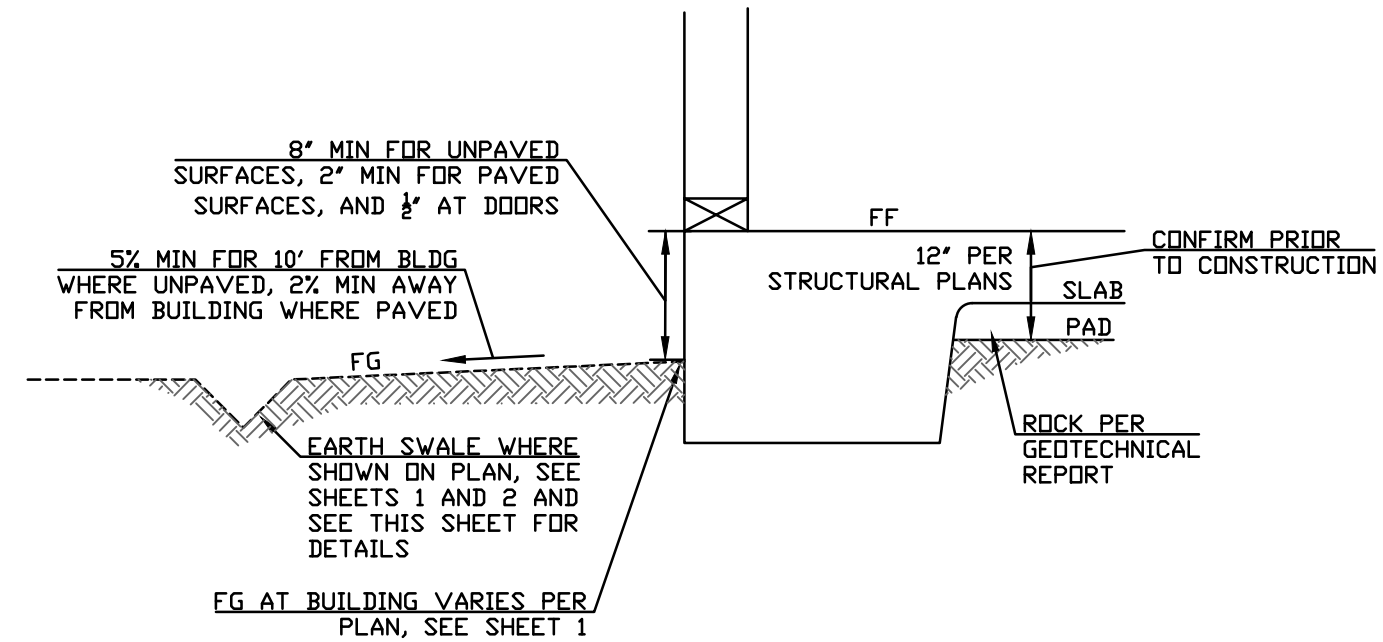
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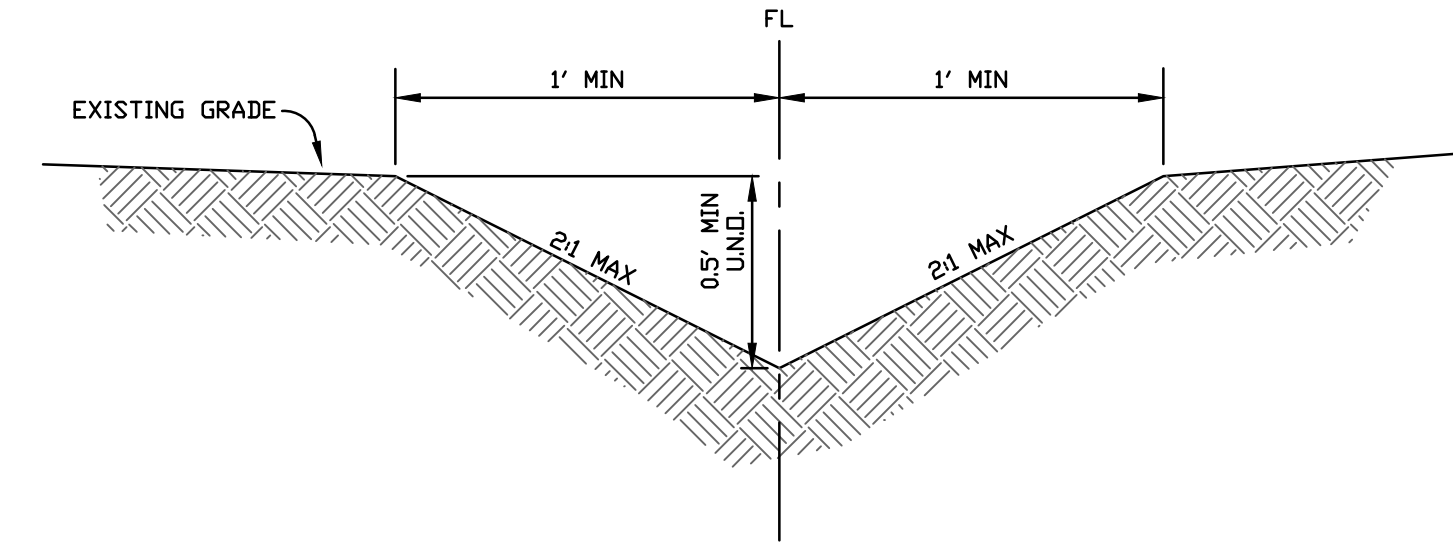
SECTION A
1'-20' HORIZONTAL
1'-10' VERTICAL



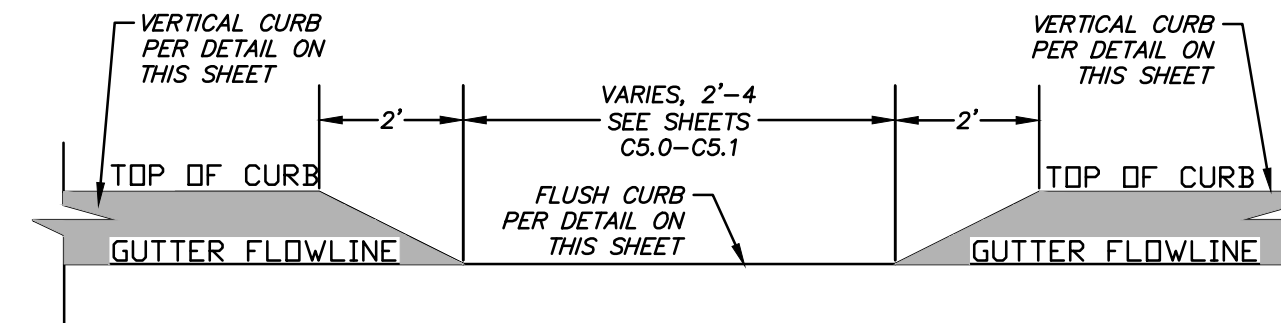
SECTION B
1'-20' HORIZONTAL
1'-10' VERTICAL



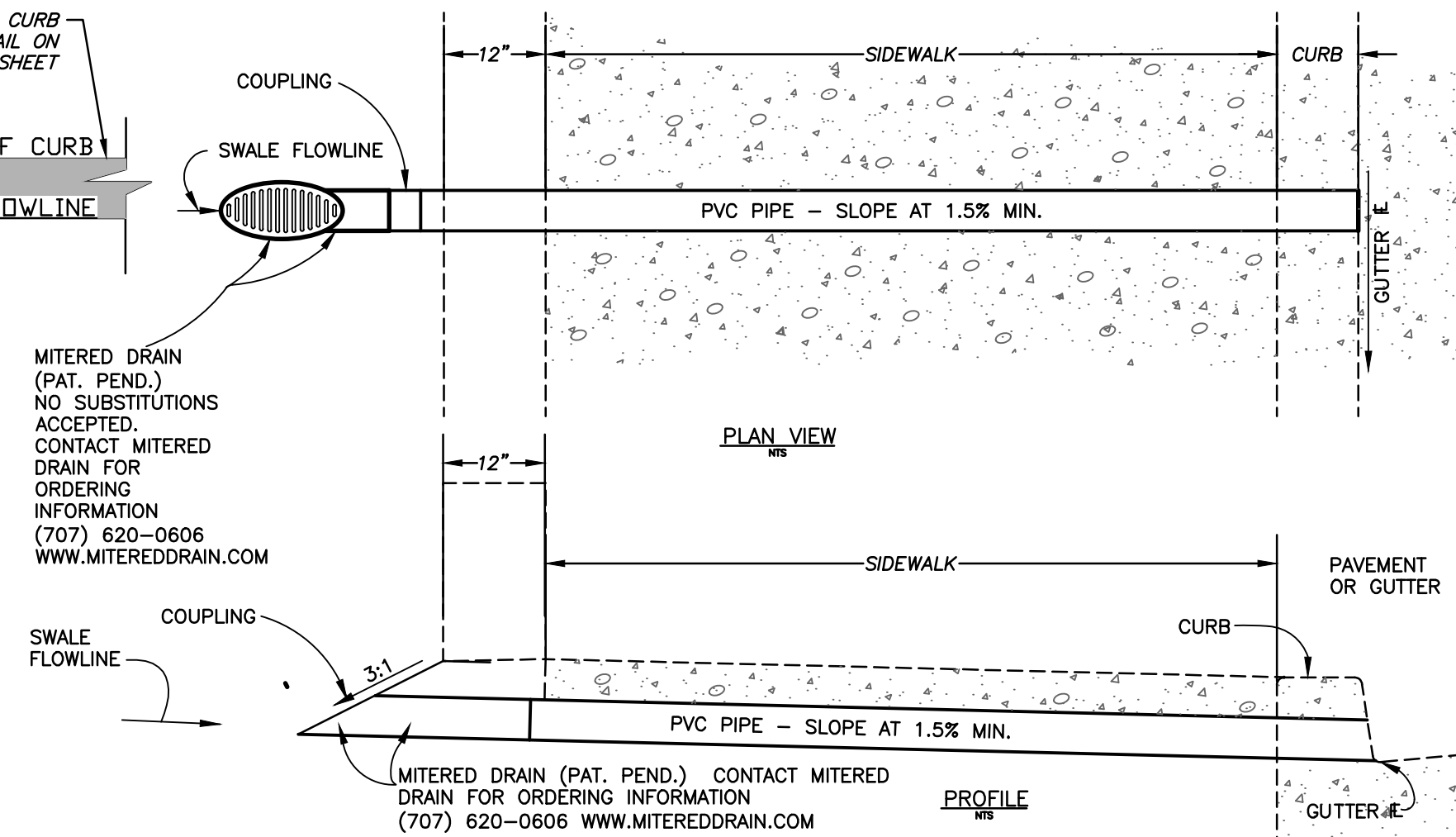
TYPICAL GRADING AT
BUILDING EXTERIOR DETAIL
NOT TO SCALE



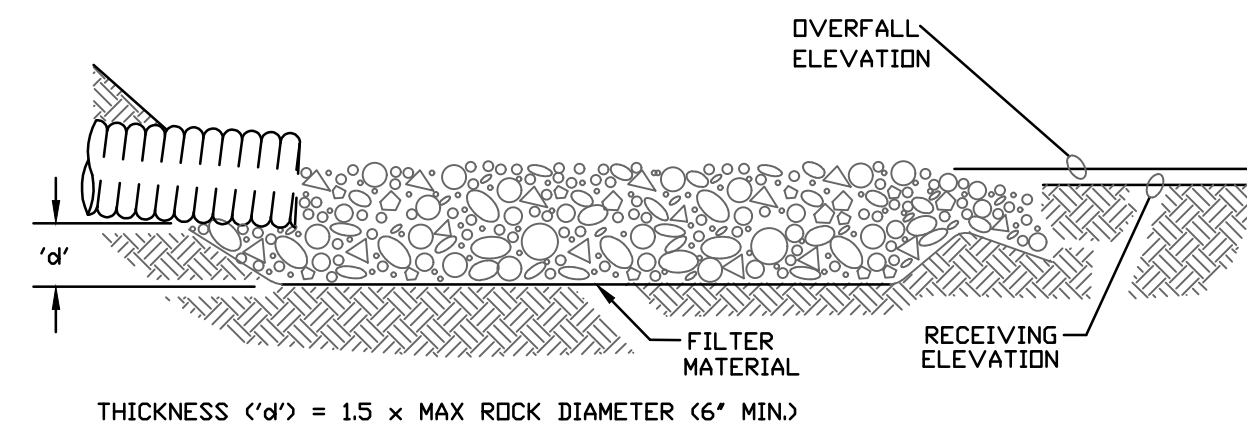
MAX LONGITUDINAL SLOPE IS 10%
EARTH SWALE
NOT SCALE



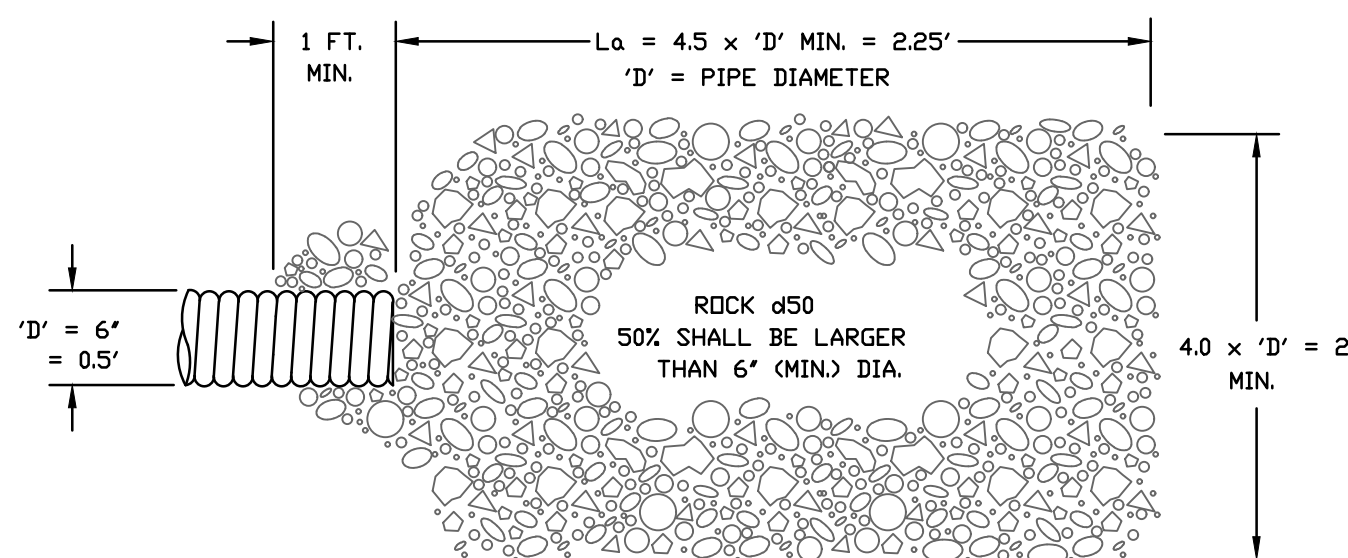
CURB OPENING
NO SCALE



MITERED DRAIN
NO SCALE



SECTION

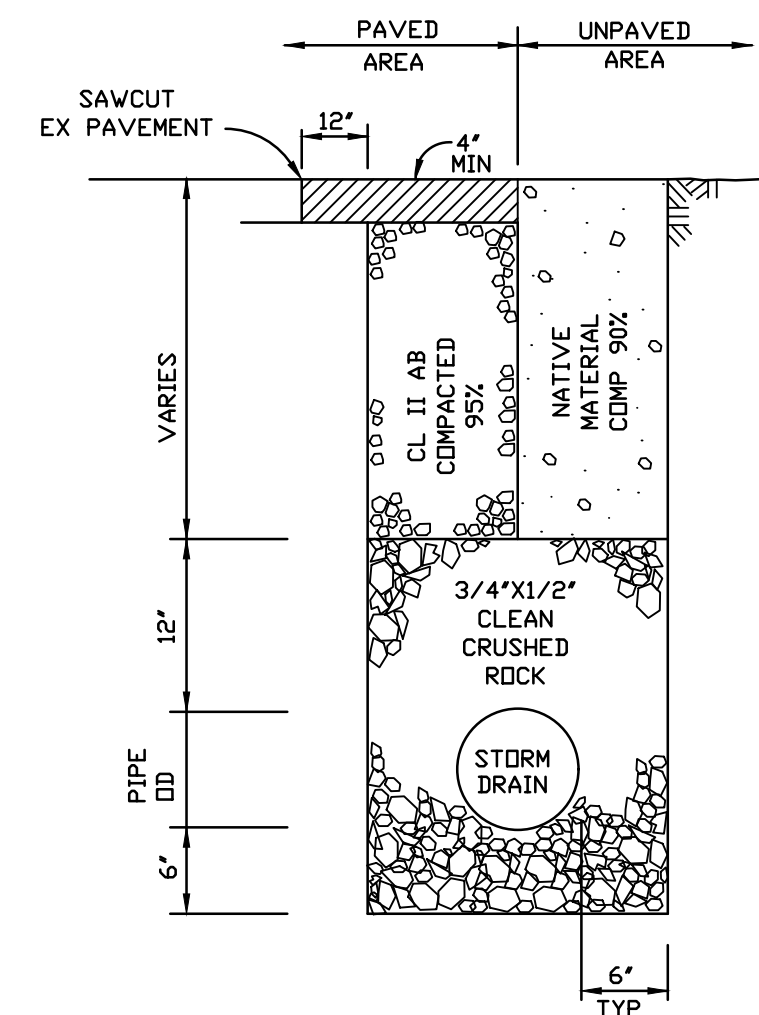


PLAN

- NOTES:
1. 'L_a' = LENGTH OF APRON. DISTANCE 'L_a' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
 2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
 3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK (MIN.) GRADED GRAVEL LAYER.

ROCK OUTLET FOR STORMDRAIN
NO SCALE

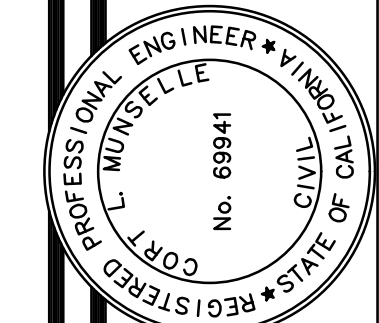
VERTICAL CURB - STANDARD



STORM DRAIN TRENCH DETAIL
NOT SCALE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT
593 CENTER STREET
HEALDSBURG, CA 95448
(707) 393-0868
MUNSELLE



Cort L. Munselle
CORT L. MUNSELLE
PCE 69941
DATE

STONESTREET TASTING PAVILION
DETAILS
APN 181-00-003
7TH HIGHWAY 128
HEALDSBURG, CA 95448

NOVEMBER 7, 2025
JOB NO.
50-23
SHEET NO.

C3
OF 3 SHEETS

L-1	PRELIMINARY SITE AND LANDSCAPE PLAN VINEYARD AND ENTRY DRIVE
L-2	ENLARGED SITE PLAN - PAVILION AREA
L-3	PRELIMINARY PLANTING PLAN - PAVILION



7111 HIGHWAY 128
HEALDSBURG, CA 95448
APN 131-190-003

1
SHEET 1 OF 3

VINEYARD

- VINE ROWS PLANTED ON AXIS WITH TASTING PAVILION AND VIEWS TOWARD ALEXANDER MOUNTAIN
- WILDFLOWER COVER CROP
- PERIMETER MAINTENANCE ACCESS ROAD AS NARROW AS PRACTICAL TO BRING VINEYARD CLOSE TO TASTING PAVILION
- IRRIGATED WITH WINERY PROCESS WASTE-WATER OR ON-SITE GROUNDWATER WELLS

TERRACE AND SLOPE PLANTING

- PARTIALLY COVERED TERRACE WITH VIEWS TO ALEXANDER MOUNTAIN IS +/- 8' ABOVE VINEYARD
- SLOPE PLANTINGS TO BE MASSES OF NATIVE AND COMPATIBLE SHRUBS, GRASSES AND GROUND-COVERS
- INTEGRALLY COLORED CONCRETE WITH ACID-WASHED "SAND" TEXTURED FINISH
- LOW CONTAINER PLANTINGS WITH IRRIGATION AND DRAINAGE

ENTRY "CANYON" AND PLAZA

- STEPPED CORTEN RAISED PLANTERS WITH MIXED PERENNIALS AND GRASSES
- BROAD MEANDERING CONCRETE PERRONS WITH INSET TILE NOSING STRIPES, +/- 8' BETWEEN RISERS (NO RAILING REQUIRED)
- LOW STONE WALLS
- ENTRY PLAZA WITH RE-LOCATED BRONZE HORSE SCULPTURE ON STONE PLINTH

"ORCHARD" PARKING LOT

- ENTRY DRIVE ALLEE EXTENDS INTO PARKING LOT
- CHIP-SEALED ASPHALT WITH CRUSHED "SIERRA TAN" GRAVEL
- TREE WELLS INTEGRATED WITH PAVEMENT AND MULCHED WITH MATCHING GRAVEL TO CREATE CONTINUOUS GRAVEL SURFACE
- PARKING STALLS MARKED WITH CAST IRON MEDALLIONS
- SURROUNDING LANDSCAPE IS INFORMAL HEDGEROW OF NATIVE EVERGREEN SHRUBS AND MASS OF DURABLE, LOW-MAINTENANCE ORNAMENTAL GRASS
- 21 STANDARD STALLS, 2 ACCESSIBLE STALLS
- DUAL STATION ELECTRIC VEHICLE CHARGER

ENTRY DRIVE

- CONTINUE ALLEE OF LONDON PLANE TREES FROM HWY 128
- 20' WIDE A.C. DRIVEWAYS FLANKED WITH VINEYARD AND WILDFLOWER MEADOWS
- GATEWAY LANDSCAPE PLANTING AT APPROACH TO TASTING PAVILION SCREENS OUT BACK-OF-HOUSE
- MAINTAIN SUFFICIENT CLEARANCE FOR MANEUVERING TRUCK TRAFFIC
- CLEAR WAY-FINDING AND SIGN PROGRAM
- ENTRY DRIVE ALLEE LEADS INTO PARKING LOT

PRELIMINARY PLANT MATERIALS LIST

- EXISTING TREES TO REMAIN**
 - SPECIES/SIZE AS NOTED ON PLAN
- EXISTING TREES TO BE REMOVED**
 - SPECIES/SIZE AS NOTED ON PLAN
- ENTRY DRIVE AND PARKING LOT TREES**
 - PLATANUS ACERIFOLIA 'COLUMBIA' (MATCH EXISTING) 24" & 48" BOX
- OLIVE ORCHARD**
 - TRANSPLANT EXISTING TREES FOUND ON SITE (IN-GROUND AND IN POTS)
- NATIVE OAKS** - 36" BOX
 - QUERCUS AGRIFOLIA - MULTI-TRUNK "NATURAL" FORM
- COLUMNAR TREES** - 24" BOX
 - ACER RUBRUM 'ARMSTRONG GOLD', CARPINUS 'FRANZ FONTAINE'
- COURTYARD TREES** - 36" BOX
 - ACER PALMATUM VAR'S, AMALANCHIER ALNIFOLIA, BETULA 'JAQUMONTII', CARPINUS FASTIGIATA, CERCUS SPP., CORNUS SPP.
- VINES** - 15 GALLON
 - VITIS VINIFERA 'FLAME' - TABLE GRAPE
- FLOWERING ACCENT SHRUBS** - 5 & 15 GALLON
 - CERCIS OCCIDENTALIS, ARCTOSTAPHYLOS 'SENTINEL', CALYCANTHUS, PHILADELPHUS, SALVIA, SYMPHORICARPOS
- EVERGREEN SHRUBS** - 5 & 15 GALLON
 - ARBUTUS, ARCTOSTAPHYLOS, CARPENTERIA, CEANOTHUS, PEROVSKIA, ROSMARINUS, RHAMNUS
- FLOWERING GRASS ACCENTS** - 5 GALLON
 - CALAMAGROSTIS 'KARL FOERSTER', MISCANTHUS 'MORNING LIGHT', MUHLENBERGIA
- MIXED FLOWERING PERENNIALS** - 1 & 5 GALLON
 - ACHILLEA, AGASTACHE, ECHINACEA, EPILOBIUM, LAVANDULA, NEPETA, PENSTEMON, SALVIA, SANTOLINA, TEUCRIUM
- MASSED EVERGREEN GRASSES** - 4", 1 & 5 GAL.
 - FESTUCA MAIREI, F. 'ELIJAH BLUE', LOMANDRA 'LIME TUFF', CAREX PANSA, LEYMUS TRITICOIDES, PENNISETUM 'HAMELN'
- EVERGREEN GROUNDCOVERS** - 1 & 5 GALLON
 - ARCTOSTAPHYLOS U. 'PT REYES', BACCHARIS 'TWIN PEAKS', CEANOTHUS, ROSMARINUS 'IRENE', SALVIA 'BEES BLISS'
- COURTYARD PLANTINGS**
 - SMALL SCALE EVERGREEN PERENNIALS, SHRUBS, AND GROUND-COVERS, MAHONIA, HUECHERA, CAMPANULA...
- MEADOW / COVER-CROP** - HYDROSEED
 - BLEND OF "GRANDVIEW NATIVE WILDFLOWER MIX" WITH "VINEYARD SPECIAL" AS SUPPLIED BY LEBALLISTER'S SEED COMPANY
- VINEYARD**
 - VARIETIES T.B.D. BY WINEMAKER

LANDSCAPE GENERAL NOTES

1. LANDSCAPE SHALL COMPLY WITH SONOMA COUNTY CODE CHAPTER 7D3 - WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).
2. COMPLETE "LANDSCAPE PLANTING AND IRRIGATION DESIGN PLANS" SHALL BE PREPARED IN ACCORDANCE WITH THE WELO AND SUBMITTED WITH BUILDING PERMIT PLANS.
5. ALL NEW PLANTINGS SHALL BE IRRIGATED BY A PERMANENT, AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM COMPLIANT WITH THE WELO.
6. WATER FOR IRRIGATION SHALL BE WINERY PROCESS WASTE WATER, OR SHALL BE SUPPLIED BY ON-SITE GROUND-WATER WELLS.
7. PLANT MATERIALS ARE SUBJECT TO CHANGE, BUT SHALL NOT CAUSE THE LANDSCAPE TO EXCEED THE "MAXIMUM APPLIED WATER ALLOWANCE" AS REQUIRED BY THE WELO.
8. ALL UNPAVED AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC OR AGGREGATE MULCH.
9. SOIL SHALL BE TESTED BY AN APPROVED LABORATORY AND AMENDED AS RECOMMENDED BY THE LAB ANALYSIS.
10. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
11. ALL TREES WILL BE PLANTED FROM 15 GALLON (MINIMUM) CONTAINERS (EXCEPT WHEN INSTALLED IN POTS).
12. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
13. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE, AND FOR LOCATIONS AND DESCRIPTIONS OF LANDSCAPE BASED STORM-WATER MANAGEMENT BMP'S.

LIVING ROOF

- "INTENSIVE" LIVE ROOF SYSTEM (+/- 12" GROWING MEDIUM) WITH IRRIGATION AND DRAINAGE
- PLANTED WITH NATIVE AND COMPATIBLE LOW-MAINTENANCE, DURABLE SHRUBS GRASSES, PERENNIALS AND GROUND COVERS
- MASSED PLANTINGS REFLECTIVE OF NATIVE LANDSCAPE OF SURROUNDING HILLS
- MAINTENANCE ACCESS PATH WITH ANCHORS FOR WORKER SAFETY SELF-BELAY SYSTEM

MULTI-FUNCTION PLAZA

- MAINTAIN EXISTING 20' WIDE EMERGENCY VEHICLE ACCESS LANE
- RE-SURFACE EXISTING CONCRETE PAVING AND EXPAND TO NEW TASTING PAVILION
- CUT CONCRETE TO CREATE IN-GROUND PLANTERS WITH SIMPLE SHRUB AND GROUND-COVER PLANTINGS
- GROVE OF SMALL TREES, PRUNED TO NOT INTERFERE WITH EMERGENCY VEHICLE ACCESS
- MOVEABLE FURNISHINGS
- INSTALL FIRE TRUCK RATED "GRASS-PAVE" MEDIAN STRIPS TO BREAK UP EXPANSE OF PAVING, PLANTED WITH NATIVE SEDGE BUNCH GRASSES
- OVERHEAD STRING LIGHTS BETWEEN BUILDING WALLS (AND TREE BRANCHES) WITH CLIMBING GRAPE VINES

SLOPE PLANTING

- IN-GROUND SLOPE PLANTING CONTIGUOUS WITH LIVING ROOF
- MASS PLANTINGS PREVENT GUEST ACCESS
- MULTI-TRUNK LIVE OAK TREES

EXISTING LANDSCAPE

- OLIVE ESPALIERS AND UNDER-STORY PLANTING (IRIS) TO REMAIN

COLONNADE OF TREES

- ROW OF COLUMNAR DECIDUOUS TREES PROVIDE LANDSCAPE BACK-DROP AND BRING NEW TASTING PAVILION TO FOREFRONT OF LANDSCAPE
- SPACED TO CAMOUFLAGE THE EXISTING WINERY BUILDING WITHOUT FULLY SCREENING, AND TO PROVIDE SHADOW AND LIGHT PATTERN IN LANDSCAPE
- PRUNED TO NOT INTERFERE WITH EMERGENCY VEHICLE ACCESS

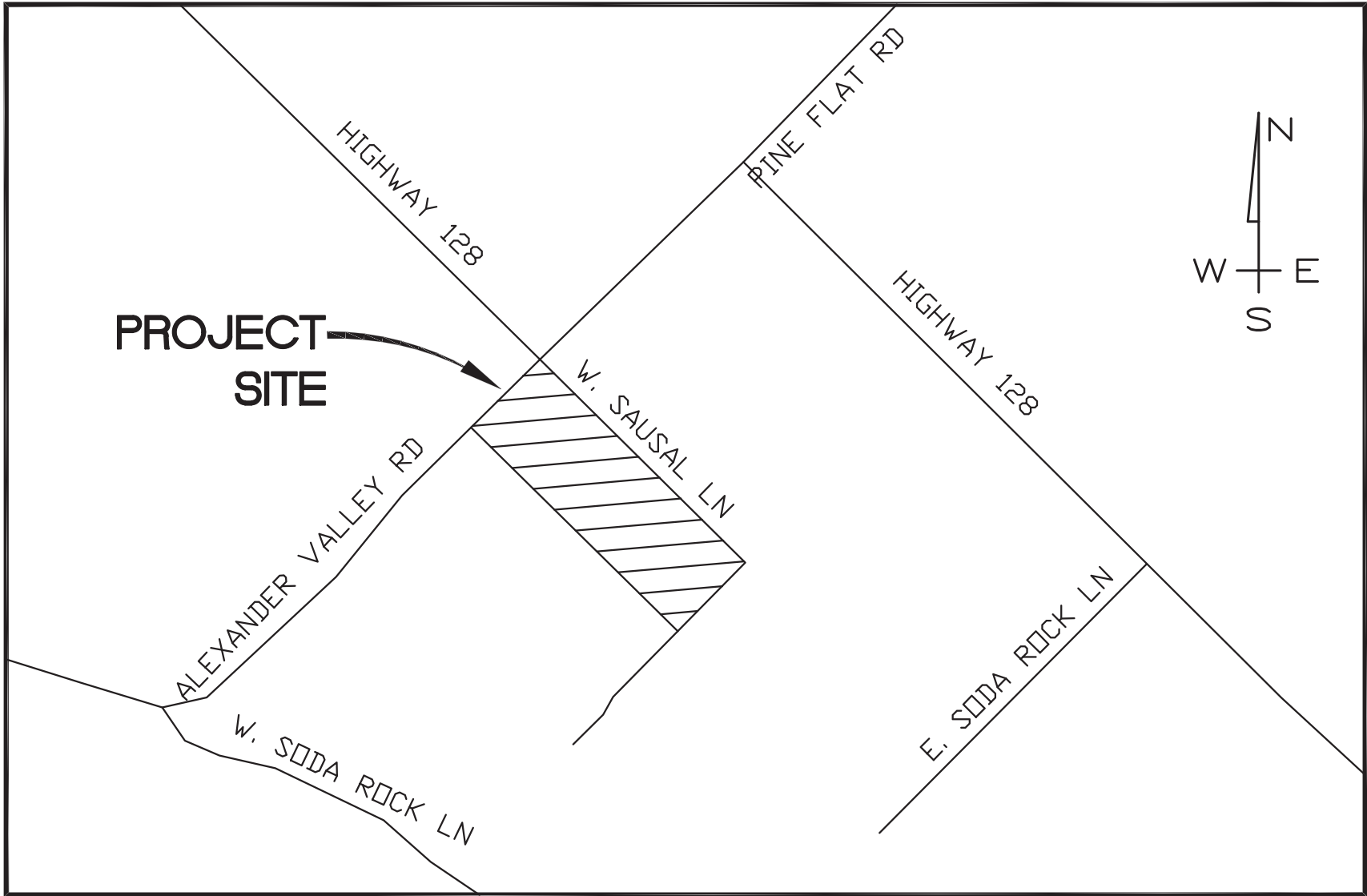
OLIVE ORCHARD

- TRANS-PLANT EXISTING IN-GROUND OLIVE TREES
- EXISTING OLIVE TREES IN LARGE POTS TO BE REMOVED USING AIR-SPADE AND PLANTED IN GROUND
- NEW IRRIGATION
- "ARBOR-MULCH" GROUND-COVER
- EXISTING TREES SHALL REMAIN IN PLACE WHERE APPROPRIATE

A PRELIMINARY LANDSCAPE PLAN - PAVILION AREA

PRELIMINARY LANDSCAPE PLANTING PLAN
STONESTREET TASTING PAVILION

7111 HIGHWAY 128
HEALDSBURG, CA 95448
APN 131-190-003



LOCATION MAP

NO SCALE

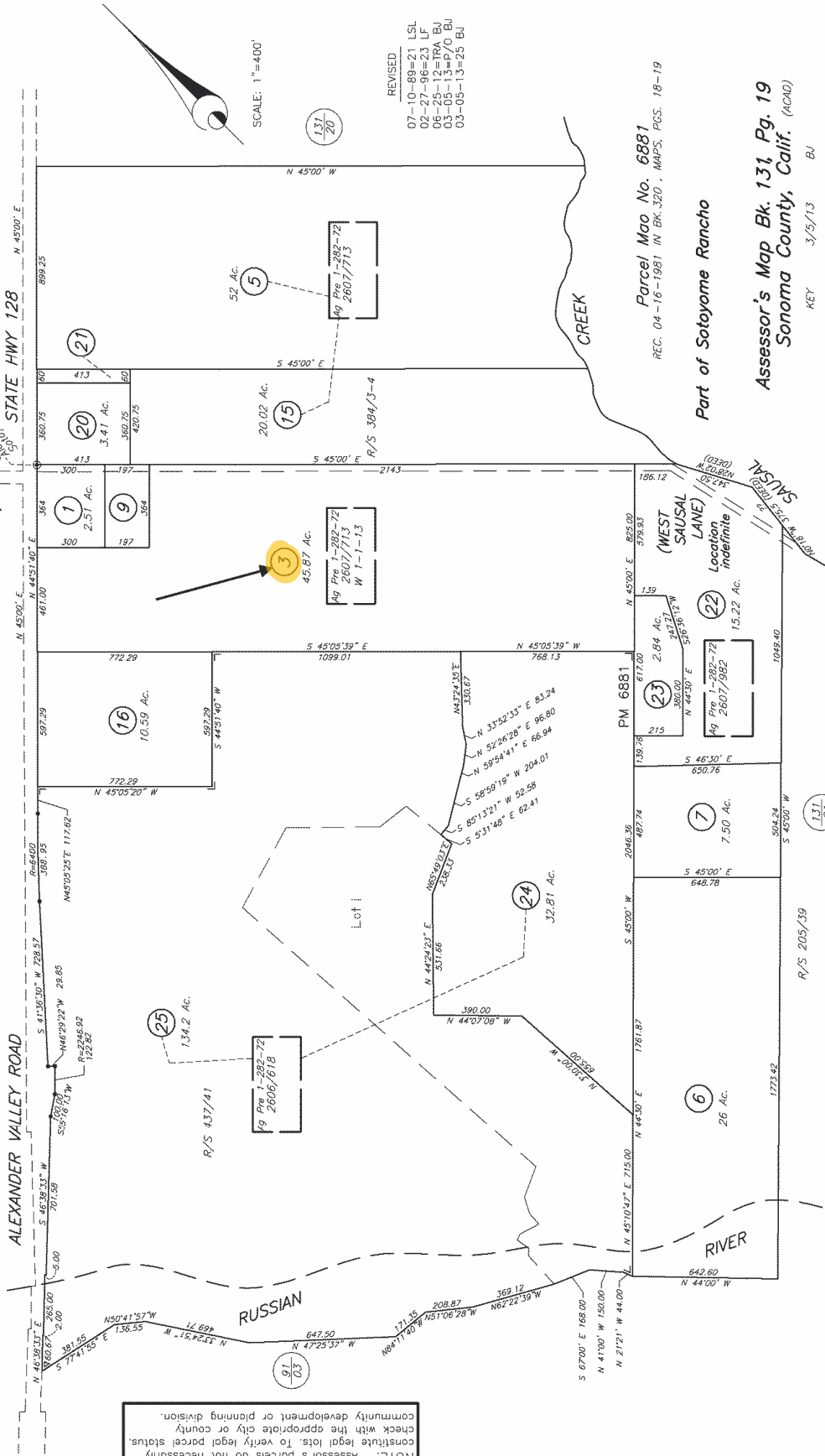
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
51-006

131-19

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or easements. The Assessor has not conducted a field inspection for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



REVISED
07-10-89=21 LSL
02-27-96=23 LF
06-25-12=TRA BU
03-05-13=P/O BU
03-05-13=25 BU

Parcel Map No. 6881
REC. 04-16-1981 IN BK. 320, MAPS, PGS. 18-19

Part of Sotoyome Rancho

Assessor's Map Bk. 131, Pg. 19
Sonoma County, Calif. (AC40)

KEY 3/5/13 BU

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.