

- **175 guest lodging rooms** (based on application Exhibit L), including:
 - 112 modern, glass-fronted guest “cottages” on stilts on the hillside cliffs, hilltop edge, and spread throughout 70 acres
 - 8 “mini-silo” guest cottages in a “farm-themed area”
 - 20 guest rooms in the Main Building
 - 4-5 guest rooms in the Marine Hospital

- **4 dining/drinking establishments totaling approximately 300-person capacity** (per Exhibit L), including:
 - Restaurant (estimated 102 seats) in the Main Building
 - Café (estimated 60 seats) constructed approximately at current farm house site
 - Coffee bar/lounge (estimated 48 seats) at the Marine Hospital
 - Winery (estimated 96 seats) to be constructed on SE portion of property

- **A 50,000 sq foot modern Main Building** including:
 - Event space for more than one wedding or similar event at a time (estimated 300 person capacity in addition to 102 seats in restaurant)
 - Spa (type and capacity not disclosed in application)
 - Outdoor pool “by right” rather than permit (i.e. not subject to permit standards)
 - Restaurant and 20 guest rooms (see above)

- **4 outdoor dining terraces** (at the Marine Hospital, Main Building, Café, and Winery) all of which would be allowed to exceed the normal limit of 15% of their interior area by an undisclosed amount

- **Outdoor wedding gazebo** (no location, size, or renderings disclosed in application)

- **Outdoor commercial entertainment on all of the outdoor dining terraces “by right”**, rather than by permit (i.e. at any time, for any reason, of any duration, all at the same time, etc.)

- **Total parking for at least 429 visitor vehicles** (per application Exhibit L)

- **6 acres of vineyards** – no information provided about wine-making plans or related building, storage, or transport needs

- Only one maintenance building shown on renderings, no information on structures needed for utilities, storage (supplies, linens, vehicles, gabbage, etc.), vineyard operations (tractors, other equipment, ag chemicals, etc.), or other.

- **Other:**
 - Walking trails (located within yards of adjoining residential homes and yards)
 - Some presentations by the project manager/designer included zipline and petting zoo
 - Plan renderings refer to “farm-themed area”, which is not explained in application
 - Exhibit L refers to “company-provided cafeteria”, sales and service, and professional service spaces; unclear what these refer to