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October 1, 2009
Project 91823

Mr. Dave Hardy
County of Sonoma
Permit & Resource Management Department
Project Review Division
2550 Ventura Avenue
Santa Rosa, California 95403-2829

**SUBJECT: Review of Response to BZA Comments (12-15-08)
by RGH Consultants, Inc. (9-21-09)
Cornell Winery
245 Wappo Road
Sonoma County, California**

Dear Mr. Hardy:

As requested, Kleinfelder is pleased to present our peer review of RGH's response to BZA comments prepared for the Cornell Winery property located at 245 Wappo Road, in Sonoma County, California. It is our understanding that the geologic study performed by RGH Consultants, Inc. was designed to evaluate the geologic hazards at the winery site and to comment on the geotechnical feasibility of the project and not to provide design level geotechnical recommendations, which will be submitted at a later date within a detailed geotechnical study if the project moves forward. We previously reviewed the Preliminary Geologic Study Report prepared by RGH (updated April 22, 2008) and presented our comments in our letter dated July 2, 2008. The review comments presented below are specifically for the information provided by RGH (9-21-09) in response to requests from the Board of Zoning Adjustments (BZA).

The scope of work for this review included a review of the BZA request for additional information, review of the response comments by RGH, review of supplemental laboratory testing and slope stability analyses performed by RGH and an additional site visit/geologic reconnaissance with RGH personnel.

The purpose of our review was to provide our opinion as to whether the responses by RGH Consultants conform to the conventional standards of the geologic and geotechnical engineering professions, at the time that they were issued and at the

project location. The data and analyses provided and reviewed are preliminary. As such, many design details were not included in the responses or supplemental data. Laboratory test results and results of computerized slope stability analyses were also not included in the reports, but they were provided to us separately for use in our review. Our review is based on the understanding that the purpose of the preliminary report and subsequent documents is to determine geologic and geotechnical feasibility of the project and that a final and more detailed geotechnical report will be prepared at a future time.

In performing our work we reviewed the methodology of the consultant and compared their results to those obtained for similar projects in the vicinity. We did not independently check all calculations or analyses.

It is our opinion that the RGH response dated September 21, 2009 (in conjunction with the preliminary report dated April 22, 2008), adequately addresses the issues raised by the BAZ and has demonstrated geologic and geotechnical feasibility of the project. However, we do wish to make the following comments, which should be addressed in the final Geotechnical report.

Response To BZA Comments, Dated September 21, 2009

1. For seismic analyses the RGH report recommends the use of a horizontal seismic coefficient of 0.22g. Our calculations yield 0.26g. We recognize there are several methods for arriving at this coefficient and the difference is probably within normal variation. We suggest that the derivation of this value be provided in the final geotechnical report.
2. At the winery location, RGH performed a slope stability analysis of the existing landslide in its present condition (without construction of the remedial buttress) and calculated a factor of safety of 1.36. Because this is a known landslide we would have expected a lower factor of safety; certainly at one time the factor of safety was below 1.0. Although it is possible that soils have strengthened over time, we would suggest that RGH may want to reconsider the strength properties that they are using to model the slide debris material. This is particularly important because the slope stability analyses performed for the buttressed condition indicate a factor of safety of only 1.51, and this factor of safety is largely controlled by the properties of the slide debris material that is left in place below the buttress. The strength of this material would not affect the feasibility of the project but would affect final buttress design.

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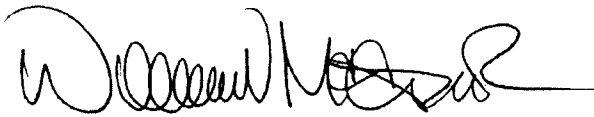
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3. The slope stability analysis of the winery site after buttress construction does not appear to include consideration of groundwater. We would prefer to see groundwater modeled at the bottom of the buttress, however, the location of the critical failure surface makes it appear that this would not decrease the computed factor of safety. We suggest that this should be verified in the final geotechnical report. It will be essential that adequate drainage be designed into the buttress during final design.
4. In our opinion the geotechnical methodology used in evaluating the winery site is consistent with standard geotechnical practice and adequately demonstrates that a stable site can be developed through construction of a buttress fill. During final design it is our opinion that the consultant should consider reducing the strength properties of the existing slide debris and should include groundwater in the slope stability model.

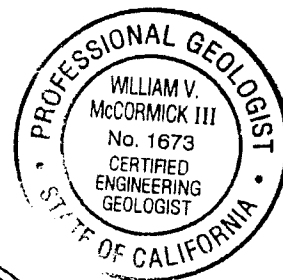
We appreciate the opportunity to perform this work for you. If you have questions regarding our review require of the additional information and comments provided by RGH, please contact the undersigned.

Sincerely,

KLEINFELDER WEST, INC.



William V. McCormick, CEG 1673
Principal Engineering Geologist



Terry Craven, G.E. 2572
Principal Geotechnical Engineer



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