



# Sonoma County Planning Commission **STAFF REPORT**

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

**FILE:** DRH16-0006  
**DATE:** August 3, 2017  
**TIME:** 1:30 PM  
**STAFF:** Georgia McDaniel, Project Planner

**Appeal Period:** 10 calendar days

### SUMMARY

**Appellant:** Valley of the Moon Alliance (VOTMA)  
**Applicant:** Flora Li for Tohigh Investment  
**Owner:** Tohigh Investment SF LLC (Tohigh)  
**Location:** 900, 1200, 1202, and 1204 Campagna Lane, Kenwood  
APNs: 051-260-014 Supervisorial District No.: 1  
**Subject:** Appeal of Design Review approval for a new Inn, Spa, and Restaurant  
**PROPOSAL:** Request for final Design Review approval for an inn, spa, and restaurant on a 51.9 acre parcel.

The project is an inn, spa and restaurant that was approved in 2004 under PLP01-0006 (often referred to as the Sonoma Country Inn). The portion of the Sonoma Country Inn project under consideration is now called "The Resort at Sonoma Country Inn" by the applicant. The inn consists of 50 guest rooms located in 17 guest cottages and the main building includes a restaurant, retail shop, administrative offices, support services and swimming pool. The approved spa has gym facilities, retail space, treatment cottages and several hot tubs and pools for guest and public use. The restaurant in the main inn building is approved for guest and public use from 6 a.m. to midnight seven days a week, open to the public for breakfast, lunch and dinner. All uses have associated parking.

### **Environmental Determination:**

Environmental Impact Report (2004). See:

[http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma\\_country\\_inn\\_deir.pdf](http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma_country_inn_deir.pdf) and  
[http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma\\_country\\_inn\\_feir.pdf](http://www.sonoma-county.org/prmd/docs/eir/sonomacountryinn/sonoma_country_inn_feir.pdf)

Addendum to the EIR, Exhibit X to this report.

**General Plan:** Diverse Agriculture 17 acres per dwelling unit / Recreation and Visitor Serving Commercial

**Specific/Area Plan:** None

**Land Use:****Ord. Reference:** N/A**Zoning:** DA (Diverse Agriculture) 17 acres per dwelling unit, K (Visitor Serving Commercial), LG/MTN (Local Guidelines/Sonoma/Taylor/Mayacamas Mountains), SR (Scenic Resources)**Land Conservation****Contract:** No**Application Complete  
for Processing:**

August 30, 2016

**RECOMMENDATION:**

Uphold the October 19, 2016 Design Review Committee approval of the revised project design and site plan modifications with two minor changes required by the Open Space Conservation Easement.

**EXECUTIVE SUMMARY:**

The project was approved in 2004. A Statement of Overriding Considerations (Exhibit A) was adopted by the Board as part of that approval, citing uncertainty regarding Caltrans approval of turn lanes at two intersections and possible increased night lighting. The Conditions of Approval are provided in Exhibit B. In October 2007, the County determined that the Use Permits for the Inn/Spa/Restaurant and Winery were vested. The property was purchased by Tohigh Investment SF LLC in December 2014. See the Proposal Statement for a description of design changes proposed by Tohigh Investment and presented to the Design Review Committee (Exhibit C). The proposed design changes were approved by the Design Review Committee on October 19, 2016. See Proposal Statement for a description of the proposed design changes (Exhibit B). The approval was appealed by the Valley of the Moon Alliance (Appellant).

The appeal was based upon the following key issues:

- 1) water use due to pool expansion;
- 2) lighting impacts from the roof terrace and reconfigured parking;
- 3) trip generation impacts from parking reconfiguration;
- 4) parking-related tree and habitat impacts;
- 5) new support building impacts;
- 6) guest cottage site changes affecting visibility and geologic impacts;
- 7) noise impacts;
- 8) employee parking;
- 9) Sonoma County Agricultural Preservation and Open Space District approval; and
- 10) scope of design review and environmental analysis.

See appeal letter, dated October 31, 2016 (Exhibit D).

Staff recommends the denial of the appeal and upholding the Design Review Committee's action because certain revisions to the plans were made to comply with conditions of approval to reduce impacts and other requested changes have either equal or reduced impacts compared to the approved project, as analyzed in the Addendum to the EIR prepared by County staff. Overall, potential negative environmental impacts have been reduced. The revised project remains within the original project footprint as previously analyzed.

**ANALYSIS****Background:**

In 2001 Graywood Ranch LLC c/o Mark Harmon filed an application based on a 1989 General Plan Policy LU-14r that allowed an RVSC (Recreation and Visitor Serving Commercial) land use designation. The application included a General Plan Amendment to relocate the RVSC and approve a 50-unit inn, spa and restaurant along with a winery and 11 residential lots.

After preparation and certification of an Environmental Impact Report (EIR), the Board of Supervisors approved the project and necessary land use changes in 2004. The project included rezoning and General Plan amendments, an 11 lot subdivision map and lot line adjustments plus use permits for the inn/spa/restaurant and for a winery and tasting room. (Only the inn, spa and restaurant is presented for design review at this time.) A CEQA challenge to the project approval and the EIR was decided in the County's favor in the Court of Appeal in 2006.

In October 2007, PRMD determined that the Use Permits for the Inn, Spa, and Restaurant plus the Winery were vested. The final subdivision map recorded in December 2011.

The property changed ownership to Tohigh Investment in December 2014.

In this report, the approved project is the project analyzed in the EIR and the "conceptual design" is the design associated with the approved project. The "proposed design" or the "proposed project" is the Inn, Spa and Restaurant portion of the approved project, as modified by the requested design changes.

The proposed design approved by the Design Review Committee in 2016 requested certain design and layout changes from the approved project which are shown in the table below. For this report, the project analyzed in the EIR is called the "approved project," and the 2004 approved project design is called the "conceptual design." The Inn, Spa and Restaurant portion of the approved project as modified by the requested design changes is called the "proposed design" or the "proposed project."

#### ORIGINAL CONCEPTUAL DESIGN AND PROPOSED DESIGN COMPARISON

DESIGN ELEMENT	CONCEPTUAL DESIGN	PROPOSED DESIGN
Main House	26,911 Square Feet (SF)	16,922 Square Feet (SF) 2,280 SF of service/support function was relocated to new Support Building
		Minor rotation to orient view
		First floor is 2 feet lower
	Single uninterrupted vertical building mass	Building mass is terraced back
	Solid pitched slate roof	Flat roof – roof garden with trees and plantings
	50 outdoor dining seats on restaurant terrace	31 of the 50 outdoor seats shifted to roof garden
	South façade – series of French doors	South façade – composed of glazed sliding doors
Main Pool	Total pool area – 2,181 SF	Total pool area – 2,282 SF Reoriented pool.
	Pool terrace area – 6,301 SF	Pool terrace area – 6,711 SF
	Retaining wall as high as 20-feet with guard rail	Stepped planters – maximum wall height is 10 feet
Spa	Total pool area – 1,308 SF	Total pool area – 1,252 SF Moved 50 feet into clearing to reduce removal of trees
		Changed the location and size of the spa pools and hot tubs

Western Parking Area		Parking area reduced by nearly 10,000 SF with the same number of parking spaces. Tree removal was reduced.
		Forty-seven less trees would be removed with revised layout
Eastern Parking Area	5 lots	Consolidated 5 lots into 1 lot with same number of parking spaces eliminating about 17,000 SF of impervious paving and reduced tree removal.
		Full valet service to minimize vehicular circulation
	99 trees to be removed	54 trees to be removed
Western Cottage Units	8 units. Extreme grading on a steep slope for emergency vehicle access and removal of 7 large specimen coastal live oaks.	8 units. Units were relocated to minimize grading in steep areas of the site and downslope to preserve 7 large specimen coast live oaks. Footprint of units is substantially similar and within the same area of the site.
Eastern Cottage Units	11 units.	9 units. Units were combined to increase spacing between buildings. Footprint of units is substantially similar and within the same area of the site.
		Added small hot tubs to 16 of the 17 guest cottage terraces.
Support Building		Inn operations functions square footage was relocated to new building by eastern parking area.

Source of information: *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by Backen Gilliam Kroeger Architects (BGK Summary, Exhibit E). See Exhibit B for graphic representations of the comparison of the conceptual design and the proposed design (called the “current design” in the BGK Summary).

On October 19, 2016 the Design Review Committee (DRC) approved the modified Site Plan, Architectural Plans, Parking Plan, Grading Plan and Exterior Lighting Plan. The approval was appealed by the Valley of the Moon Alliance. (Appellant). The Appellant contends that the design revisions require additional environmental review and that the project EIR is not adequate to cover the changes.

The applicant submitted a number of technical reports to analyze the proposed design changes. Together with staff review and analysis, the information in these documents is discussed in an Addendum to the project EIR. See Issue #10, Scope of Design Review and Environment Analysis, below.

After the Design Review Committee approved the project on October 19, 2016, the proposed design was revised slightly so all structures and facilities are within the previously approved building envelope. One parking stall in the western parking area was relocated and a paved area near the easternmost cottage was revised. These revisions were made in response to concerns of the Sonoma County Agricultural Preservation and Open Space District that the revised site plans be consistent with the Conservation Easement. The revised plans are provided in Exhibit F.

**Project Description:**

The Applicant requests certain project modifications per the conditions of approval and to better implement its vision for the project. The changes from the conceptual design are generally described in the chart above. Graphic representations of the revisions are also provided in the *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by the applicant's architect, Backen Gillam Kroeger Architects (BGK Summary, Exhibit E).

**The Inn.**

The inn's 50 guest rooms would be located in 17 separate cottages instead of 19. The main inn building would be located as originally proposed and would house the reception area, administrative offices, public meeting rooms, retail shop, restaurant, lounge, garden terrace, and kitchen. The most significant architectural change would replace the former pitched slate roof of the inn with a roof top garden. French doors along the inn's front façade would be replaced with glazed sliding glass doors.

The table below shows the difference in the square footage of the Main House between the conceptual design and the proposed design. Originally there was 7,225 SF for service/staff function. It is unclear where this function was accommodated in the conceptual design. In the proposed design, 2,280 SF of operational support has been relocated to a new Support Building.

MAIN HOUSE	CONCEPTUAL DESIGN SF	PROPOSED DESIGN SF
Upper Level	11,696 SF	8,684 SF
Lower Level	7,990 /sf	7,904 SF
Roof Top		334 SF
Total Main House	19,686 SF	16,922 SF
Service /staff - support	7,225 SF	2,280 SF
Total	26,911 SF	19,202 SF

The mass of the proposed main house in the proposed plan would be terraced on the slope with each level stepping back with planted edges and trellised patios. The conceptual design presented a single uninterrupted vertical mass.

A roof garden would replace the solid mass of the pitched slate roof of the conceptual design to better blend the building into the landscape and reduce the visibility from the valley below. The roof garden would contain trees and plantings, softening the appearance of the building and obscuring the upper portion of the structure.

There are no proposed changes to the restaurant location, which remains incorporated into the main inn as originally proposed. However, the rooftop garden would have outdoor restaurant seating, relocating 31 of the 50 outdoor restaurant seats from the second floor terrace in the conceptual design to the rooftop garden.

The inn pool area would be increased in size by 101 square feet or 4.8%, and the main pool terrace area increased by 404 square feet or 7%. There would be no increase in seating at the pool. The terraces would be reoriented to more closely align with the topography.

**The Spa.**

The spa would be moved slightly away from wooded areas compared to its original location and will consist of a collection of small structures connected by covered outdoor walkways. There are eight treatment cottages, a gym, steam rooms, saunas, men's and women's locker rooms, and several pools and hot tubs. The original plans and EIR Figure 3.0-10 showed an L-shaped interior pool, and Condition of Approval #83 says "The spa facility includes six hot tubs and several small pools." The large spa pool has been moved outside to the rear of the spa and reduced in size, next to two hot tubs. Additional hot tubs and cold plunge pools are located inside the spa.

### The Guest Cottages

The number of cottage units would be reduced from 19 to 17. The conceptual design for the western unit of cottages would be modified to limit grading on a steep slope and improve emergency vehicle access. More trees screening the cottages would be preserved. Two cottage units would be combined into one and relocated to preserve 7 large specimen coastal live oaks originally scheduled for removal. The locations of the cottages in the eastern unit area would be substantially similar to the conceptual design. These changes that would preserve more trees and reduce visibility. There would be a hot tub/spa added to existing terraces at 16 of the cottage units.

### Parking.

The parking layout would be reconfigured within the project, but still contains 102 parking spaces, as required by the conditions of approval. Thirty-six spaces would remain in the western portion of the project, with 28 of those spaces provided in-between the inn and the spa and 8 spaces closer to the spa. The eastern parking layout would still contain 66 spaces, but would be consolidated into one lot from the five smaller lots that were previously approved in the conceptual design. The overall amount of paving would be decreased by 27,000 square feet for the two lots and the overall number of trees removed for parking would be reduced.

### Support Building

The support building square footage for the proposed design would be separated from the main house. This operational support square footage, allowed for in the conditions of approvals, would be moved to a new building at the rear of the eastern parking lot. It would provide space for housekeeping, employee break area, and various operational support functions. The total project square footage is not increased by this relocation of the support functions. Removal of 13 trees would be required.

All proposed structures and improvements would still be located within the approved building envelope.

### **Site Characteristics:**

The Sonoma Country Inn project site is currently vacant with only the access roadway, Campagna Lane, plus the trailhead parking lot installed. The other existing roads, Brodiaea Road, Moon Watch Lane, Ten Oaks Way and Roads E, F and WT (E,F,WT not the official names, just the temporary labels on the subdivision map), are part of the internal roadway system for the other portion of the project. At the present time no areas of the project site are in active grape cultivation or in any other agricultural use (such as grazing). The Inn parcel includes an area on the valley floor where the leach fields will be located.

The project site ranges from approximately 425 feet to approximately 720 feet elevation and is relatively flat at the southern end with moderately steep hills in the north. The property has two distinct areas:

**The South Area:** The southern portion of the project site is on the gently sloping valley bottom, at elevations ranging from approximately 425 feet along State Route 12 at the south boundary, to approximately 520 feet at the base of the steep, upland slopes located further north. This portion of the property is designated Community Separator by the General Plan. The Community Separator runs back on the subject property to approximately 3/4 of a mile from Highway 12 and is part of the Northeast Santa Rosa Community Separator.

**The Plateau Area:** From the north end of the south area the slopes ascend moderately steeply to a topographic bench at about elevation 720 to 760 feet. The portion located below 600 to 700 foot elevation also lies within the Northeast Santa Rosa Community Separator. The remainder of the plateau area lies within the General Plan designated Scenic Landscape Unit – Local Guidelines – Sonoma/Taylor/Mayacamas Mountains (LG-MTN), Exhibit G.

The portion of the parcel that is on the valley floor will remain undeveloped. The Inn complex will be located entirely on the plateau area. The valley floor has Valley Oak and Riparian Corridor preserves that were defined in the EIR and which are controlled by the Sonoma County Agriculture Preservation and Open Space District (Open Space District). The Open Space District also holds an easement over the entire 476± acre property controlling uses on all parts of the parcels outside the building envelopes approved in 2004.

On-site vegetation consists of grassland with scattered oak trees on the valley floor changing to conifers and assorted woodland on the slopes leading to and on the plateau; a mostly conifer woodland and scattered manzanita/chaparral dominate the plateau with dense manzanita/chaparral on the steeper northerly slopes. There are many dead trees in this area as a result of the prolonged drought. A tree removal plan has been prepared for dead tree removal, thinning to encourage better growth for choice trees, and clearing for construction.

### **Surrounding Land Use and Zoning:**

North - of the project site is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest.

East - of the project site is mixed residential and agricultural lands with vineyards on the valley floor and lower slopes of the hills, and forest and chaparral lands on the higher elevations. Zoning to the east is mixed and includes: LIA (Land Intensive Agriculture) B6 60 acres density, AR (Agriculture and Residential) B6 20 acre density, and RRD (Resources and Rural Development) B6 20 acre density, all with the LG/MTN (Local Guidelines/Mountain, Exhibit G) and SR (Scenic Resources) combining districts. Some also include the RC (Riparian Corridor – setbacks vary) and F2 (Floodplain) combining districts on parcels with blue line streams.

South - Highway 12 forms the south boundary of the site. South of Highway 12 zoning is RR (Rural Residential) B6 5 acre density and DA (Diverse Agriculture) B6 17 acre density all with the SR combining designation and some with the RC combining designation. There are numerous large lot residential parcels and a cleared agricultural parcel that is being prepared for vineyard planting south of Highway 12.

West - Lands west of the project site are all either parcels created by the Sonoma Country Inn Subdivision or the Graywood Ranch Subdivision. They are zoned DA B7 with the SR and LG/MTN combining districts and some with the RC combining district where the blue line streams are located. Further west, outside the subdivision, lands are zoned LIA B6 60 acre density with the SR and LG/MTN combining districts and many with the RC where blue line streams cross them. These lands are planted in vineyards. There is also a cluster of AR B6 20 acre density lands with seven parcels from one to just under three acres in size and one 96.88 acre parcel in an area known as Shady Acres, a rural residential development. This area also has the SR, LG/MTN and RC combining districts.

## **DISCUSSION OF ISSUES**

### **ISSUE #1: WATER USE – POOL EXPANSION**

The Appellant contends that the changes to the pools and hot tubs appear to use more water.

The main pool below the Inn is in a similar location to the conceptual design but the total main pool area has increased slightly by 101 square feet. The conceptual design consisted of two pools plus a hot tub totaling 2,181 square feet. The proposed design has one main pool (2,184 square feet) with a main pool spa/hot tub (98 square feet) totaling 2,282 square feet. See Sheet 5 of the BGK Summary for design drawings comparison and page 2 of the *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc. (Exhibit H).

The table below provides a pool and spa hot tubs comparison for the conceptual design and the proposed design. Information was taken from page 2 of the *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc. (Exhibit H). Also see Sheet 6 of the BGK Summary for design drawings comparison.

	Area – SF per each	Quantity	Total SF
<b>Pools &amp; Hot Tub per Conceptual Design</b>			
Pool 1	1,144	1	1,144
Pool 2	924	1	924
Spa Pool Irregular Share	1,380	1	1,380
Hot Tub	113	1	113
1 <sup>st</sup> Floor Hot Tub	58	5	290
Landscape Hot Tub	50	1	50
Total Area			3,901
<b>Pools &amp; Hot Tub per Proposed Design</b>			
Main Pool	2,184	1	2,184
Spa Lap Pool	900	1	900
Spa Cold Plunge	40	4	160
Unit D Upper Level Spa	36	6	216
Unit D Lower Level Spa	51	6	306
Villa Spa B	41	2	82
Villa Spa A	41	2	82
Spa Hot Tub	96	2	192
Main Pool Spa	98	1	98
Total Area			4,218

Per the Adobe Associates' analysis, the annual evaporation for the pools and hot tubs per the conceptual design was 220,823 gallons/year and per the proposed design it would be 299,398 gallons/year. This is a difference of 78,875 gallons or 0.24 acre-foot per year.

#### **Staff Discussion:**

The EIR did not specifically estimate evaporation from the swimming pools and hot tubs in its summary of water demand for the project. Exhibit I to this report is an analysis by Adobe Associates, dated May 1, 2017. It compares water evaporation expected from the conceptual design to evaporation from the proposed design for all of the project pools and hot tubs/spas. It shows that the proposed design requires .24 acre feet more water than the conceptual design. Assuming that the EIR did not include the evaporative loss in its total water use estimate, there is an additional 0.92 acre feet more water used for the proposed design because of evaporative loss from all pools and hot tubs than was analyzed in the EIR. In another report, dated February 14, 2017 (Exhibit J), Adobe Associates also compared the overall water use for the approved project to the proposed design. Adobe's report determined that 0.9 acre feet per year estimated for on-site laundry in the conceptual design would not be needed because the laundry function would be moved off-site. This roughly compensates for the increased 0.92 acre feet of evaporation from the evaporative losses and the slight increase in square footage because of design changes to the pools and hot tubs. The project EIR estimated the total water use for the Inn, Spa and Restaurant at 16.3 acre feet per year. As revised, the project would require 16.32 acre feet per year, an insignificant increase.

In addition, Condition of Approval # 59 restricts total water use for the Inn, Spa and Restaurant to 19.4 acre feet annually and 16.32 acre feet is well below this amount. Even if on-site laundry were kept in the proposal, adding another 0.9 acre feet per year, the total would be 17.22 acre feet which is below 19.4 acre feet previously analyzed.



Therefore, staff does not recommend further analysis of water demand. For more information, see *Sonoma Country Inn: Water Use Information*, dated May 1, 2017 and *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, both prepared by Adobe Associates, Inc. (Exhibits H and I, respectively).

**ISSUE #2: LIGHTING IMPACTS FROM ROOF TERRACE AND RECONFIGURED PARKING**

The Appellant states that the new roof garden will add to the overall nighttime lantern effect of the inn and the reconfigured parking spaces may result in impacts to adjacent wooded areas due to increased artificial night lighting caused by headlights of cars entering and exiting the parking spaces.

The skylights in the conceptual design for the main house would be removed to eliminate reflective rooftop glazing and minimize the night time lantern effect. The pitched slate roof would be replaced with a roof garden. To keep night time lighting in compliance with the conditions of approval, the proposed design would incorporate low, fully shielded and dark sky compliant lighting at the roof garden. See Sheets 3 and 4 of the BGK Summary for the main house design drawings comparison.

The total number of parking spaces would not change. The total spaces in the western parking location would remain 36 and the total spaces in the eastern parking location would remain 66. The reconfiguration of the western parking area would result in a deduction of nearly 10,000 square feet of paving and 47 fewer trees being removed. The reconfiguration of the eastern parking area would result in a deduction of nearly 17,000 square feet of paving and 45 fewer trees being removed. See Sheets 7 and 8 of the BGK Summary for western and eastern parking layout comparisons.

**Staff Discussion:**

For this review, whether the proposed changes create new or substantially more severe light pollution impacts than those studied in the EIR is analyzed.

Eric Johnson Associates Lighting Design prepared a photometric analysis for the redesigned roof terrace and courtyard areas in the main house. The photometric analysis shows that these areas would not cause a significant light impact to the surrounding area, the night sky and the view from the valley floor. The proposed project as a whole, including the roof garden, would be in full compliance with Conditions 101 and 102. The photometric analysis concludes that all light sources in the proposed design would quickly fade to a level of insignificance. For more information, see *Resort at Sonoma Country Inn Photometric Analysis* prepared by Eric Johnson Associates (Exhibit K).

While potential impacts due to the addition of outdoor hot tub/spas on 16 cottage terraces were not mentioned by Appellants, the potential impact was analyzed for the project. In a *Spa Lighting Design Comment* letter, dated May 11, 2017 (Exhibit L), Eric Johnson Associates concludes based on five factors that the spas would not negatively impact the project's overall light impact or the night sky glare effect. For more information, see Exhibit L.

WRA Ecological Consultants prepared an assessment of potential new light or glare impacts due to the reconfiguration of the parking and related tree removal. WRA concluded that the proposed design would not result in any potentially significant impacts to biological resources that have not already been addressed in the EIR. If a net increase in the illumination of adjacent wooded areas from artificial lighting should occur, it would not result in any significant impacts to biological resources. For more information, see letter to Flora Li, *Assessment of proposed parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California*, dated March 23, 2017, prepared by WRA Environmental Consultants (Exhibit M). In addition, WRA prepared a Northern spotted owl assessment and concluded that the forest stands within and adjacent to the project area do not provide any typical habitat and Northern spotted owl presence was unlikely in the project area. See Letter from WRA Environmental Consultants to Flora Li regarding Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California, dated March 6, 2017 (Exhibit N).

Therefore, staff does not recommend any further analysis or changes to the conditions.

**ISSUE #3: TRIP GENERATION IMPACTS FROM PARKING RECONFIGURATION**

The Appellants suggest that relocation of some parking closer to the main inn building would increase the number of customers for the inn/restaurant/spa because parking is more convenient or visible, requiring changes to trip generation calculations.

All of the changes in the proposed design are related to the siting of the specific uses. There would be no changes in uses and no change in the operating hours approved in 2004. In the proposed design, there would be no increase in the number of rooms or the seating capacity of the restaurant. A portion of the outdoor seating would be relocated to the roof garden, but the 50-seat total would remain the same. The trip generation rate is the same for outdoor or indoor dining. The guest occupancy and employee counts would also be unchanged. See the BGK Summary (Exhibit E).

The supply of 102 parking spaces would remain the same. There would be no new parking lots. The western and eastern parking areas would just be reconfigured. There is no evidence presented that relocating parking would increase the intensity of use on the site. The use is limited in scale by the use permit and conditions of approval. See Sheets 7 and 8 of the BGK Summary (Exhibit E).

**Staff Discussion:**

W-Trans analyzed this question and provided its *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, (Exhibit O). The conclusion regarding the parking reconfiguration is that the primary effect of parking on trip generation would be reduction in trips if there was inadequate parking. Adding parking does not result in higher trip generation rates. In this case, W-Trans concluded that since there is no proposed change in the character of the uses for the project, which control the independent variables, trip generation would not be expected to change.

The number of parking spaces would remain the same at 102, slightly more than the 97 parking spaces estimated to be needed in the 2004 EIR. Parking supply is consistent with Condition of Approval 106 which requires a minimum of 102 parking spaces for the inn/restaurant /spa. For additional information, see *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, prepared by W-Trans (Exhibit O).

**ISSUE #4: PARKING-RELATED TREE AND HABITAT IMPACTS**

Appellant contends that aggregation of parking into two new 66- and 36 -space parking lots will create tree removal and habitat impacts and questions whether the Open Space District was consulted on the new layouts.

The total number of parking spaces would be unchanged. Changes in parking lot layouts would be made to reduce tree removal, reduce circulation paving, and relocate parking in less-forested areas to limit the impact on the site. These changes are required by Conditions of Approval 97.1(a). The number of trees being removed for the western parking area would be reduced from 84 to 37. The number of trees being removed for the eastern parking area would be reduced from 99 to 54. See Sheets 7 and 8 of the BGK Summary for parking design drawing comparisons.

**Staff Discussion**

BGK Architects evaluated the concern and noted that there could be more light pollution from vehicles parking with headlights pointed outward, rather than head to head as in the previous design. However, they conclude that the greater possibility for headlight pollution is from vehicles circulating through the

site, not from parking. The proposed design would limit the distances cars travel through the site by placing internal circulation down a central spine and closer to the arrival areas. The use of valet parking would increase the efficiency of parking and reduce travel times. For more information, see email from Tom Spoja with BGK, to Flora Li with Tohigh, and Jason Yakich with WRA (Part of Exhibit M).

WRA responded to the issue of tree removal and automobile headlights illuminating adjacent wooded areas in Issue #2 above, finding no increased impact.

MacNair & Associates Consulting Arborists and Horticulturists have provided a summary of the tree protection procedures that will be implemented to protect trees designated for preservation and located near the future parking lots. For more information, see Memorandum to Flora Li from James MacNair regarding Parking Lot Tree Protection (Exhibit P).

The total number of parking spaces would be unchanged so there are no new parking lots with additional parking spaces. The revised layout for the western and eastern parking areas in the proposed design would reduce the removal of trees from 183 to 92 trees in those areas. An additional 13 trees would be removed for the support building near the eastern parking lot, resulting in 105 trees removed to construct the parking lots and support building. As discussed in Issue #9 below, the Open Space District has reviewed and approved the updated revised site plans and agrees that the proposed design is consistent with the applicant's contractual obligations under the Conservation Easement covering all portions of the property outside of the building envelopes.

#### **ISSUE #5: NEW SUPPORT BUILDING**

The Appellant claims that assessment of all environmental impacts associated with new support building at northeast edge of site, beyond the valet parking, is needed.

The support building square footage was originally located within the main inn building and included in project approval. This square footage would be relocated from the main inn to a separate structure at the northeast edge of the site next to the 67-space parking lot.

#### **Staff Discussion**

The new support building would be moved from square footage within the main inn building to a location next to the planned circulation path of the eastern parking lot. This would minimize any impervious coverage or tree removal for additional circulation routes. There would not be an increase in square footage. The square footage would just be relocated. See Sheet 11 of the BGK Summary for design drawing comparisons and additional information regarding the support building.

The new support building would require the removal of 13 trees but this location required the fewest amount of trees to be removed. In addition, this location is the most hidden since it is obscured from all sides by the surrounding trees and the eastern guest units. MacNair Landscape Architecture states in the Visual Impact Matrix on page P-2 of the Supplemental Visual Impact Analysis (Exhibit Q) that since the support building is located behind the back row of eastern units and is situated in a forested area, there is no visibility impact. Noise impacts are discussed under Issue #7 below.

#### **ISSUE #6: GUEST COTTAGE SITE CHANGES PLUS VISIBILITY AND GEOLOGIC IMPACTS**

The Appellant suggests that the relocation and associated tree removal increases visibility of the cottages as seen from Highway 12. The Appellant also suggested the possibility of slope stability impacts resulting from the cottage location changes.

The western and eastern cottages were relocated slightly, as shown in the BKG Summary, Exhibit E.

## Staff Discussion

The changes in the cottage locations are shown in the BKG Summary, Exhibit E, Sheets 9 and 10. The eastern unit site revisions would place the units closest to the pool about 30 feet downslope, lowering their overall height by about 10 feet. The easternmost unit would be shifted about 50 feet to the north, closer to the tree line. Two units would be combined into one, to increase space between buildings. The western unit site revisions would place four units upslope of where three had been located below the inn, to minimize grading in a steep area of the site and improve emergency vehicle access. Three upper units would be moved off a 35-50 foot ridge downslope to a similar area, reducing ridge heights of the units by about 12 feet. The western unit site changes would allow preservation of 7 large specimen coastal live oaks which would have been removed under the approved design.

Note that a stone paved area near the easternmost cottage was revised after DRC approval to place it entirely within the building envelope, to respond to a request from the Open Space District. See comments below regarding the Open Space District requested changes and when they were made.

MacNair Landscape Architecture's Supplemental Visual Impact Analysis documents that there would be no new visual impacts as a result of the modifications to the site plan evaluated in the 2004 EIR. Exhibit P-2 to that report, a Visual Impact Matrix, shows the site plan changes and the corresponding visual consequences.

Ten of the 21 structures would have reduced visual impacts. The remaining structures would have equal visual impact. For additional information, see Exhibit P-2, Visual Impact Matrix, the line of sight visual sections and the photo simulations within *The Resort at Sonoma Country Inn Supplemental Visual Impact Analysis*, prepared by MacNair Landscape Architecture (Exhibit Q).

Bauer Associates, Inc. Geotechnical Consultants prepared a supplemental geotechnical investigation reviewing the design changes in the proposed design which states that the level of subsurface exploration performed (29 test pits and 13 test borings extending into the bedrock) adequately characterizes the site geologic conditions for the revised design. Bauer also concluded that the slightly modified locations of the various structures do not present any new or different geotechnical impacts for the project, and no additional subsurface exploration is required. For additional information, see *Addendum Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, prepared by Bauer Associates, Inc. Geotechnical Engineers (Exhibit R).

### **ISSUE #7: NOISE IMPACTS**

The Appellant suggests that potential noise impacts have been created by the reconfiguration of the east parking lot, the replacement of the pitched roof of the main house with an outdoor roof terrace, reconfiguration of the pool at the inn, and the addition of a new support building at the east parking lot. Noise impact issues are related to four main items where changes in design have occurred.

**Eastern Parking Lot:** The eastern parking lot reconfiguration includes the same number of spaces and would be located slightly farther away from the southern property line where the nearest residential receiver is located.

**Outdoor Roof Terrace:** The pitched roof would be replaced with an outdoor roof terrace. However, since the terrain slopes down towards the nearest adjacent receiver to the south, the exposure of the second and third floors to the southern property line would be similar.

**Inn Pool Reconfiguration:** Although the inn pool has been reconfigured, the overall seating would remain the same.

**New Support Building:** The equipment in the new support building has always been part of the project and would just be relocated. The acoustical mitigation to reduce noise levels to meet local requirements and

reduce them to a less than significant impact that was part of the original design would apply to the revised location inside the new support building.

### **Staff Discussion**

Charles M. Salter Associates, Inc. prepared a noise impact analysis for these four main items and concluded the following.

**Eastern Parking Lot:** Since the parking spaces flank the main drive aisle instead of smaller lots located off a main feeder road, this would likely decrease the speed of traffic through the lot as vehicles would need to be aware of cars pulling in and out of spaces. Parking lot noise levels would not be expected to increase as a result of the revised design and no new noise impact is anticipated.

**Outdoor Roof Terrace:** Since the exposure of the second and third floors to the southern property line would be similar, and the total number of outdoor seats remains the same, Salter does not anticipate any new noise impact would be created.

**Inn Pool Reconfiguration:** Since the overall seating would remain the same, Salter does not expect that the revised design would result in an increase in guests or associated noise generated at the pool and does not anticipate any new noise impacts would be created.

**New Support Building:** Noise mitigation as required by the conditions of approval would be incorporated for the new support building to reduce noise levels to a less than significant level. Salter does not anticipate that any new noise impacts would be created as a result of the new support building.

Salter also presented a response to the potential noise impacts from the outdoor hot tubs on the cottage terraces (Exhibit S). Since any mechanical equipment associated with the spas would be located inside the building and shielded from neighboring noise receivers, and since outdoor terrace areas at the cottages were part of the approved project design, no additional noise impacts are expected.

For additional information, see *Sonoma Country Inn – Kenwood, CA Noise Impact Analysis prepared by Charles M. Salter* (Exhibit T) and email from Alex Salter to Flora Li, dated May 18, 2017, regarding potential noise impacts from the outdoor spas (Exhibit S).

### **ISSUE #8:      EMPLOYEE PARKING**

The Appellant seems to suggest that a separate employee parking lot proposed as part of the winery portion of the larger project precludes design review approval of a parking layout that accounts for employee parking without the separate employee lot.

The number of parking spaces would remain the same at 102 spaces. The 102 parking spaces proposed for the inn/spa/restaurant exceed the project peak parking demand of 91 spaces for conditions between noon and 1 pm without a special event or a winery, including all employees of the inn/spa/restaurant, as indicated in Exhibit 5.2-40 in the 2004 EIR.

### **Staff Discussion**

The design review general development standards relate to parking layout, circulation, lighting, landscaping and surfaces. As evaluated in the EIR and applied to the project by Condition of Approval 106, the parking required for the inn/spa/restaurant is 102 spaces. According to the parking demand analysis at pages 5.2-68-71 of the EIR, the maximum parking demand for a peak period with all uses, including the winery and tasting room, without a special event would be 97 spaces. This includes guests, visitors and employees. There will be no special events until the winery and employee parking lot is constructed and no requirement that the separate employee lot be constructed at this time. The

proposed project as revised is consistent with the discussion of Impact 5.2-14, Parking Supply, in the 2004 EIR and Condition of Approval 106.

For additional information, see *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, prepared by W-Trans (Exhibit O).

**ISSUE #9: SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT ISSUES**

In an email from Monica Delmartini, Stewardship Planner at the Open Space District dated August 26, 2016 (Exhibit U), the Open Space District questioned a list of components of the revised project as initially presented. These issues were resolved in the revised plans submitted for the DRC.

After approval at the DRC meeting on October 19, 2016, the revised site plans were submitted to the District on March 23, 2017. The District expressed two concerns related to the location of uses slightly outside of the approved building envelope. In response to the two District concerns, further changes were made to the revised site plans. The stone paved area by the easternmost cottage in the east cottage area was relocated so it is entirely within the approved building envelope. The second revision was the relocation of a parking space in the western parking area so it is also entirely within the approved building envelope.

**Staff Discussion**

The Open Space District has determined that the updated revised site plans are consistent with the Applicant's contractual obligations under the Conservation Easement and has given its approval of the site plans, including the relocated stone paved area and relocated parking space. See letter from the District to Tohigh, dated April 13, 2017 (Exhibit V).

The proposed set of project drawings, dated March 21, 2017, includes these final two revisions made to address the District's concerns.

**ISSUE #10: SCOPE OF DESIGN REVIEW AND ENVIRONMENTAL ANALYSIS**

On this appeal, the Planning Commission considers design review using the same standards followed by the Design Review Committee (DRC). Generally, the purpose of design review as stated in County Code section 26-82-050 (b) is to consider the architecture and general appearance of buildings and grounds to ensure they are in keeping with the character of the neighborhood, are not detrimental to orderly and harmonious development and do not impair the desirability of investment or occupation in the neighborhood. The development standards specified in section 26.82.030 relate to orientation of building sites to maintain maximum natural topography and cover; building height, texture, color, roof characteristics and setback; vegetation and landscaping, screening, lighting, signage and parking layout and circulation. Streets are to be designed and located so as to maintain and preserve topography, cover, landmarks and trees; to necessitate minimum cut and fill; and to preserve and enhance views and vistas on and off-site.

While the scope of this review is limited to the design changes proposed based on the design review factors listed in the code, this Commission has discretionary authority in its evaluation of these elements. To the extent of that discretion, CEQA evaluation of the proposed changes is appropriate. The scope of this review and CEQA review does not include elements of the vested approved project other than the proposed design modifications.

In this case, in addition to the development standards, Conditions of Approval and EIR mitigation measures require that certain changes be made to the site plan proposed at the time of project approval in 2004. Condition #84 expressly says that the proposal statement and site plan will be modified by the Conditions and requires "conformance with" those plans as revised. Condition 97.1(a) expressly requires

that the Development Plan be revised, saying, “At a minimum, this shall include: “Adjust parking, roadway, building and leach field improvements for the inn/spa/restaurant to avoid additional tree resources...””) Specific Conditions require modification of the proposed development plan, such as Conditions #92 and 93, 95, 96 and 97 regarding protection of various natural resources on the site. Various mitigation measures adopted with the EIR expressly require revised site plans, building plans and grading plans. See e.g., Condition 99 and the mitigation measure made a part of that Condition. Discussions with the Open Space District resulted in removal of some project elements that were proposed as changes but found by the Open Space District to be incompatible with the Conservation Easement.

The BGK Summary (Exhibit E) also describes the major changes to the development plan and the project architect’s analysis of the net effect of those changes to reduce impacts.

Because of the appeal, this Commission considers the design modifications *de novo* (anew), but the scope of the review remains the same. The evaluation is whether the design and layout changes adequately satisfy the design review development standards, and in addition, whether they carry out direction in the Conditions of Approval and mitigation measures.

All proposed changes are evaluated for any related environmental consequences in technical reports provided as exhibits to this staff report. For the Commission’s information at this hearing, the changes and technical updates are also summarized in an EIR Addendum (Exhibit X).

### **Project Changes**

The proposed revisions are analyzed in more detail analysis in the foregoing sections and in the Addendum to the EIR. That analysis shows that there has not been a change in the scope of approved land uses. The inn as approved included public meeting spaces, as does the revised plan. As noted in Condition #84, the approved restaurant hours of operation are from 6:00 a.m. to midnight, seven days a week, open to the public for breakfast, lunch and dinner. No change has been made to the restaurant hours, seating capacity, or availability to the public. The number of guest rooms has not increased. The spa’s overall size, components, services offered and public availability have not changed in any significant way. The total number of parking spaces is the same.

All of the proposed development remains within the approved building envelope. Minor changes in location of the guest cottages and parking are supported by Condition 99, requiring the project to minimize visual impacts from Highway 12 and Condition 99c, to limit tree removal. Changes to the main inn façade and landscaping respond to Conditions 99a and 99d. The change to a flat roof from a pitched slate roof reduces the visual contrast between the inn/spa/restaurant with the immediately surrounding setting and thus reduces visibility from Highway 12 (Condition 99), provided that the lighting plan adequately shields any additional light sources on the roof top garden. The inn and cottages meet maximum height and elevation conditions. (Conditions 99b and 99d). Reconfiguration of swimming pools and hot tubs at the inn and spa and adding hot tubs to existing terraces at the guest cottages are minor design changes at most and do not change the use of those project elements. The relocated support building replaces square footage for that use previously at the main inn building and is screened from view by the eastern guest cottages and surrounding woodlands.

The project’s total on-site water use has not increased because of the revisions, and water supply remains adequate to serve the 16.3 acre feet required for the proposed design. This is less than the 19.4 acre feet set as the maximum groundwater use for the approved project in Condition of Approval #59.

With the proposed design, approximately 17% fewer trees will be removed for construction overall. Thirteen trees are newly proposed for removal at the relocated support building, but adjustments to the location of several guest cottages preserve more trees, and in the western cottage units, preserve 7 large specimen coastal live oaks that had been scheduled for removal. Specific tree removal locations are described throughout Exhibit E, BGK Summary.

Paving area for parking has been reduced overall by 27,000 square feet. Lighting, noise and biological consultants' reports show that there are no increased lighting, noise or habitat impacts from the changes.

Appellant's contention that relocation of some parking closer to the main inn building would increase the number of customers for the inn/restaurant/spa because parking is more convenient or visible is not supported by the updated traffic analysis. Also, a speculative increase in the number of customers who may use the approved project, even if it were to happen only because of the design changes, is not a change in the General Plan land use, zoning or approved and vested project uses.

### **New Information/Changed Circumstances.**

The Appellant also suggests that cumulative development, traffic, drought and overconcentration of events since 2004 constitutes a substantial change in circumstances and/or new information of substantial importance not known at the time of the EIR that requires further environmental analysis of the project. CEQA requires this re-evaluation only if the alleged new conditions create new or more severe environmental impacts not adequately dealt with by the analysis and mitigation in the EIR. CEQA further requires that any new information also "could not have been known with the exercise of reasonable diligence" when the prior environmental document was certified. And finally, even if qualifying new information or changed circumstances were to be shown, that new information would have to be relevant to the design changes, rather than the overall approved project.

So, for example, even if appellants were correct in the opinion that there is now in 2017 "an overconcentration of events," the proposed design changes do not involve, affect or allow any special events at the inn/restaurant/spa and therefore would not add to the cumulative number or concentration of special events. Special events were approved as part of the larger winery project located on a separate parcel with separate conditions related to that use, but the winery is not part of this design review application.

Increased Highway 12 traffic since 2004 is alleged new information and/or changed circumstances. To the extent the 2004 EIR analyzed levels of traffic projected for Highway 12 which exceeds current levels, that information was included in the EIR analysis. In addition, current traffic on Highway 12 and additional traffic projected through 2040 is further analyzed in the updated traffic study, and the consultant concludes that (a) use of existing current data and projected 2040 data shows less traffic than that projected in the EIR, not more; (b) the project's internal circulation and parking remain adequate; and (c) project trip generation will not change because of the design revisions.

Although not related to the design changes, additional trees have been identified for removal because they have become dead, diseased or in poor structural condition because of drought, disease or overcrowding. See supplemental memorandum prepared by James MacNair, MacNair and Associates, dated July 10, 2017, Exhibit W. More than two-thirds of these trees were smaller trees with trunk diameters less than 9 inches. The memorandum further assessed trees providing screening of the project site from Highway 12 and found those trees to be in moderate to good health with no significant structural defects and not substantially affected by drought. See discussion in the Addendum under Section 8.a. Visual and Aesthetic Quality, View Impacts. There are enough healthy trees to provide adequate screening of the proposed design from public viewpoints, despite removal of damaged or unhealthy trees.

### **STAFF RECOMMENDATION**

Conduct a public hearing on the appeal and uphold the Design Review Committee's approval of final Design Review for a previously approved inn, spa, and restaurant on a 51.9 acre parcel, located at 900, 1200, 1202, and 1204 Campagna Lane, Kenwood, as modified by two minor changes made after approval per request of the Open Space District. These two revisions are the relocation of the paved area



by the easternmost cottage in the east cottage area and the relocation of a parking space in the western parking area so both are within the previously approved building envelope.

### **FINDINGS FOR RECOMMENDED ACTION**

All proposed changes to the development plan have been evaluated for any related environmental consequences in this report, in the technical reports provided as exhibits to this staff report and in the Addendum. The evidence provided supports a finding that the design changes proposed do not cause new significant environmental effects or substantial increases in severity of an environmental effect identified in the EIR. There are no substantial changes in the circumstances affecting the design review for the project which would cause increased environmental impacts, such as increased traffic, overconcentration of events, drought, or cumulative development; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures or new feasible mitigation measures or alternatives different from those in the EIR which would substantially reduce effects on the environment. The EIR and the Addendum have been considered by this Commission.

### **LIST OF ATTACHMENTS**

- EXHIBIT A: Statement of Overriding Considerations (Exhibit C of Resolution No. 04-1037)
- EXHIBIT B: Conditions of Approval for the Inn, Spa and Restaurant (Exhibit E of Resolution No. 04-1037)
- EXHIBIT C: Proposal Statement for Description of Proposed Design Changes for Design Review Committee
- EXHIBIT D: Appeal Letter Received from Valley of the Moon Alliance, dated October 31, 2016
- EXHIBIT E: *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by Backen Gillam Kroeger Architects
- EXHIBIT F: Plans (full-size) which include:  
     Site Plans  
     Elevations  
     Colors and Materials  
     Lighting Plan and Cut Sheets  
     Parking  
     Landscaping  
     Inventory from the Tree Removal and Retention Plan
- EXHIBIT G: Local Guidelines – Mountain
- EXHIBIT H: *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, prepared by Adobe Associates, Inc.
- EXHIBIT I: *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, prepared by Adobe Associates, Inc.
- EXHIBIT J: Significant Impacts That Could Not Be Fully Mitigated (Exhibit B of Resolution No. 04-1037)
- EXHIBIT K: *Resort at Sonoma Country Inn Photometric Analysis*, dated 02/14/2017, prepared by Eric Johnson Associates
- EXHIBIT L: *Sonoma Country Inn, Spa Lighting Design Comment*, dated May 11, 2017, prepared by Eric Johnson Associates.
- EXHIBIT M: *Assessment of proposed parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California*, dated March 23, 2017, prepared by WRA Environmental Consultants with attached email from Tom Spoja with BGK, to Flora Li with Tohigh, and Jason Yakich with WRA, dated March 22, 2017

- EXHIBIT N: Letter from WRA Environmental Consultants to Flora Li regarding Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California, dated March 6, 2017
- EXHIBIT O: *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, prepared by W-Trans
- EXHIBIT P: Memorandum to Flora Li from James MacNair regarding Parking Lot Tree Protection, dated March 16, 2017
- EXHIBIT Q: *The Resort at Sonoma Country Inn Supplemental Visual Impact Analysis*, dated February 3, 2017, prepared by MacNair Landscape Architecture
- EXHIBIT R: *Addendum Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, dated January 30, 2017, prepared by Bauer Associates, Inc. Geotechnical Engineers
- EXHIBIT S: Email from Alex Salter to Flora Li, dated May 18, 2017, regarding potential noise impacts from the outdoor spas
- EXHIBIT T: *Sonoma Country Inn – Kenwood, CA Noise Impact Analysis*, dated February 2, 2017, prepared by Charles M. Salter
- EXHIBIT U: Comments Received from Sonoma County Agricultural Preservation and Open Space District, dated August 26, 2016
- EXHIBIT V: Letter from the Sonoma County Agricultural Preservation and Open Space District to Tohigh, dated April 13, 2017
- EXHIBIT W: Memorandum to Flora Li from James MacNair regarding PRMD Tree Removal Response, dated July 10, 2017
- EXHIBIT X: Addendum to the Sonoma Country Inn Environmental Impact Report, certified in 2004, prepared by Nichols Berman Environmental Planning
-

**EXHIBIT “C”  
STATEMENT OF  
OVERRIDING CONSIDERATIONS**

**I. Introduction**

1.01 In approving the Proposed Project, which is evaluated in the Final EIR, the Board makes the following Statement of Overriding Considerations pursuant to Public Resources Code section 21081 and State CEQA Guidelines section 15093 in support of its findings on the Final EIR. The Board has considered the information contained in the Final EIR and has fully reviewed and considered all of the public testimony, documentation, exhibits, reports, and presentations included in the record of these proceedings. The Board specifically finds and determines that this Statement of Overriding Considerations is based upon and supported by substantial evidence in the record.

1.02 The Board has carefully weighed the benefits of the Proposed Project against any adverse impacts identified in the Final EIR that could not be feasibly mitigated to a level of insignificance. As more fully set forth in the Final EIR, the significant impacts of the Proposed Project that arguably cannot be mitigated to levels of insignificance include certain traffic impacts if Caltrans fails to approve the left hand turn lanes for Randolph Lane and Lawndale Road (“center turn lanes”) and night lighting impacts. These impacts are specifically identified in Exhibit “B” to this resolution. While the Board believes that evidence in the record can support a conclusion that these potential impacts have, in fact, been mitigated to less than significant levels, the Board could not make such determination with certainty and will thus presume that such impacts remain significant for purposes of adopting this Statement of Overriding Considerations.

1.03 Notwithstanding the identification and analysis of the impacts that are identified in the Final EIR as being significant and potentially significant which arguably may not be avoided, lessened, or mitigated to a level of insignificance, the Board, acting pursuant to Public Resources Code Section 21081 and Section 15093 of the State CEQA Guidelines, hereby determines that specific economic, fiscal, social, environmental, land use and other benefits of the Proposed Project outweigh any unavoidable, adverse impacts of the Proposed Project and that the Proposed Project should be approved.

1.04 This statement of overriding considerations applies specifically to those impacts found to be significant and unavoidable as set forth in the Final EIR and the record of these proceedings. In addition, this Statement of Overriding Considerations

applies to those impacts which have been substantially lessened but not necessarily lessened to a level of insignificance.

1.05 Based upon the objectives identified in the Proposed Project and the Final EIR and the detailed conditions of approval imposed upon the Proposed Project and following extensive public participation and testimony, the Board has determined that the Proposed Project, as recommended for approval by the Planning Commission, should be approved as conditioned and that any remaining unmitigated environmental impacts attributable to the Proposed Project are outweighed by the following specific economic, fiscal, social, environmental, land use and other overriding considerations, any one of which is sufficient, in the Board's view, to approve the Proposed Project.

## **II. Fiscal and Economic Benefits of the Proposed Project**

2.01 The Proposed Project supports Sonoma County tourism, particularly tourism related to agriculture. At the Planning Commission, this point was emphasized by Commissioner Fogg when he made his motion recommending to the Board approval of the Proposed Project and is endorsed by the Board. Agricultural tourism is an important aspect of the tourist economy in Sonoma County. The high quality accommodations provided by the Proposed Project will fill a niche in the tourist economy that is currently underserved. Additionally, the Project Site already is designated for recreation and visitor serving uses and General Plan Policy LU-14r acknowledged that this use should accommodate an inn facility. Locating the Inn/Spa/Restaurant in the Sonoma Valley in proximity to producing vineyards and adjacent to the Winery helps to establish strong consumer affiliation with Sonoma County agricultural products, thus promoting agriculture and tourism. Moreover, the Proposed Project's inclusion of a winery and country store selling predominantly Sonoma County agricultural products further strengthens the consumer link to Sonoma County agricultural products. Lastly, the national and international reputation of the Auberge Resorts (the Project Applicant) and its association with the California Wine Country also contributes to the value of the Proposed Project in promoting Sonoma County agricultural tourism.

2.02 The Proposed Project provides a public trail easement into Hood Mountain Regional Park from the Project Site. The public will receive the benefit of additional access to a popular park for only the cost of trail development. In recent years, there has been a strong public demand for outdoor recreation and hiking trails. The trail connection included within the Proposed Project has long been identified in the General Plan as an important public trail connection. General Plan Objective OS-7d(11) specifically identifies the Hood Mountain-Annadel Trail as part of the Countywide park

and trail system needed to meet future recreational needs of County residents while protecting agricultural uses. Obtaining the offered trail connection will further this important General Plan goal. This trail alignment is also a shorter route to the high areas for views of the Sonoma Valley. Costs of installing the trail will be minimized by coordinating the construction of the trail with the installation of roadway infrastructure necessary for the development of the parcel. In addition to the critical trail connection, the Proposed Project also includes the development and construction of a trail head parking lot, at the Project Applicant's expense, which will facilitate public use of the trail connection.

2.03 An open space easement will be granted to the Sonoma County Agricultural Preservation and Open Space District over the entire Project Site restricting further development. This will provide assurance that the majority of the Project Site will remain undisturbed open space to help maintain the scenic views from Highway 12. The Project Site is located within both a community separator and scenic landscape unit as set forth in the General Plan Open Space Element. Protection of the majority of the Project Site from further development will further General Plan goals and policies relating to scenic landscape units and community separators. Additionally, the Proposed Project eliminates three residential building sites which would have otherwise been allowed pursuant to Policy LU-14r. While the Proposed Project added 14 rooms to the Inn/Spa/Restaurant, the elimination of three residential building sites and associated driveways, outbuildings and grading and biotic impacts was also of benefit to the open space goals sought to be furthered by General Plan policies.

2.04 The Proposed Project provides protection of sensitive biotic areas in designated biotic preserves in strategic locations on the Project Site. The Project Applicant has established areas of the Project Site to protect sensitive plant species including narrow-anthered California brodiaea, the Sonoma ceanothus, valley oaks, and native grasses in addition to establishing a riparian area preservation zone along Graywood Creek. These preserves have been offered by the Project Applicant and will provide publicly visible areas of the Project Site with protection and habitat enhancement that will be beneficial to the biotic communities and educational for the visitors of the Proposed Project. The Proposed Project also includes funding mechanisms, not at public expense, to further ensure the protection of these sensitive biotic areas in perpetuity. The Board further notes that the protection of the significant Valley Oaks on the valley floor will help protect the scenic and biotic diversity of the Sonoma Valley by ensuring that these areas are not converted to vineyards.

2.05 The Project Applicant has offered the majority of "Lot 11" in fee title to the Sonoma County Agricultural Preservation and Open Space district as an addition to Hood

Mountain Regional Park. This addition will provide a large piece of the land needed for an eventual connection of Hood Mountain Regional Park and Sugar Loaf State Park at no cost to the public.

2.06 The Proposed Project will generate transient occupancy taxes, property taxes, sales tax, and income taxes that will all be a benefit to Sonoma County. In this time of dwindling State and local government revenues, it is especially important that the County establish independent revenue sources to fund needed County services. Transient occupancy taxes (“TOT”) provide a unique mechanism whereby funds can be directly channeled into the County’s general fund without diversion to the State. In recent years, TOT funds have been used for a variety of County service needs, including the funding of outdoor park and recreation projects. General Plan Policy HE-4c (Housing Element) states that TOT revenues should be considered as a mechanism to help provide a funding stream for affordable housing within the County. Given the room rates anticipated by the Proposed Project, the Proposed Project will provide a significant revenue stream with relatively minimal impacts given the 50 unit size of the Inn/Spa/Restaurant. In 2002, the County collected a total of \$5,440,596.00 in TOT revenue from approximately 2,230 rooms. That is \$2,439 per room. The Inn/Spa/Restaurant is expected to generate \$731,000 in TOT from 50 rooms. That is \$14,620 per room. By using this already designated visitor serving location more efficiently, the revenues to the County increase dramatically, with minimal environmental impact. Additionally, a March 2004 report prepared by RHHG demonstrates, in Tables A and B, that the project will have significant economic benefits to local government and to the local economy over the years. For example, TOT fund projections over a five year period equal \$4,478,000, over a ten year period, equal \$15,561,000 and a over a 20 year period equal \$30,268,000. Total local government benefits over a 20 year projected time frame including sales tax, property tax and TOT tax amount to \$37,185,000. Total local economy benefits over that same time period equal \$339,768,000. Additionally, the Proposed Project will provide jobs for county residents. It is also expected that the Proposed Project will generate sales at other businesses in the community as guests of the Inn/Spa/Restaurant visit the Sonoma Valley and other areas of the county.

2.07 As a result of the Proposed Project, center turn lanes are planned to be installed on Highway 12 at the Randolph Avenue and Lawndale Road intersections. These improvements will result in an improvement in the overall functioning of Highway 12 in this area. Information contained in correspondence of Whitlock and Weinberger, Traffic Engineers, dated March 16, 2004, and June 7, 2004, demonstrate that proposed traffic improvements will enhance traffic flow at these intersections. Since 60% of the collisions that occurred along the segment between Lawndale Avenue and Adobe Canyon

Road were rear end collisions involving vehicles slowing or stopping to make a turn, the Proposed Project will provide facilities to reduce the likelihood of this type of collision. Further, the addition of left turn pockets and two way center turn lanes at Randolph Avenue and Lawndale Avenue will further enhance traffic flow by moving turning vehicles out of the path of through traffic. Based on discussions with Caltrans staff, County staff and the EIR traffic consultant believe that Caltrans will ultimately approve all of the traffic improvements required of the Proposed Project. However, even if Caltrans, as the responsible agency, does not approve these mitigation measures, then the Board has determined that the remaining public benefits associated with the Proposed Project outweigh unmitigated impacts of the Proposed Project.

2.08 The Project Applicant has offered to condition the residential units so that the owner of each unit shall make a contribution to the Sonoma County Affordable Housing Trust Fund in the amount of \$7.50 per square foot of residential floor area (not including garage area) or otherwise pay the affordable housing in-lieu fee in effect at the time of building permit issuance. The voluntary contribution of funds to the affordable housing trust fund is not required by County ordinances and has, to date, not been offered by any other applicant for a residential development project in the unincorporated area. The Proposed Project's contribution provides much needed additional funding for affordable housing.

2.09 The Proposed Project also includes thinning of overgrown forested areas on the Project Site. Information submitted by the California Department of Fish and Game indicates that the Project Site is currently overgrown and could be subjected to a severe fire event. The thinning of the forest, in coordination with fire agencies and the California Department of Fish and Game, will improve the health of the forest on the Project Site and reduce the risk of a calamitous fire event which could spread to other properties and public parks in proximity to the Project Site. Specifically, on page 5 of the July 1, 2003, correspondence from the California Department of Fish and Game, it is stated as follows:

“The original proposal for the fire thinning or suppression plan for understory chaparral and select trees was developed in consultation with DFG. We would expect significantly reduced fire hazard with minimal effect on plant communities. The action could be described as the maintenance of existing plant communities with management of the understory in an early successional stage to reduce fire impacts . . . We see the issue as only a question of management for fire suppression. We do not agree with the DEIR that shrub maintenance would damage the habitat.”

### **III. Conclusion**

3.01 The Board finds that the Proposed Project has been carefully reviewed and that the Conditions of Approval have been imposed to implement the mitigation measures identified in the Final EIR, and to address numerous other issues. Nonetheless, the Proposed Project may have certain environmental effects which cannot be avoided or substantially lessened. The Board has carefully considered all of the environmental impacts which arguably have not been mitigated to an insignificant level. The Board has carefully considered the fiscal, economic, social, environmental, and land use benefits of the Proposed Project. The Board has balanced the fiscal, economic, social, environmental, and land use benefits of the Proposed Project against its unavoidable and unmitigated adverse environmental impacts and, based upon substantial evidence in the record, has determined that the benefits of the Proposed Project outweigh the adverse environmental effects.

3.02 Based on the foregoing and pursuant to Public Resources Code section 21081 and State CEQA Guidelines section 15093, the Board finds that the remaining significant unavoidable impacts of the Proposed Project are acceptable in light of the economic, fiscal, social, environmental and land use benefits of the Proposed Project. Such benefits outweigh such significant and unavoidable impacts of the Proposed Project and provide the substantive and legal basis for this Statement of Overriding Considerations.

3.03 Last, the Board finds that, to the extent that any impacts identified in Exhibit "B" remain unmitigated, such impacts are limited. Traffic impacts consist of literally seconds of delay at two intersections at specific times of the day. With respect to lighting, the plan is environmentally proactive and is based on a standard normally applied to extremely sensitive areas including National Parks. The fact that the Ferguson Observatory felt that lighting impacts were acceptable, indicates that, to the extent that any remaining impacts occur, such impacts are also limited.

Accordingly, when deciding to approve this Project, the Board is faced with presumed unmitigated impacts which are limited in nature. When considering the significant benefits outlined in this Statement of Overriding Consideration against limited impacts, the balance of weight clearly falls in favor of the merits of the Project and its benefits.



**EXHIBIT "E"**  
**Final Conditions of Approval and Mitigation Monitoring Program**  
**Use Permit: Inn/Spa/Restaurant: Sonoma Country Inn**

**Date:** November 2, 2004 **File No.:** PLP01-0006  
**Applicant:** Graywood Ranch LLP c/o Mark Harmon  
**APN:** 051-020-006, -032, -043, -045; 051-010-013, -017  
**Address:** 7945,7925, 7965, 7935, 8025, 7955, 7661, & 7619 Highway 12, Kenwood

**Proposed Project:**

INN - Consisting of 50 guest rooms including an accessory retail shop of 300 square feet carrying gift items, 1,455 square feet of administrative offices, two meeting rooms (one of 1,145 square feet and one of 945 square feet) for use by guests and community and civic groups, and a swimming pool. The inn will be housed in a main lodge building and 19 cottages, occupying approximately 64,000 square feet. The inn has a projected occupancy of 100 persons, 119 employees (average of 55 on-site at any one time) and 102 parking spaces.

SPA - A spa open to guests of the inn and the general public is also located in the inn complex. It includes gym facilities and a 300 square foot retail area for the sale of products accessory to the spa. The spa is located in a separate spa building and eight separate "treatment cottages" comprising 6,265 square feet of space. Twenty-three employees serve the spa facility, and parking is shared with the inn. The spa facility includes six hot tubs and several small pools.

RESTAURANT - A restaurant open to guests of the inn and the general public is also a part of the inn complex. The restaurant has a seating capacity of 75 inside and 50 outside for a total of 125 seats and has an accessory lounge with 24 seats. The restaurant is located in the main lodge building. Parking is shared with the inn. The restaurant hours of operation will be from 6:00 a.m. to midnight seven days a week. The restaurant will be open to the public for breakfast, lunch and dinner.

---

If any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

**BUILDING:**

1. The applicant/owner shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

**Prior to issuance of any permits (grading, septic, building, etc.) evidence must be submitted to the file that all of the following conditions have been met.**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

2. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the California Building Code. The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as bridges, retaining or sound walls, shall require separate building applications and permits.
3. Prior to grading, building, or septic permit issuance a site- and project-specific design level geotechnical engineering investigation shall be prepared to develop seismic design criteria for

proposed structures at the site. These reports shall include a characterization of the soil/rock conditions and appropriate seismic design coefficients and near-field factors in accordance with current Uniform Building Code. The project applicant/owner shall incorporate the recommendations developed in the site-specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the site.

Ground motions and Uniform Building Code site coefficients shall be determined by a separate analysis as part of design-level geotechnical investigations for the specific buildings and other proposed structures. **Impact 5.7-2.**

**Mitigation Monitoring:** Prior to grading, building or septic permit issuance the applicant shall submit the reports to the Permit and Resource Management Department. County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

4. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements on the southern portion of Parcel A shall address the presence or absence of liquefiable soils. Such evaluations shall be performed in accordance with California Division of Mines and Geology guidelines. In areas where liquefaction induced ground deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. **Impact 5.7-3**

**Mitigation Monitoring:** Prior to building, grading, or septic permit issuance the applicant/owner shall submit the design-level geotechnical report as applicable. County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the design of project improvements.

5. If structures or septic systems are proposed in the lowland alluvial fan area, the following measures would be required to mitigate ground settlement impacts:

- (1) Identify site soil conditions through exploratory borings to determine general soils profile and characteristics and need for any ground improvement measures.

- (2) Rework and compact soils where structures are proposed and such soils are identified in the near surface.

- (3) Use drilled pier or driven pile foundations which carry the loads from structures through the loose densifiable layers and into competent strata. Alternative foundation designs (such as reinforced mats) also may be considered. **Impact 5.7-4.**

**Mitigation Monitoring:** Prior to building, grading, or septic permit issuance the applicant/owner shall submit the design-level geotechnical report as applicable. County plan checking staff would be responsible to ensure that the recommendations have been incorporated into the structural design of project improvements.

6. If structures or septic systems are proposed near steep banks, future building-specific geotechnical investigation for development in the lowland area shall determine the presence or absence of fills and/or natural slopes/banks with a potential for seismically-induced ground cracking and failure by lurching. If found to exist, special foundation design or re-working of the soils or other appropriate design, as determined by the area and site-specific investigations, shall be employed to mitigate this impact. **Impact 5.7-5**

**Mitigation Monitoring:** Prior to building, grading, or septic permit issuance the applicant/owner

shall submit the design-level geotechnical report as applicable. County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements.

7. Future design-level geotechnical investigation for proposed leachfield disposal systems or other improvements south of the winery area shall address the potential for lateral spreading. In areas where lateral spreading deformations are determined to pose a risk to proposed leachfield systems or other improvements, ground improvement measures should be implemented as determined by the geotechnical investigations. For structures, measures such as chemical grouting, deep dynamic compaction or vibro-replacement should be considered. **Impact 5.7-6.**

**Mitigation Monitoring:** Building permit approval in specified areas shall be conditioned on preparation of a design level geotechnical report.

8. (a) Design-level site-specific geotechnical engineering investigation and analysis is required within proposed development improvements. Site specific investigations shall evaluate the potential for slope instability, especially where unstable contacts within the volcanic rock may be exposed as a result of grading.

(b) Grading and excavation activities shall comply at a minimum with the Uniform Building Code, County of Sonoma standards, and site-specific design criteria established in the geotechnical reports. The geotechnical reports shall consider the following measures:

(1) All fills constructed on slopes steeper than 5:1 (horizontal to vertical), or any fills with a height greater than three feet above original ground level shall be keyed and benched into competent material and provided with subdrainage. Unreinforced permanent fill slopes shall be no steeper than 2:1 and, where slope heights exceed 15 feet the fills shall be provided with benches and surface drainage controls. All fills shall be engineered and compacted to at least 90 percent relative compaction (as determined by ASTM D 1557), unless recommended otherwise by the applicant/owner's Geotechnical Engineer.

(2) Slopes on the project site shall be improved with erosion protection and planted with vegetation. Planted vegetation shall include native drought-tolerant and fire-resistant species. Catchment basins shall be constructed at strategic locations where needed to minimize the potential for off-site sedimentation from existing and/or potential on-site sources. Drainage provisions shall be provided during construction to prevent the ponding and/or infiltration of water in temporary excavations other than sediment ponds.

(c) Use proper construction, inspection, and maintenance practices to protect against creation of unstable slopes. A plan for the periodic inspection and maintenance of slope stability improvements, subdrains, and surface drains, including removal and disposal of material deposited in catchment basins, shall be prepared and submitted to the County for review and approval by the County Permit and Resource Management Department Drainage Review prior to requesting final inspection or issuance of certificates of occupancy. This plan shall include inspection and disposal procedures, schedule and reporting requirements, and the responsible party. This plan can be part of the overall long-term project maintenance plan. **Impact 5.7-7**

**Mitigation Monitoring:** As part of building permit applications for individual buildings comprising the inn, spa and restaurant and associated roadways, the applicant/owner shall submit reports (a) and (b) to the County of Sonoma Permit and Resource Management Department. The applicant/owner shall submit plans outlined in (c) to the County of Sonoma Permit and Resource Management Department Drainage Review section. County plan checking staff will be responsible for ensuring that the recommendations presented in the soils reports have been incorporated into the grading plans.

9. Road design adjacent to Graywood Creek shall be based on design level geotechnical evaluation. Creek bank stability measures shall be incorporated into road design. Designs may include but shall not be limited to drainage improvements, stream bank stabilization or road setbacks. All grading at the site shall be subject to the requirements of Mitigation Measure 5.7-7 regarding slope stability. These features shall be designed to stabilize upslope areas prone to erosion or earth movement which could block drainages and result in sudden breaches and downslope erosion and flooding. The project applicant/owner shall incorporate the recommendations developed in the site specific geotechnical reports prepared for each development area. Said recommendations shall be implemented and constructed as part of the development of the area. Stabilization measures within creeks shall conform to requirements of the County of Sonoma, California Department of Fish and Game, and other applicable agencies, and shall be submitted for review and approval by these agencies prior to issuance of grading or building permits for these areas. **Impact 5.7-8**

**Mitigation Monitoring:** County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to grading/building permit issuance.

10. Prior to building, grading, or septic permit issuance the project applicant/owner's Geotechnical Engineer shall complete site-specific investigations with detailed soils analyses of the actual locations and types of proposed buildings, slabs and pavements. Those investigations shall include laboratory testing of on-site soils to assess their expansion potential. These investigations shall result in design recommendations which include specifications for stabilizing areas of expansive soil (if encountered), quality of imported fill material, compaction standards for engineered soil materials, floor slab and pavement design recommendations, surface and subsurface drainage requirements, and grading specifications. **Impact 5.7-9.**

**Mitigation Monitoring:** County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

11. Prior to building, grading, or septic permit issuance the project applicant/owner shall conduct site-specific geotechnical investigations and analyses of potential differential settlements of buildings and other site improvements, and develop design criteria as necessary to reduce differential settlements to tolerable levels. Potential measures may include but not be limited to overexcavation and recompaction of weak soils or utilizing deep foundations to extend foundation support through low strength soils and into underlying competent material. The applicant/owner shall submit the design-level geotechnical report as outlined in Mitigation Measure 5.7-10 to PRMD as part of grading/building permit applications for the inn, restaurant, spa and associated roadways. **Impact 5.7-10.**

**Mitigation Monitoring:** County plan checking staff will be responsible for ensuring that the recommendations have been incorporated into the structural design of project improvements prior to issuance of building, grading or septic permits.

12. Dust emissions from construction activities shall be greatly reduced by implementing fugitive dust control measures according to BAAQMD CEQA guidelines. The measures listed below shall be incorporated into the grading and construction plans.
  - a. Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
  - b. Cover all hauling trucks or maintain at least two feet of freeboard.
  - c. Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

- d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.
- e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for ten days or more).
- f. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- g. Limit traffic speeds on any unpaved roads to 15 miles per hour.
- h. Replant vegetation in disturbed areas as quickly as possible.
- l. Suspend any activities that cause visible dust plumes that cannot be controlled by watering.
- j. Install wheel washers for all exiting trucks or pave the project site entrance road prior to initiating construction of the inn or winery.
- k. Provide contact information for person who will be responsible for compliance during construction.
- l. The applicant/owner shall incorporate the measures listed in Mitigation Measure 5.10-1 in the contracts of contractors or subcontractors performing applicant/owner-implemented construction. **Impact 5.10-1**

**Mitigation Monitoring:** PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. The project planner and building inspection staff shall make routine site inspections to ensure that the measures are implemented.

**DRAINAGE:**

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by PRMD staff to ensure that all of the following conditions have been met.**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

- 13. All improvement plans shall establish a setback line along the waterway which shall be measured from the toe of the streambank outward a distance of 2-1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater, unless it can be demonstrated to the satisfaction of PRMD and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
- 14. Prior to issuance of grading or building permits, the applicant/owner shall submit for review and approval the grading and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.
- 15. Delineation of the existing wetlands on all grading, improvement or construction plans is necessary. In addition, wetlands protection measures during the construction process must be shown on the improvement plans. Appropriate permits from the Corps of Engineers must be obtained prior to issuance of grading building or septic permits.

16. a. Prior to the issuance of a grading permit, the applicant/owner shall file with the San Francisco Bay Regional Water Quality Control Board a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall meet the following objectives related to construction activities:

- All pollutant sources, including sources of sediment that may affect storm water quality associated with construction activity shall be identified;
- Non-storm water discharges related to construction activity shall be identified;
- Best Management Practices (BMPs) shall be identified, constructed, implemented, and maintained in accordance with a time schedule. The maintenance schedule shall also provide for maintenance of post-construction BMPs.

The BMPs shall include a variety of "housekeeping" measures to prevent pollution from building materials, chemicals and maintenance during construction of the development and infrastructure. Examples of typical "housekeeping" measures to be included in the SWPPP include the following:

1. Performing major vehicle maintenance, repair jobs, and equipment washing at appropriate off-site locations.
2. Maintaining all vehicles and heavy equipment and frequently inspecting for leaks.
3. Designating one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance.
4. Cleaning-up spilled dry materials immediately. Spills are not to be "washed away" with water or buried.
5. Using the minimum amount of water necessary for dust control.
6. Cleaning-up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials such as cat litter, and/or rags).
7. Cleaning-up spills on dirt areas by removing and properly disposing of the contaminated soil.
8. Reporting significant spills to the appropriate spill response agencies.
9. Storing stockpiled materials, wastes, containers and dumpsters under a temporary roof or secured plastic sheeting.
10. Properly storing containers of paints, chemicals, solvents, and other hazardous materials in garages or sheds with double containment during rainy periods.
11. Placing trash receptacles under roofs or covering them with plastic sheeting at the end of each workday and during rainy weather.
12. Washing-out concrete mixers only in designated on-site wash-out areas where the water will flow into settling ponds or onto stockpiles of aggregate or sand. Whenever possible,

the wash-out will be recycled by pumping back into mixers for reuse. The wash-out is not to be disposed of into the street, storm drains, drainage ditches, or streams.

13. Applying concrete, asphalt, and seal coat during dry weather. Keeping contaminants from fresh concrete and asphalt out of the storm drains and creeks by scheduling paving jobs during periods of dry weather and allowing new pavement to cure before storm water flows across it.
  14. Covering catch basins and manholes when applying seal coat, slurry seal and fog seal.
  15. Parking construction equipment over drip pans or absorbent materials, to capture dripping oil and/or other possible pollutants.
- b. Also required under the General Permit is the development and implementation of a monitoring program. The monitoring program shall include inspections (by a qualified professional appointed by the applicant/owner) of the construction site prior to anticipated storm events and after actual storm events. During storm events of extended duration, inspections shall be made during each 24-hour period. The inspections are used to identify areas contributing to storm water discharge, to evaluate the effectiveness of BMPs, and to determine whether additional BMPs or corrective maintenance are needed. All corrective maintenance and BMPs shall be made as soon as possible (provided working conditions are safe), and all necessary equipment, materials, and workers shall be available for rapid response. The SWPPP shall also include post-construction storm water management practices. Post-construction water quality impacts are mitigated under Mitigation Measure 5.3-2.
- c. The applicant shall obtain a County General Grading Permit for all components of the project from the Sonoma County Permit and Resource Management Department. The grading plan shall adhere to current Uniform Building Code and County of Sonoma requirements and shall employ sound construction practices. The amount of total grading on the project site shall be minimized, and the amount of development and grading for sloping areas of the project site shall be reduced. Pier foundations shall be used for structures where this could substantially reduce construction grading.
- d. The applicant's drainage plan shall include a County-approved erosion and sediment control plan to minimize the impacts from erosion and sedimentation during construction of all elements of the project. The drainage plan can be reviewed by the PRMD at the same time as the grading plan. The applicant will be responsible for obtaining coverage under the NPDES General Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project. The applicant would also be responsible for obtaining County permits. Applicant shall submit a copy of the NOI, SWPPP, and erosion control plan to County at time of grading permit applications. This plan should conform to all standards adopted by the County. Many elements of the drainage plan would overlap with the SWPPP. This plan should include application of Best Management Practices, including, but not limited to, the following:
1. Site construction practices including restricting grading to the dry season, specifying construction measures that minimize exposure of bare soil to rainfall, winterization, traffic control, and dust control.
  2. All improvement plans showing development within 100 feet of a stream course shall show a setback line along that waterway that shall be measured from the toe of the stream bank outward a distance of 2 ½ times the height of the stream bank plus 30 feet, or 30 feet from the top of bank, whichever distance is greater. No grading, building, or other development permit shall be issued until evidence is submitted and approved by the PRMD Drainage Review Section that all structures meet or exceed the required setback along the waterway, unless it can be demonstrated to the satisfaction of PRMD

and the Department of Fish & Game that a lesser setback will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.

3. Existing wetlands and the riparian setback shall be delineated on the Final Map as well as on the construction plans.
4. Designing the access roads to use the minimum amount of grading necessary. Road grading and construction within 100-feet of all streams and major drainages shall be conducted between May 15 and October 15 during the year(s) of construction, and erosion control measures shall be installed by October 15.
5. Using soil stabilization techniques to protect all finished graded slopes from erosion such as straw mulching, hill slope benching, erosion control matting, hydroseeding, revegetation with native cover crops, and preservation of existing vegetation.
6. Weed-free straw or mulch shall be used to cover bare soils during and after construction, and areas shall be landscaped and revegetated as soon as possible after disturbance. Straw or straw bales used for erosion control shall be certified weed free prior to use on the site, in order to prevent invasive weeds from entering the site.
7. Protecting downstream receiving drainage channels and storm drains from sedimentation and retaining sediment on the project site by using silt fencing, straw bale sediment barriers, and drop inlet sediment barriers, diversion dikes and swales, sediment basins, and sediment traps.
8. After each phase of construction is completed, all drainage culverts and the downstream receiving channels shall be inspected for accumulated sediment. Where sediment has accumulated, these drainage structures shall be cleared of debris and sediment.

**Impact 5.3-1**

**Mitigation Monitoring:** PRMD drainage review staff shall verify that NOI, SWPPP and erosion control measures have been incorporated into building, grading and improvement plans prior to issuance of grading permits.

17. Non-point source water quality impacts from the project will be mitigated with an overall storm water runoff control program. Under the General Construction Permit, the applicant/owner must develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include Best Management Practices for storm water management during and following the construction phase of the project. Mitigation Measure 5.3-1 discusses the management practices applicable to construction activities. The SWPPP shall also include the following in its discussion of post-construction pollution control measures:

- a. Identify specific types and sources of storm water pollutants associated with the proposed project development and land use activities;
- b. Identify the location and nature of potentially significant water quality impacts; and
- c. Specify appropriate permanent control measures to be incorporated into overall site development and residential design/management guidelines to eliminate any potentially significant impacts to receiving water quality from storm water runoff.

Control measures should incorporate such things as vegetated buffer strips, vegetated swales, water quality detention basins, site development restrictions, public education, and other design or source control management practices, as appropriate, to mitigate adverse potential water quality effects. A program of periodic sweeping and cleaning of pavement shall be implemented. Sweeping materials shall be taken to a landfill or other permitted location.



Post-construction BMPs shall also include the minimization of land disturbance, the minimization of impervious surfaces, treatment of storm water runoff utilizing infiltration, detention/retention, biofilter BMPs, use of efficient irrigation systems, ensuring that interior drains are not connected to a storm drain sewer system, and appropriately designed and constructed energy dissipater devices. These must be consistent with all local post-construction storm water management requirements and policies. **Impact 5.3-2**

The applicant will be responsible for obtaining coverage under the General Construction Permit prior to commencement of construction activities. To obtain coverage, the applicant must file a Notice of Intent with the SFBRWQCB. In addition, coverage under this permit shall not occur until the applicant develops an adequate SWPPP for the project.

**Mitigation Monitoring:** PRMD staff shall verify compliance prior to issuance of grading, building or septic permits.

18. The following measures shall be incorporated into the improvement plans, construction plans and building plans for the project to reduce water quality impacts from construction activities and project related runoff pollutants.
  - a. The applicant/owner shall revise the location of the roadway, and alternate water tank to avoid impacts to drainages. Per County requirements, the water tank shall be located at a distance of at least 2 ½ times the height of the stream bank plus 30 feet from the toe of the stream bank, or 30 feet outward from the top of the stream bank, whichever distance is greater. Roadway improvements shall be prohibited any closer to Graywood Creek than the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
  - b. To reduce increased project site runoff, the applicant/owner shall prepare, for the review and approval by the Sonoma County Permit and Resource Management Department, a drainage plan (including appropriate hydrologic and hydraulic information) which minimizes changes in post-development runoff, site peak flows, and stream velocities as compared with pre-development conditions. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. Examples of applicable BMPs include the following:
    1. Storm water detention facilities to capture and regulate off-site runoff. Storm water detention facilities shall not be in any natural drainage way (i.e., on-stream);
    2. Maintenance of the detention facilities shall be included in the drainage plan and shall include the following:
      - Regular inspection (annually and after each major storm) for accumulated debris, sediment buildup, clogging of inlets and outlets, and possible erosion problems;
      - Removing accumulated sediments from the basin on an annual basis (if a dry detention pond is used), and every two to five years (when ten to 15 percent of the storage volume has been lost) if a wet detention pond is used; and
      - Mow and maintain pond vegetation, and replant or reseed vegetation as necessary to control erosion.
    3. Permeable pavements to promote infiltration and minimize runoff; and
    4. Cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff.
  - c. The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency's Flood Control Design Criteria.

- d. All on-site drainage facilities shall be constructed according to Sonoma County Water Agency's Flood Control Design Criteria and the County of Sonoma Permit and Resource Management Department standards and requirements. The applicant will be responsible for all maintenance of on-site drainage facilities. **Impact 5.3-3**

**Mitigation Monitoring:** County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the project.

19. To mitigate the impacts of peak flow and increased runoff volumes to the Brodiaea colony, the applicant/owner shall prepare a drainage plan that minimizes changes in peak flow or runoff volume to the sensitive plant colony. The design calculations shall demonstrate that the post-development ten-year runoff would not exceed pre-development runoff levels. The drainage plan shall include measures that would mitigate impacts to the Brodiaea colony; examples of such BMPs include the following:
  - a. Restricting improvements to areas outside of any potential seasonal wetlands and sensitive plant colonies;
  - b. Constructing Storm water detention facilities to capture and regulate runoff from developed areas. The detention ponds may be planted with native aquatic plant to enhance water quality treatment. The runoff may be routed to the detention ponds through vegetated swales to aid in the removal of pollutants;
  - c. Maintenance of the detention facilities shall include regular inspection for sediment buildup, clogging of inlets and outlets, and possible erosion problems.
  - d. Using permeable pavements, cisterns, seepage basins, and Dutch drains to infiltrate roof and parking area runoff. The use of these infiltrative devices shall mimic as closely as possible the existing infiltrative and runoff characteristics of the drainages that influence the wetlands and sensitive plant colonies.

The drainage plan shall be prepared by a Registered Civil Engineer and in conformance with the Sonoma County Water Agency Flood Control Design Criteria.

Additional mitigation measures to protect the Brodiaea colony in the project EIR Section 5.6, Biological Resources (Impact 5.6-1 Special-Status Species) shall be incorporated as appropriate. **Impact 5.3-5**

**Mitigation Monitoring:** PRMD staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the Improvement Plans and all grading and building plans prior to issuance of building, grading or septic permits.

20. Prior to issuance of permits, the applicant will be responsible for all maintenance of on-site drainage facilities in accordance with the drainage plan. To mitigate the project's cumulative contribution to flooding of Sonoma Creek, the applicant shall also include in their drainage plan (see Mitigation Measure 5.3-3(b)) provisions for maintaining the pre-development 100-year runoff levels. The design calculations shall demonstrate that the post-development peak 100-year runoff would not exceed pre-development runoff levels. This can be achieved by BMPs such as those outlined in Mitigation Measure 5.3-3(b) (for example, Storm water detention facilities). The applicant will be responsible for preparing the drainage plan and submitting it to the Sonoma County Permit and Resource Management Department. **Impact 5.3-8**

**Mitigation Monitoring:** County staff will be responsible for ensuring that the recommendations of the drainage plan have been incorporated into the grading and building plans prior to issuance of building, grading or septic permits.

**HEALTH:**

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by PRMD staff that all of the following conditions have been met.**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

21. Prior to issuance of building permits, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. coli and total coliform) and arsenic analysis results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant/owner will be required to treat the well per County requirements and re-test the well prior to issuance of building permits.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of the analysis results and they show no contamination. If required, proof of installation of any device to remove contaminants must be shown.

22. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water if more than 25 persons per day in a 60 day period are served by the water system.

23. Prior to building permit issuance, a permit for the sewage disposal system shall be obtained. The system will require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis and percolation testing will be required. Groundwater testing will also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing and design elements have been met.

24. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits.

25. Prior to the issuance of any building permits, an easement shall be prepared by a licensed land surveyor and submitted to PRMD for approval, then recorded properly to demonstrate legal access in perpetuity for all wastewater elements, to be installed on an adjacent parcel.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final copy of the recorded easement.

26. Prior to building permit issuance, a Financial Assurance Plan by the developer shall be submitted for review and approval by PRMD and with concurrence from the SFBRWQCB. The Financial Assurance Plan shall be Peer Reviewed by private consultants as well as the SFBRWQCB and State Department of Health Services. Recommendations resulting from State Agency or Peer Review and concurrence by PRMD shall be incorporated into conditions. The financial requirements for operation shall be recorded with the property deed.

Condition Compliance: This condition shall not be cleared for recording until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required financial elements have been incorporated into the plan. This condition shall not be signed off until the Project Review Health Specialist receives a copy of the recorded Financial Assurance Plan.

27. Prior to construction, the on-site wastewater treatment and disposal facilities shall demonstrate that all setback requirements shall be met. This can be accomplished by modifying the leachfield areas,

or, where appropriate, the property line may be adjusted to meet the setback requirement. **Impact 5.4-3**

**Mitigation Monitoring:** The revised leachfield plans and lot lines shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section for conformance with setback requirements prior to issuance of septic permits.

28. Prior to building permit issuance, plans for the treatment and disposal facilities shall be prepared by a Registered Civil Engineer. An independent engineering consultant, selected by PRMD and paid by the applicant/owner, shall review the plans. If changes to the plan are warranted, then these modifications shall be incorporated into the design. The design engineer shall inspect the construction and shall verify that construction was according to plans.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

29. Prior to building permit issuance or prior to building occupancy, if hazardous waste is generated or hazardous materials stored, then the applicant/owner shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit or approval from the Certified Unified Program Agency (CUPA) or the participating agency. (Additional information and fees may be required).

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a copy of a letter of approval or a current permit from the responsible agency.

30. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval has been received from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

31. Prior to the issuance of building permits and the start of any construction, plans and specifications for any public swimming pool or spa must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. This condition also applies to restrooms, showers, equipment rooms and fences associated with the pools or spa. Contact the Environmental Health Division at 565-6544 for information.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval has been received from the Environmental Health Division to verify compliance with requirements of the State of California regulations on public swimming pools and spas.

32. Prior to building permit issuance, the applicant/owner shall submit a design for trash enclosures and recycling areas for review and approval to the Division of Environmental Health. (Fees may apply.)

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist has received a copy of an approval letter from the Solid Waste Section of the Division of Environmental Health.

33. To mitigate possible impacts from the accidental release of hydrogen sulfide from the individual package treatment plants, gases and odors shall be contained in an underground collection and dispersal system or scrubbed with passive or active air quality filters (for example, carbon filters). The package plants shall be enclosed or placed underground to further control odors. To ensure the protection of operating personnel, a hydrogen sulfide/oxygen monitoring program shall be

engineered and implemented, and all personnel entering confined spaces shall be required to meet all Occupational Safety and Health Administration (OSHA) standards. A qualified OSHA consultant shall review the hydrogen sulfide/oxygen monitoring program. Design of the wastewater systems shall be submitted to the County for review and approval. **Impact 5.10-5.**

**Mitigation Monitoring:** Building related permits shall not be issued by the County until all of the required design elements have been met and the PRMD Project Review Health Specialist receives written comments from the OSHA consultant.

34. To control noise, back-up generators, and the blower units for the wastewater systems shall be enclosed or otherwise baffled for soundproofing. Design of the wastewater systems shall be submitted to the County for review and approval. The system shall be designed and built to be in compliance with the following standards:

<u>Maximum Exterior Noise Level Standards, dBA</u>				
Category	Cumulative Duration of Noise Event in Any One-Hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.	
1	30-60 minutes	50	45	
2	15-30 minutes	55	50	
3	5-15 minutes	60	55	
4	1-5 minutes	65	60	
5	0-1 minutes	70	65	

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
- B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels. **Impact 5.11-2.**

**Mitigation Monitoring:** Building related permits shall not be issued by the County until all of the required design elements have been met, noise mitigation designs have been reviewed and approved, and an engineered monitoring program and written comments from the OSHA consultant have been submitted.

**Prior to Building Occupancy Evidence Must be Submitted by the applicant/owner and verified by PRMD staff that the Following Conditions Have Been Met:**

“The conditions below have been satisfied” BY \_\_\_\_\_ DATE \_\_\_\_\_

35. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Well and Septic Section of the Permit and Resource Management Department.

**Condition Compliance:** This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

36. Prohibit all improvements such as the proposed mound wastewater system inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree

Preserve, excavation shall not occur within the dripline of Valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree. **Impact 5.6-2.**

**Mitigation Monitoring:** The Project Review Health Specialist shall ensure that all wastewater facilities are either located outside the Oak Tree Preserves or that an arborist's report has been prepared and that it concludes that the installation of the facility will not harm trees.

37. For a mound, pressure distribution, filled land, or shallow sloping sewage system, the applicant/owner must submit to the Project Review Health Specialist the approved form Declaration of Restrictions with either a Grant Deed/Straw Transfer or Owner's Statement on the map. (Approval by the Project Review Health Specialist of the Draft Declaration of Restrictions form shall be obtained prior to signature and notarization.)

38. Back up power is required for the collection elements (grinder pumps/alarms), equalization tank/anoxic tank, treatment unit, and pumping to and from the pond and irrigation system per the Liquid Waste Specialist letter of June 12, 2001.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

39. The Flow Equalization Tank, the Anoxic Tank, the Fast Treatment Tank shall be placed underground to control noise. The Chlorine Contact Chamber and the Blower Unit shall be enclosed to control noise. The treatment system must meet the noise limitations found in the Noise Element of the Sonoma County General Plan. Note that this equipment will be placed very close to the property line, and noise readings would be collected at the property line in the event of a noise complaint.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

40. Gas and odors shall be contained into a collection system and dispersal element underground, with or without carbon filters. The Chlorine Contact Chamber and Gas Collection System (the Blower Unit) shall be enclosed or placed underground to further control odors. A professionally engineered Hydrogen Sulfide/Oxygen monitoring program including sensors with alarms for the gas collection system and any personnel entering confined spaces is required to meet all OSHA standards. The engineered monitoring program shall be submitted to a qualified OSHA consultant for review and comment.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives an engineered monitoring plan and written comments from the OSHA consultant.

41. A properly sized and watertight grease trap shall be incorporated into the exterior plumbing for the new restaurant and for the Spa Facility under permit and inspection from PRMD.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

42. Monitoring well locations and depth of monitoring wells shall be reviewed under Plan Check and permitted from PRMD.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met.

43. Prior to operation, the applicant/owner's consultant shall prepare a very detailed and specific operations, maintenance and procedure manual and accident contingency plan for the wastewater operators of the package plant. This O/M/P Manual shall be submitted to PRMD and the SFBRWQCB for review and approval prior to the commencement of operations. Prior to PRMD approval, the O/M/P Manual shall go through Peer Review by a private entity selected by PRMD and paid for by the applicant/owner. The O/M/P Manual shall be amended to incorporate recommended changes from Peer Review or SFBRWQCB that receives PRMD concurrence. [Impact 5.4-1.](#)

Mitigation Monitoring: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the amended O/M/P Manual has been received and accepted. Access and use of the O/M/P Manual by the plant operator is an on-going condition of the Use Permit. See Continuing Compliance Section also.

44. A final letter from project design engineer shall be submitted to Sonoma County PRMD approving use of the collection, treatment, storage, and disposal system.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final verification letter from the project design engineer.

45. Prior to occupancy of any phase of the project, all of the waste water treatment plant and disposal facility will have been constructed, approved by the design engineer, accepted by the Water Quality Control Board, and a properly trained and licensed California Grade Three Waste Water Treatment Plant Operator shall be available for operation.

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives final verification that all required elements are in place.

46. Prior to providing any food service or allowing any patron/customer food consumption on site, the applicant/owner shall obtain approval from the Environmental Health Division of the Health Services Department. This approval applies to special events, marketing dinners, food sample and wine tasting, catered services or other sales or services of food or beverages that apply under the CURFFL regulations.

Condition Compliance: The PRMD Project Review Health Specialist will not sign off this condition until a letter of approval from the Environmental Health Division of the Health Services has been received.

47. Applicant/owner shall engage a qualified sound consultant to produce a sound report addressing the noise impacts of the sewage treatment plant. The treatment plant must be in compliance with the standards listed in condition #34.

#### **Operational Conditions:**

48. A safe, potable water supply shall be provided and maintained.
49. An on-going nuisance odor monitoring and remediation program shall be prepared and submitted for review and approval to PRMD, prior to issuance of a building permit for the main lodge facility. All facilities shall be operated to prevent nuisance odors. If any odor complaints are received by Sonoma County related to the package treatment plant or septic disposal system, the owner/operator shall immediately activate the nuisance odor measures and take whatever additional measures necessary to render odors to non-detect levels.

Condition Compliance: This condition shall not be signed off for building permit issuance until the Project Review Health Specialist has received a copy of the nuisance odor monitoring plan. Implementation of the plan is an on-going requirement dependent upon future odor complaints. Failure to control nuisance odors is a violation of the Use Permit and may result in penalties or the revocation of the Use Permit. (Nuisance odors may also be prosecuted by Bay Area Air Quality Management District under provisions of the Health & Safety Code or by the District Attorney under the nuisance provisions of the Penal Code § 370 et seq., depending on the severity of problem. The proposed treatment system has tremendous odor producing potential if the system malfunctions or fails).

50. Wastewater samples shall be collected, tested, and reported at the frequency required by the SFBRWQCB and the Operational Permit from PRMD.

Condition Compliance: Operation of the liquid waste disposal system within the parameters set by the San Francisco Bay Regional Water Quality Control Board and the operational permit is an on-going condition.

51. Prior to entering the leach field the effluent shall meet all SFBRWQCB Waste Discharge Requirements, including effluent limitations for Nitrate Nitrogen, 5 Day Biological Oxygen Demand (BOD), Dissolved Oxygen (DO), Suspended Solids (SS) content, Total Coliform and Fecal Coliform.

Condition Compliance: Monthly reporting to PRMD is an on-going requirement.

52. All wastewater shall always be discharged subsurface to an approved leachfield system within the approved areas of vineyards and restricted landscaping areas and meeting all county and SFBRWQCB Standard Setbacks (to wells, to property lines, buildings, etc).

Condition Compliance: This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that all required design elements have been met. After the initial design, this becomes an on-going condition.

53. Development of the site shall not exceed the available capacity of the leachfields as proposed, unless it is shown that the site can provide additional capacity for leachfield disposal according to the County requirements. **Impact 5.4-3**

**Mitigation Monitoring:** The leachfield plans shall be subject to review and approval by the Sonoma County PRMD Well and Septic Section prior to issuance of septic or building permits.

54. The "FAST" system shall be operated, maintained, and monitored by a California Licensed Grade Three Waste Water Treatment Plant Operator (Grade 3 Operator) and shall be under a valid Operational Permit with the County. The Grade 3 Operator shall maintain all components of collection, treatment, and disposal, and shall have access to all monitoring records. To ensure proper operation of the "FAST" system, the applicant/owner shall perform regular monitoring of the influent and effluent from the inn/spa/restaurant treatment system. Specific monitoring requirements will be established in the WDRs adopted by the Regional Board. They are anticipated to include the following: influent and effluent flow rates, BOD (20.C, 5-day), TSS, settleable solids, total Kjeldahl nitrogen, nitrate-nitrogen, pH, and total and fecal coliform organisms.

The applicant/owner shall prepare a groundwater sampling program, and install monitoring wells upgradient and downgradient of the proposed commercial wastewater disposal areas subject to review and approval by PRMD staff. Conditions of the groundwater monitoring program would be provided in the Regional Board's waste discharge requirements (WDR). At a minimum, the groundwater monitoring program is anticipated to include analysis of the following constituents: nitrate-nitrogen, total Kjeldahl nitrogen, total and fecal coliform organisms.

Wastewater and groundwater monitoring data shall be provided and analyzed in monitoring reports to the County and Regional Board. Monitoring reports shall include all water quality monitoring



performed, and shall be submitted to the County monthly by the first of each month and to the Regional Board according to the adopted schedule in the WDRs. **Impact 5.4-1**

**Mitigation Monitoring:** Staff from PRMD and SFBRWQCB shall review these reports to ensure ongoing compliance with these conditions.

55. The Grade 3 Operator shall be given authority to cease disposal of wastewater whenever conditions appear to not meet requirements. The Grade 3 Operator shall be required to communicate verbally and in writing with the SFBRWQCB and PRMD when operational conditions do not meet requirements and corrections have not been completed within 24 hours. This reporting requirement is in addition to any other reporting requirement specified in law or required by a Waste Discharge Requirement from the SFBRWQCB.

**Condition Compliance:** Operation of the liquid waste system by a California Licensed Grade Three Waste Water Treatment Plant Operator is an on-going requirement of the Use Permit.

56. To mitigate impacts to groundwater quality, the proposed "FAST" wastewater pretreatment systems shall be designed and operated for nitrogen removal to ensure that the nitrate concentration of the commercial wastewater effluent entering the disposal fields would not result in a groundwater quality that exceeds the drinking water standard at any property boundary. This requirement can be achieved safely by providing a final effluent nitrogen concentration of 15 mg-N/L, which is a reasonable treatment standard for a "FAST" system. The proposed "FAST" treatment systems shall be designed and operated to achieve effluent total nitrogen concentrations below 10 mg-N/L. **Impact 5.4-4.**

**Mitigation Monitoring:** The revised design shall be submitted to the County and reviewed by a qualified engineer to assure the system would meet the required concentration prior to issuance of permits for construction of the system.

57. The entire wastewater collection, treatment, storage, and disposal system for inn facilities shall have a valid Operational Permit issued by PRMD. The owner must agree to the Operational Permit Conditions, including an Easement Agreement, submittal of a monthly Self-monitoring/reporting program (due by the 15th of each month), and payment of all related yearly fees.

**Condition Compliance:** Disposal of liquid waste within the operating parameters of the permit, and maintaining the operating permit, is an on-going condition of the Use Permit.

58. The inn facilities shall be subject to a Mandatory Closure Agreement in the case that public health conditions may arise or groundwater contamination conditions occur, such as, but not limited to: pond leakage, pond failure, pond breach, maintaining less than 2 feet of freeboard in the pond, treatment plant failure, treatment plant spill, collection system leakage, collection system surface failure, loss of power, catastrophe, or rescission of Waste Discharge Requirements by the SFBRWQCB. The owners will agree to mandatory closure of the entire facility until such time as the problem shall have been successfully mitigated, and fees and fines have been paid for. This agreement shall be prepared for recording and submitted for review and approval by PRMD prior to issuance of building permits. Said agreement shall be recorded prior to requesting final inspections or issuance of Certificate of Occupancy.

**Condition Compliance:** This condition shall not be signed off until the Project Review Health Specialist receives a final clearance from the Liquid Waste Specialist that the Mandatory Closure Agreement has been received, accepted and a copy of the recorded agreement has been received. This will be an on-going condition of the Use Permit.

59. Groundwater elevations and quantities of groundwater extracted for this site shall be monitored and reported to PRMD pursuant to section RC-3b of the Sonoma County General Plan and County

policies. Groundwater use shall be limited to 19.4 acre-feet per year, and shall not include the use by the residential parcels.

60. Noise from operations of the facilities shall be in accordance with noise standards listed in Condition #34 above.

**PUBLIC WORKS:**

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant/owner and verified by PRMD and DPTW staff that all of the following conditions have been met.**

“The conditions below have been satisfied” BY \_\_\_\_\_ DATE \_\_\_\_\_

61. The Developer shall obtain a State of California Encroachment Permit before making any improvements or constructing any driveway (or intersection) with State Highway 12 and shall construct the improvements (driveway or intersection) in accordance with Caltrans Standards.

62. The Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit which results from approval of this application.

63. Prior to building, grading or septic permit issuance, the applicant shall provide proof that all permits needed from any State or Regional Agency (i.e., Caltrans, Public Utilities Commission, etc.) to construct the following improvements have been issued. The required improvements are: construction of center turn lanes on Highway 12 between the entrance to Graywood Ranch and Lawndale Road and at the Randolph Avenue intersection, as illustrated on the conceptual mitigation plan dated May 17, 2004, prepared by Adobe Associates. These improvements must be installed under permits from Caltrans and all work done to their specifications. Because this mitigation addresses a significant cumulative traffic impact that is area specific and not related to the Countywide Traffic Impact Fees, the applicant may enter into a reimbursement agreement with the County to allow reimbursement of fair-share contributions from other private new development in the area that likewise contributes to the cumulative impact. For purposes of this agreement, the fair-share for the Sonoma Country Inn project (including the residential units, inn and winery uses) is calculated at 8% of the project costs based on projected 2012 traffic conditions and the method defined by Caltrans, “Guide for the Preparation of Traffic Impact Studies” for determining equitable responsibility for costs. All reimbursements would come from contributions required for discretionary private development in the local area and shall not include reimbursements from any public funds, or traffic mitigation fees. The term of any reimbursement agreement shall be limited to 10 years. It is understood that there may not be full or partial reimbursement for the costs of this improvement due to traffic generated outside of the County’s jurisdiction.

Prior to building occupancy all improvements shall be completed and documentation submitted to PRMD from Caltrans indicating that the improvements have been accepted. **Impact 5.2-5 and 5.2-8.**

**Mitigation Monitoring:** The applicant shall submit documentation from Caltrans (or other State or Regional Agency) to PRMD that all permits required to complete the improvements have been issued.

64. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. Installation of traffic signals at the Randolph Avenue, Adobe Canyon Road and Lawndale Road intersections would reduce the cumulative impact at these intersections to less-than significant. However, signal installation may not be feasible at each of these locations due to lack of funding, and because of Caltrans policies limiting signals on state highways. To offset the potential impacts at these locations, the applicant shall provide a significant contribution to signalize the SR 12/Adobe Canyon Road or the SR 12/Randolph intersection as determined by the Director prior to issuance of building permits. The

amount of the contribution shall be equal to the percentage of total maximum daily traffic the project contributes to the amount of increased traffic projected to 2012 in the traffic study completed for the project EIR. **Impact 5.2-8.**

**Mitigation Monitoring:** The County shall estimate costs and the amount of contributions and collect these funds prior to issuance of building permits or prior to recordation of the Final Map.

65. Alternative mitigation measures were developed in the FEIR. If the applicant is unable to install the center turn lanes the following mitigation measure goes into effect. The project applicant shall install the following off-site improvements prior to occupancy, unless it is determined that public agency assistance is necessary. If County assistance is determined necessary to carry out this condition, then the applicant may pay to the County the cost of the following improvements prior to issuance of building permits. The applicant would be responsible for completing these improvements or funding the full cost of this mitigation (subject to a reimbursement agreement as outlined in Condition # 63 above). This is required prior to recording the Final Map, however, if construction on the inn is to start prior to recording the Final Map, the cost of these improvements shall be paid prior to building permit issuance. **Impact 5.2-5.**

(1) Widen Randolph Avenue sufficiently to provide a right turn lane. Review design of the improvement with the Kenwood Fire Protection District to ensure adequate access and, if necessary, adequate alternative parking is provided.

(2) Widen Lawndale Road to provide a second northbound approach lane to SR 12.

**Mitigation Monitoring:** The County would be responsible for determining if the improvements will be completed by the applicant prior to issuance of building permits and collecting funds if these improvements cannot be feasibly carried out without public agency assistance.

66. The applicant shall prepare a construction traffic and parking control program to be carried out during construction and submitted to PRMD prior to issuance of grading, building or septic permits. The program shall be listed on all grading and construction plans and shall include the following elements:

(a) Prohibit parking of construction vehicles anywhere other than on-site.

(b) Plan for clean-up of any spills or debris along the construction truck delivery route.

(c) Prohibit parking within the dripline of oak trees and installation of protective fencing prior to issuance of grading, building or septic permits. **Impact 5.2-15.**

**Mitigation Monitoring:** County staff shall review the grading and construction plans to ensure that an adequate traffic control plan has been incorporated and shall conduct periodic inspections during construction to ensure compliance.

#### DEPARTMENT OF EMERGENCY SERVICES:

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by PRMD/Emergency Services staff that all of the following conditions have been met.**

“The conditions below have been satisfied” BY \_\_\_\_\_ DATE \_\_\_\_\_

67. Access to the site shall meet the standards and requirements for road widths and paving, bridges, culverts, gates, turnouts, grades, turning radius, turnaround and vegetation clearance as specified

in the County Fire Code, Commercial Development Guide, Fire Safe Standards, Uniform Fire Code, Uniform Building Code, and Vegetation Management Planning Requirements, as necessary. The access road to the inn shall be constructed to commercial standards.

Condition Monitoring: The Department of Emergency Services shall review the improvement plans to ensure that they meet these requirements. Inspection of roadway installation shall be carried out by DES and Building Inspection staff.

68. The water supply for fire protection shall be developed in accordance with National Fire Protection Association Standards and Sonoma County requirements. Fire sprinkler systems shall be installed in all structures per current regulations.

Condition Monitoring: All building permits shall be reviewed for compliance with fire codes prior to issuance of permits.

69. Fire hydrants shall be installed in accordance with the standards in effect at the time of construction of the roadways and other improvements.

Condition Monitoring: The Department of Emergency Services shall review and approve the location and type of fire hydrants prior to issuance of permits.

70. Non-flammable roofs shall be used on all structures onsite.

Condition Monitoring: The Department of Emergency Services shall review and approve all roof materials prior to issuance of building permits.

**Prior to Building Occupancy evidence shall be submitted by the applicant to the Department of Emergency Services that the following conditions have been met:**

“The conditions below have been satisfied” BY \_\_\_\_\_ DATE \_\_\_\_\_

71. Prior to Use Permit implementation a written vegetation management plan for the overall project shall be submitted to the Department of Emergency Services (DES). Specific vegetation management plans for each road and structure shall be submitted to DES prior to building permit issuance. The vegetation management plan shall conform to all necessary requirements of DES, and shall be fully implemented prior to occupancy of any building on the project site. Fuel modification for defensible space is required within a minimum 150 foot radius down slope from every building envelope, as defined by DES. Additional fuel management may be required in areas exceeding 30% slope, and at the heads of canyons or drainages. All other requirements of DES, as described in the letter from DES staff dated December 11, 2001 shall be implemented, along with additional requirements as required during the vegetation management plan preparation and approval process.

Condition Monitoring: The Department of Emergency Services shall review the vegetation management plan and implementation of the plan. The Use Permit shall not be implemented until DES has approved a vegetation management plan and signed-off for occupancy.

72. Knox locks or boxes to facilitate emergency access shall be installed as required by DES and the Kenwood Fire Department. This equipment may be obtained through the Kenwood Fire Department.

Condition Monitoring: The Building Inspection Staff and Kenwood Fire Department shall approve installation of the Knox locks or boxes prior to occupancy of any buildings on the site.

73. Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to requesting final inspection or issuance of certificates for occupancy, the applicant shall obtain written approval from the County Fire Marshal/Local Fire Protection District shall be provided to the Permit and Resource Management Department to indicate that the required improvements have been installed as required.

**REGIONAL PARKS:**

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by PRMD staff that all of the following conditions have been met.**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

74. An easement of sufficient width for a six to eight foot wide multi-use (hikers, bicyclists, equestrians, etc.) public trail shall be dedicated to Sonoma County Regional Parks on the Map or prior to development of the inn/spa/restaurant site. The easement width shall be sufficient to avoid the road drainage and the need for retaining walls. Where the trail is not adjacent to the road it shall be at least a 12 foot wide easement. The easement for the trail will begin at the Winery Parking Lot and run parallel to the alignment of the roadway to the corner of Lot 11. The alignment shall minimize or eliminate the need for the trail to cross the roadway. The alignment shall be agreed upon by Parks, the applicant and PRMD prior to recordation of the Final Map. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

75. Prior to recordation of the Final Map or development of the inn/spa/restaurant site, the applicant shall grant Regional Parks the right to cross the property as necessary for the purpose of constructing the trail. If construction on the winery is planned prior to the recordation of the Final Map, then the applicant shall provide for the right to cross the property as necessary for the purpose of constructing the trail via a deeded easement in favor of Regional Parks.

76. Prior to recordation of the Final Map or development of the inn/spa/restaurant site, the applicant shall grant to Regional Parks the right to use "Road A" to access the trail for operations, maintenance and emergency access. If construction on the winery is planned prior to the recordation of the Final Map then, the applicant shall provide for the right to use "Road A" to access the trail for operations, maintenance and emergency access via a deeded easement in favor of Regional Parks.

77. Prior to recordation of the Final Map or development of the inn/spa/restaurant site, the applicant shall grant a floating easement for trail purposes on Lot 11 from the end of the dedicated trail easement to Hood Mountain Regional Park. The County Regional Parks Department shall be responsible for establishing the trail alignment through Lot 11 and for constructing the trail from Lot 11 to Hood Mountain Regional Park on a reasonable grade. The width of the easement shall be sufficient to accommodate an 8 foot wide trail and landings, but in no case shall it be less than 15 feet wide. Selection of the trail easement in the vicinity of the population of *Ceanothus sonomensis* shall be coordinated with the California Department of Fish and Game. If construction on the winery starts prior to recordation of the Final Map, then the trail easement shall be made via a deeded easement in favor of the Sonoma County Regional Parks Department.

78. Prior to recordation of the Final Map the applicant shall grant a public access easement for the trail head parking lot located in the winery parking area and access to the parking area across "Road A" from Highway 12 to the parking area. If construction on the winery starts prior to recordation of the

Final Map then access across "Road A" shall be made via a deeded easement granting public access over this portion of the road.

79. Regional Parks shall design the trail. The applicant will cooperate and coordinate efforts with Regional Parks in order to minimize the disturbance from construction activities. The design of the trail shall be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement within the riparian corridor and grading required to accommodate the proposed right-of-way improvements. **Impact 5.6-2**

**Prior to Building Occupancy evidence shall be submitted by the applicant and verified by County staff that the following conditions have been met:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

80. The applicant shall construct a trail head parking lot with room for twelve vehicle spaces including one for disabled parking. In addition, the parking lot shall accommodate a minimum of two vehicle-plus-trailer parking spaces. The applicant shall be responsible for redesigning the winery parking lot plan to incorporate the trail designated parking. This parking lot shall be constructed at the time of construction of the access roadway. Occupancy of the winery shall not be granted until the parking lot has been constructed. The applicant shall be responsible for maintaining the trail head parking lot. **Impact 5.2-14**

**Mitigation Monitoring:** County staff is responsible for reviewing the adequacy of the revised parking lot layout.

81. The trail shall have visible signage at Highway 12 and the parking lot that clearly identifies the trail as publicly accessible and part of County Regional Parks system. Regional Parks shall supply the signs. Signs shall be installed at the time of completion of the trail.

**Operational Conditions:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

82. The applicant shall provide Regional Parks with a copy of the vegetation management plan for the property as it would relate to the trail easement areas and Lot 11. The trail shall not be used as a "firebreak" if one is required to protect development on the site. Regional Parks is responsible only for maintenance of the trail as a multi-use public trail.

**PLANNING:**

**Prior to issuance of any permits (grading, septic, building, etc.) evidence shall be submitted by the applicant and verified by PRMD staff that all of the following conditions have been met.**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

83. INN - Consisting of 50 guest rooms including an accessory retail shop of 300 square feet carrying gift items, 1,455 square feet of administrative offices, two meeting rooms (one of 1,145 square feet and one of 945 square feet) for use by guests and community and civic groups, and a swimming pool. The inn will be housed in a main lodge building and 19 cottages, occupying approximately 85,000 square feet. The inn has a projected occupancy of 100 persons, 119 employees (average of 55 on-site at any one time) and 102 parking spaces.

SPA - A spa open to guests of the inn and the general public is also located in the inn complex. It includes gym facilities and a 300 square foot retail area for the sale of products accessory to the spa. The spa is located in a separate spa building and eight separate "treatment cottages"

comprising 6,265 square feet of space. Twenty-three employees serve the spa facility, and parking is shared with the inn. The spa facility includes six hot tubs and several small pools.

RESTAURANT - A restaurant open to guests of the inn and the general public is also a part of the inn complex. The restaurant has a seating capacity of 75 inside and 50 outside for a total of 125 seats and has an accessory lounge with 24 seats. The restaurant is located in the main lodge building. Parking is shared with the inn. The restaurant hours of operation will be from 6:00 a.m. to midnight seven days a week. The restaurant will be open to the public for breakfast, lunch and dinner.

84. The use shall be constructed and operated in conformance with the proposal statement prepared by Common Ground Land Planning Services, dated December 2000, with Amendment #1 dated August 15, 2001 and Addendum #2 dated February 2002, and the inn/spa/restaurant site plan included in the project EIR prepared by Nichols Berman Environmental Planning dated May 2003 except as modified by these conditions.
85. The applicant/owner shall pay all applicable development fees prior to issuance of building permits.
86. The applicant/owner shall pay within five days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of \$35 for County Clerk processing (check shall be made payable to Sonoma County Clerk and submitted to the Permit and Resource Management Department), and \$850 because an EIR was prepared, for a total of \$885. This fee must be paid or the approval of this Use Permit is not vested.
87. Prior to issuance of permits, the applicant/owner shall submit to the Permit and Resource Management Department a deposit to be determined by Project Review staff towards the cost of monitoring compliance with conditions and Mitigation Monitoring. An additional deposit may be required prior to permit issuance to cover site inspections and ongoing monitoring by planning staff.
88. This "At Cost" entitlement (PCAS # 6314) is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
89. The applicant/owner shall include these conditions of approval on a separate sheet(s) as part of the blueprint plan sets to be submitted for building, grading and septic permit applications.
90. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD. [Impact 5.1-4](#)
91. A declaration shall be recorded on the property to notify potential future buyers of the Inn parcel that they will be required to provide the following notification to guests at the inn facility at the time of check-in and shall post this as a notice in a prominent place in the restaurant and the spa:
  - "Attention guests: Please be advised that this facility is located near agricultural operations on agricultural lands. Guests may at times be subject to inconvenience or discomfort arising from these operations, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land." [Impact 5.1-4.](#)

Employees for the inn, spa, and/or restaurant shall be provided with the following notification at the time of hire:

- "Please be advised that this facility is located near agricultural operations on agricultural lands. Employees may at times be subject to inconvenience or discomfort arising from these operations, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. One or more of these

inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land."

**Mitigation Monitoring:** The applicant/owner shall provide the project planner with a copy of the recorded declarations prior to issuance of building permits for the main inn building and shall provide the forms to be provided to employees and guests prior to occupancy of the inn/spa/restaurant buildings.

92. Revise the proposed development plan/tentative map to restrict improvements outside the known distribution of the narrow-anthered California brodiaea and Sonoma ceanothus populations to the maximum extent feasible. At minimum this shall include:
  - a. Avoid the mapped occurrence of Sonoma ceanothus by relocating the water tank location to below an elevation of 880 feet and restricting any associated access and pipeline distribution improvements downslope of this elevation, if this location is selected as the water tank site for the project, or use the adjusted location at the alternate tank site.
  - b. Design and construct any fire break improvements to avoid individual Sonoma ceanothus plants by avoiding the limits of the proposed preserve to the maximum extent practicable. **Impact 5.6-1**
93. Prior to recording the Final Map or prior to issuance of building permits whichever occurs first, a final Mitigation Plan shall be prepared by a qualified botanist to provide for permanent protection of the narrow-anthered California brodiaea population on the site. The Mitigation Plan shall be prepared in consultation with the CDFG and meet with the approval of the County Permit and Resource Management Department staff. The Mitigation Plan shall define measures which ensure protection of the population, salvage of any seed and/or individual plants within the limits of grading, replanting of salvaged material in suitable protected habitat, long-term management requirements, and monitoring of the habitat protection and salvage efforts. The Mitigation Plan shall include the following components, subject to refinement by CDFG:
  - a. In the Codes, Covenants, and Restrictions (CC&Rs) for the subdivision establish a biotic resource preserve encompassing the brodiaea population. Expand the proposed Brodiaea Preserve to encompass the portion of the brodiaea population upgradient of the proposed common driveway to residential lots 3 and 4; the two mapped wet meadow/seasonal wetlands, and the intervening grassland and woodland (see Attachment 1). Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves will be determined in the field in consultation with CDFG.
  - b. Identify a method to permanently prevent vehicle access into the expanded Brodiaea Preserve that includes an effective barrier system where the preserve borders future roadways (such as a rustic fence, posts, or large boulders) and placement of permanent signage at 50-foot intervals around the perimeter of the preserve that states:

**Sensitive Natural Area  
No Vehicle or Pedestrian Access  
Please Do Not Pick Wildflowers**
  - c. Develop and implement a vegetation management program for the expanded Brodiaea Preserve that prohibits planting of any landscaping or native trees required as tree replacement



mitigation, ensures that adequate controls are in place to prevent significant changes in the upstream runoff volumes and degradation of water quality along the ephemeral drainage that flows through the population, and that provides for controlled removal of invasive species which could threaten the integrity of the populations, focusing on broom and yellow star thistle, but addressing other species as necessary. The invasive species removal program shall require

annual hand removal of invasive species and disposal at a landfill, with no vehicle equipment operation within the preserve.

- d. Implement the drainage plan and storm water runoff control program called for in Mitigation Measures 5.3-2 and 5.3-5 to prevent changes in peak flow, runoff volumes, and water quality degradation that could affect the brodiaea population and associated potential seasonal wetland.
- e. Install exclusionary construction fencing around the perimeter of the wet meadow and expanded Brodiaea Preserve to protect these resources and prevent access by equipment, vehicles, and workers during project construction. Exclusionary fencing shall be installed under the supervision of a qualified botanist to ensure avoidance of wetlands and brodiaea habitat. Exclusionary fencing shall extend along both sides of the construction zone for the common driveway to residential lots 3 and 4, and encompass the length of the ephemeral drainage and surrounding grassland where brodiaea individuals were mapped by WRA in 2001. The exclusionary fencing shall remain in place until construction has been completed and the permanent barrier system and protective signage have been installed around the perimeter of the preserve.
- f. Salvage seed and individual brodiaea plants within the limits of grading at the appropriate time of year for re-seeding/installation in habitat to be permanently preserved.
- g. Specify performance criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures. Monitoring shall be provided for a minimum of five years and continue until any specified performance criteria are met.
- h. A 5-year monitoring program and contract with a qualified professional to monitor and provide annual reports to PRMD. **Impact 5.6-1**

**Mitigation Monitoring:** PRMD staff shall review and approve the mitigation plan and monitoring contract to ensure compliance prior to issuance of building permits for the inn or recordation of the Final Map, whichever occurs first. The monitoring contract shall include annual reports submitted to PRMD along with provisions for remediation if necessary.

94. Any active raptor nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a pre-construction survey for raptor nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

- a. If grading is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction raptor survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity. This shall include both a day time visual survey for all raptors and a night-time survey for nesting owls.
- b. If active raptor nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the CDFG and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 300 feet shall be established within which all

construction-related disturbance shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.

- c. If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to PRMD prior to initiation of grading in the nest-setback zone. **Impact 5.6-1**

**Mitigation Monitoring:** PRMD staff shall review and approve the mitigation plan and monitoring contract to ensure compliance prior to issuance of building permits for the inn or recordation of the Final Map, whichever occurs first. The monitoring contract shall include annual reports submitted to PRMD along with provisions for remediation if necessary.

95. The following measures shall be required to be incorporated into the development/improvement plans prior to recordation of the Final Map or issuance of building permits for the inn facility, whichever occurs first:

1. Revise the proposed development plan to avoid disturbance to the sensitive natural communities. At minimum this shall include:
  - a. Prohibit roadway improvements any closer to Graywood Creek than the edge of the existing road where improvements would be within 50 feet of the top of bank unless it can be demonstrated that making those improvements will result in less impact to native vegetation or substantially less grading of steep and erodible slopes.
  - b. Use retaining walls and other methods where feasible to minimize tree removal along Road A through the Graywood Creek corridor.
  - c. Design the trail to be as natural as possible between Road A and Graywood Creek, minimizing the use of any asphalt pavement within the riparian corridor and grading required to accommodate the proposed right-of-way improvements.
  - d. Prohibit all improvements, such as but not limited to wastewater systems, inside the boundaries of the proposed Oak Tree Preserves. If underground pipelines are constructed in the Oak Tree Preserve, excavation shall not occur within the dripline of Valley oaks unless the certified arborist determines that the excavation will not significantly impair the health of the tree.
  - e. Expand the proposed Oak Tree Preserves to include creation of additional valley oak habitat along the boundary of the site east of the proposed northern preserve and extending to the riparian corridor of Graywood Creek (see Attachment 1). All agricultural activity shall also be prohibited within these preserves, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Any mitigation tree planting within the oak preserve shall be scattered to create an open savanna and shall maintain grassland over at least 25 percent of the area. Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves will be determined in the field in consultation with the CDFG.
  - f. Establish a Riparian Preserve over the Graywood Creek corridor, extending 50 feet from the top-of-bank along the length of the main channel (see Attachment 1). This preserve shall function as a natural riparian corridor across the site, within which all structures other than Road A, new creek crossing, and park trail shall be restricted. All agricultural activity shall also be prohibited within this preserve, including vineyard planting, dumping of trash or vineyard prunings, and storage of equipment. Attachment 1 is a conceptual plan for biotic

preserves. Final boundaries of expanded preserves shall be determined in the field in consultation with the CDFG.

- g. Identify locations where restoration of natural habitat shall occur along Graywood Creek as part of the revised Vegetation Management Plan for the project. These shall include the existing crossing location of the main channel and road segments where they approach the creek crossing, and the existing off-site road segment that would no longer be used when Road A is constructed where it veers eastward away from the creek channel.
2. A final Vegetation Management Plan shall be prepared by the applicant/owner's certified arborist in consultation with the botanist as called for in Mitigation Measure 5.6-1(b) and 5.6-1(c). The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. Revisions to the Vegetation Management Plan outline prepared by Mc Nair and Associates in 2000 shall incorporate additional provisions to protect and manage the expanded Brodiaea Preserve recommended in Mitigation Measures 5.6-1(a) and 5.6-1(b), the seasonal wetland habitat recommended in Mitigation Measures 5.6-1(a) and 5.6-3(a), the expanded Sonoma Ceanothus Preserve and associated chaparral habitat in Mitigation Measures 5.6-1(a) and 5.6-1(b), the expanded Oak Tree Preserves and their function to maintain valley oak habitat on the site in Mitigation Measure 5.6-2(a), and the Riparian Corridor Preserve along Graywood Creek in Mitigation Measure 5.6-2(a). These shall include use of rustic fencing or other methods and signage to prevent vehicle and pedestrian access into preserves, where necessary. Monitoring and long-term maintenance will be performed as required by the Mitigation Plans and the Vegetation Management Plan through a contractual agreement with a qualified professional, subject to review and approval by PRMD staff. **Impact 5.6-2**

**Mitigation Monitoring:** The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations, and other modifications shall be incorporated into the Final Map, Grading Plans, and Landscape Plans, or Development Plan, whichever occurs first.

96. To mitigate potential impacts on wetlands and jurisdictional waters, the following measures shall be incorporated into development plans prior to issuance of building permits or Final Map recordation whichever occurs first.
  1. Revise the proposed Development Plan or tentative map to restrict improvements outside the seasonal wetlands and minimize disturbance to the ephemeral drainages on the site. At minimum this shall include:
    - a. Expand the proposed Brodiaea Preserve to include both of the seasonal wetlands and the intervening grassland and woodland habitat (see Attachment 1). Attachment 1 is a conceptual plan for biotic preserves. Final boundaries of expanded preserves will be determined in the field in consultation with the CDFG.
    - b. Relocate the proposed common driveway to residential lots 3 and 4 to avoid the northern seasonal wetland and associated habitat as described in Mitigation Measure 5.6-1(a).
    - c. Accurately map the ephemeral drainages which cross the inn parcel (Parcel B) and proposed residential lots 5, 6, and 7 using GPS, and adjust the proposed building envelopes, leachfields, and parking on these parcels to provide a minimum 30-foot setback from these drainages. No equipment operation or other disturbance shall occur within this setback zone, except for roadway and driveway crossings.

- d. Adjust the alignment of Roads A and B to avoid the main portion of the northern seasonal wetland, and avoiding the narrow band of wetland along the existing vehicle rut to the extent feasible.
  - e. Adjust the design of Road A, the access road to the inn parcel, and the driveways to residences on residential lots 5, 6, and 7 to minimize the width and length of the crossings to the ephemeral drainages which flow through these parcels. Crossings should be made perpendicular to the drainage channels, to the maximum extent feasible.
2. As recommended in Condition #17, a Stormwater Pollution Prevention Plan shall be prepared and implemented using Best Management Practices to control both construction-related erosion and sedimentation and project-related non-point discharge into waters on the site. The plan shall contain detailed measures to control erosion of exposed soil, provide for revegetation of graded slopes before the start of the first rainy season following grading, address non-point source pollutants to protect wetlands and water quality in the drainages, and specify procedures for monitoring of the effectiveness of the measures. These measures shall be integrated with the provisions to prevent changes in peak flow and runoff volumes that could adversely affect the seasonal wetlands, as recommended in Mitigation Measure 5.3-5.
  3. A bridge or arched culvert shall be used for the Graywood Creek crossing to minimize disturbance to jurisdictional waters in the channel and provide for a natural bed under the structure. The width of the crossing structure shall be kept to a minimum acceptable from a traffic safety standpoint, and construction improvements implemented with caution to minimize disturbance to the channel and loss of vegetation along the creek. Construction shall be performed during the low flow period in the creek, from July through October, and construction debris kept outside of the creek channel through use of silt fencing.
  4. Restrict construction of roadway and driveway improvements within 100 feet of the seasonal wetlands and ephemeral drainages to the summer months after these features contain no surface water to minimize disturbance and the potential for sedimentation.
  5. All necessary permits shall be secured from regulatory agencies as required to allow for modifications to wetlands and stream channels on the site. This may include additional requirements for mitigation as a condition of permit authorization from the Corps, CDFG, and RWQCB. Evidence of permit authorization shall be submitted to the County Permit and Resource Management Department prior to issuance of any grading or building permits by the County to ensure compliance with applicable State and federal regulations. **Impact 5.6-3**

**Mitigation Monitoring:** The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway location, and other modifications are incorporated into the Final Map, Grading Plan, and Landscape Plan. Coordination with jurisdictional agencies shall be completed prior to filing of the Final Map, and all conditions incorporated into the respective plans, with evidence of compliance submitted to the County Permit and Resources Management Department prior to issuance of any grading or building permits. Monitoring and long-term maintenance will be performed as required by the Mitigation Plan and the Storm Water Pollution Prevention Plan through contractual agreement with a qualified professional, subject to review and approval by PRMD.

97. To mitigate potential impacts on natural habitat and wildlife movement opportunities, the following measures shall be incorporated into development plans prior to issuance of building permits or final map recordation whichever occurs first:

1. Revise the proposed Development Plan to minimize the loss of woodland and forest habitat on the site. At minimum this shall include:
  - a. Adjust proposed parking, roadway, building and leachfield improvements for the inn/spa/restaurant to avoid additional tree resources, based on a survey of tree trunk locations required as part of the final Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b).
  - b. Design and construct the network of roads and driveways using the minimum width as approved by the Department of Emergency Services.
2. As required by Mitigation Measure 5.6-2(b), a final Vegetation Management Plan shall be prepared by the applicant/owner's certified arborist in consultation with a qualified professional botanist (the selected botanist is subject to approval by PRMD). The final Vegetation Management Plan is subject to review and approval by PRMD staff. The final Vegetation Management Plan shall be expanded to address protection and management of woodland, forest, riparian, chaparral, wetland, and grassland habitat on the site. The facility shall be operated in compliance with the final Vegetation Management Plan. Revisions to the Vegetation Management Plan shall include the following:
  - a. Expand the provisions related to Fire Hazard Management to define tree removal required to meet minimum canopy separation for trees within 150 feet of structures.
  - b. Revise the Tree Protection Procedures to include a requirement for a survey of all trees to be preserved within 50 feet of structures and anticipated grading to identify trunk location, diameter, species, and general condition, and to allow for a more accurate process to distinguish trees to be preserved and removed as final plans are developed.
  - c. Specify under landscaping provisions that non-native ornamental species used in landscape plants shall be restricted to the immediate vicinity of proposed development, including building envelopes on residential lots, and that non-native, invasive species which may spread into adjacent undeveloped areas shall be prohibited in landscaping plans.
  - d. Specify under Noxious Weed Control that unsuitable species be prohibited from use in landscaping on the site and that future maintenance of common areas prevent or control undesirable species on the site. These shall include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp. and *Genista* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), English ivy (*Hedera helix*), German ivy (*Senecio milanioides*), Himalayan blackberry (*Rubus discolor*), cotoneaster (*Cotoneaster pannosus*), fennel (*Foeniculum vulgare*), yellow star thistle (*Centaurea solstitialis*), purple star thistle (*Centaurea calcitrapa*), and periwinkle (*Vinca* sp.).
  - e. Specify under site grading that any graded slopes in preserves, along road cuts, and around parking lots shall be re-seeded with a mixture of compatible native and non-native perennial and annual species, including purple needlegrass (*Nassella pulchra*), to increase the diversity of the grassland cover. Highly invasive annuals typically used for erosion control shall not be used.
3. Revise the Vegetation Management Plan called for in Mitigation Measures 5.6-2(b) and 5.6-4(b) to provide a program addressing the loss of trees. The enhancement program shall incorporate recommendations in Mitigation Measure 5.6-4(a) to avoid tree resources to the greatest extent possible and provide for replacement plants in the Oak Tree Preserves, the Riparian Preserve along Graywood Creek, and on graded slopes where tree planting would not conflict with fire management and grassland habitat management restrictions. A minimum of 500 liner-sized

trees shall be planted as part of the planting program. The program shall include provisions for ensuring that they area established, such as watering during the dry season for a minimum of three years after planting. The enhancement program shall also include provisions for long-term management of tree resources on the site, including areas to be designated as preserves or permanent open space to improve the health of forest and woodland cover and reduce the potential for devastating wildfires. The plan shall be incorporated into the Development Plans for the site.

4. The following additional provisions shall be implemented to further protect wildlife habitat resources, and shall be included in CC & Rs or recorded deed restrictions for the inn parcel:
  - a. Fencing that obstructs wildlife movement shall not be allowed on the inn site. A restriction on exclusionary fencing of any agricultural use on the lower elevations of the site shall be incorporated, if planted in the future, in consultation with CDFG.
  - b. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas. Exterior lighting in areas of the inn complex which are not operated on a 24 hour basis (i.e., spa, restaurant) shall be turned off after employees leave the site at the end of the day or evening, except the minimum necessary for security purposes or required by the building code.
  - c. Livestock shall be prohibited on the preserve areas on the site to prevent trampling and removal of groundcover vegetation.
  - d. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.
5. Vehicles and motorcycles shall not be allowed to travel off designated roadways to minimize future disturbance to grassland and understory in the undeveloped portions of the site. Methods shall be established to prevent unauthorized vehicle activity during and after construction.

**Impact 5.6-4**

**Mitigation Monitoring:** The Land Development Plan Checker and project planner shall ensure that the note is included in the Improvement Plans and that all revisions to the limits of grading, lot line and preserve boundaries, roadway and driveway locations and other modifications called for in Mitigation Measures are incorporated into the Final Map, Grading Plan, Landscape Plan and CC&R's. Compliance with specific restrictions will be confirmed prior to filing of the Final Map, and during subsequent approvals of Grading Plans, Landscape Plans, and Building Plans. Monitoring and long-term maintenance will be performed by the applicant as required by the Mitigation Plans and the Vegetation Management Plan pursuant to a contractual agreement with a qualified professional subject to review and approval by PRMD.

98. Prior to building permit issuance, the applicant shall develop a long-term funding plan for the maintenance and management of the biotic preserves. This plan shall provide for funding from all land uses on a "fair-share" basis so that fees are collected from the inn/spa/restaurant, winery and Home Owners Association. These agreements shall be recorded and copies provided to the Permit and Resource Management Department.
99. In order to minimize visual impacts of the inn/restaurant/spa buildings, measures shall be applied to reduce the visual contrast of the inn/spa/restaurant with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12. Such measures include the use of certain colors on exterior building surfaces and retaining as many trees on the project site as

possible. The applicant shall revise the site plan, building, grading and development plans for the project (including building materials, colors, and landscaping, for the inn/spa/restaurant) as follows:

- a. Colors used for exterior building surfaces shall match the hue, lightness, and saturation of colors of the immediately surrounding trees subject to review and approval by the Design Review Committee. Several colors matching those of the surrounding trees shall be used in order to minimize uniformity. Roof materials shall be non-glossy, dark in color and sympathetic with colors in the surrounding landscape. All building materials shall be non-reflective and all glass shall be no-glare/non-reflective.
- b. The height of guest cottage buildings (building type F, two stories) located east of the inn's main house and closest to State Route 12 shall be limited to 20 feet as measured from the original ground elevation to the peak of the roof in order to minimize the amount of the buildings that can be seen from State Route 12 west of Adobe Canyon Road.
- c. Existing trees in the area between the inn/spa/restaurant and State Route 12 shall be preserved to the maximum extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon Road.
- d. The finished floor elevation of the main building shall not exceed 722 foot elevation and the finish floor elevation of the second floor shall not exceed 736 foot elevation to ensure compliance with the specifications provided by the applicant for the visual impact analysis and conclusion of no significant impact. Any change to the elevation of the inn building shall require additional visual analysis and shall require modification of this Use Permit.
- e. Prior to building permit issuance for the inn/spa/restaurant, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the Sonoma County Design Review Committee. **Impact 5.8-3.**

**Mitigation Monitoring:** The revised site plan building plans and grading plans (including building materials, colors and landscaping for the inn/restaurant/spa shall be reviewed for compliance with these conditions by the Design Review Committee and PRMD staff prior to issuance of grading or building permits.

100. The applicant shall provide a detailed landscaping plan for the inn/spa/restaurant site which addresses visual screening of the building and vegetation management for fire control and compatibility with preservation of native vegetation for review and approval by the Sonoma County Design Review Committee, Emergency Services section and a qualified biologist.
101. In order to minimize light pollution impacts prior to building permit issuance an exterior lighting plan shall be prepared by the applicant and submitted to the County Permit and Resource Management Department Design Review Committee for the inn/spa/restaurant for review and approval. The lighting plans shall require:
  - a. All light sources shall be fully shielded from off-site view.
  - b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
  - c. Escape of light to the atmosphere shall be minimized.
  - d. Low intensity, indirect light sources shall be used where possible.
  - e. On-demand lighting systems shall be used where possible.

- f. Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted. **Impact 5.8-4.**

**Mitigation Monitoring:** The applicant/owner shall be responsible for submitting the exterior lighting plans to the County Permit and Resource Management Department for review, with design review application. An exterior lighting plan shall be reviewed by PRMD staff for conformance with the conditions prior to design review approval.

102. Prior to permit issuance the applicant shall develop lighting standards for inclusion in the covenants for the inn. These standards shall be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These are the standards for parks, recreation areas and wildlife preserves. The covenants shall include the following standards in addition to those established for LZ1:

All lamps over 10 watts shall be fully shielded.

Maximum unshielded lamp (bulb) on the project's interior shall be 50 watts

Maximum mounting height of any luminare (fixture) shall be 20 feet above the finished grade.

Maximum wattage of any lamp bulb shall be 100 watts.

**Impact 5.8-4**

**Mitigation Monitoring:** The applicant's lighting engineer shall provide certification to PRMD that the lighting design plan is in conformance with the above standards for the LZ1 lighting zone at the time it is submitted to the Design Review Committee.

Prior to building permit issuance the applicant's lighting engineer shall provide certification to PRMD that the lighting plans submitted with the building permit conform to these standards and that all modifications recommended/required by the Design Review Committee and/or the Plan Check Staff are in conformance with the LZ1 standards.

Prior to building occupancy the applicant's lighting engineer shall provide certification to PRMD that the lighting installation is in accordance with the approved plans and with the LZ1 standards.

103. The following conditions shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site regarding the procedures to follow in the event that cultural deposits or human remains are found including contact information for the County Coroner's Office:

(a) Workers involved in ground disturbing activities shall be trained in the recognition of archaeological resources (e.g., historic and prehistoric artifacts typical of the general area) at a preconstruction conference. Workers shall be instructed in reporting such discoveries and other appropriate protocols to ensure that construction activities avoid or minimize impacts to potentially significant cultural resources.

(b) If cultural deposits are encountered at any location, construction in the vicinity shall be halted and PRMD shall be immediately notified. A qualified archeologist shall be consulted at the applicant/owner's expense. The archeologist shall conduct an independent review of the find, with authorization of and under direction of the County. Prompt evaluations should be made regarding the significance and importance of the find and a course of action acceptable to all concerned parties should be adopted.

If mitigation is required, preservation in place is the preferred manner of mitigating impacts to archaeological sites. This may be accomplished by, but not limited to: a) Planning construction to avoid archeological sites; b) Incorporation of sites within parks, greenspace, or other open space; c) Covering the archaeological sites with a layer of chemically stable soil before building tennis



courts, parking lots, or similar facilities on the site; d) Deeding the site into a permanent conservation easement.

When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Data recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information, provided that information is documented in the EIR and the studies are deposited with the California Historical Resources Regional Information Center.

(c) In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per State CEQA Guidelines 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (B) the coroner determines whether the remains are Native American. If the remains are Native American the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of (with appropriate dignity) the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

In the event the NAHC is unable to identify a most likely descendent, or the most likely descendent failed to make a recommendation within 24 hours after being notified by the NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. **Impact 5.9-1**

**Mitigation Monitoring:** The Land Development Plan Checker and project planner will review the development/improvement plans to ensure that the notes are included on all plan sheets where grading is shown. Consulting archaeologist(s) will be retained to monitor initial grading cuts and to evaluate artifacts, determine whether or not discovered resources meet CEQA significance criteria, and, if needed, identify the additional measures required to mitigate impacts on cultural resources. A copy of the contract for the archaeologist's services shall be provided to the project planner prior to the issuance of grading permits and commencement of any earth moving.

The applicant/owner will be responsible for ensuring that contractors engaged in applicant/owner-implemented grading and construction have been properly trained and will provide documentation to the project planner of this training prior to grading permit issuance.

In the event that prehistoric archaeological resources are discovered, local Native American organizations should be consulted and involved in making resource management decisions. All applicable State and local requirements concerning the handling and disposition of archaeological finds will be strictly enforced.

104. An archeologist shall provide a written report to PRMD following initial grading activities. PRMD staff shall verify that an archeologist is available prior to issuance of a grading/building permit.
105. Only natural gas fireplaces shall be allowed in the inn/spa/restaurant. Conventional open-hearth fireplaces shall not be permitted. This mitigation does not apply to wood burning facilities for cooking. **Impact 5.10-4.**

**Mitigation Monitoring:** Prior to building permit issuance County staff shall confirm that only natural gas fireplaces are used in the inn/spa/restaurant facility and that CC&R's or deed restrictions are recorded.

**Operational Conditions:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

106. The inn operator/owner shall maintain a minimum of 102 parking spaces at the inn/restaurant/spa facility.
107. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as determined by the director. Such changes may require a new or modified Use Permit and full environmental review.
108. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:  
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a zoning permit, Use Permit or variance permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant/owner prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

B A C K E N  
G I L L A M  
K R O E G E R  
a r c h i t e c t s

The Resort at Sonoma Country Inn

7935 & 7945 Sonoma Highway, Kenwood, CA

APN: 051-260-014

Proposal statement to update previously approved Inn, Spa and Restaurant in Use Permit  
PLP01-0006.

The proposed Main House of the Inn is in the same location as shown in the approved plans. The structure includes Reception, Admin Offices, Meeting Rooms, Retail, Restaurant, Lounge, Garden Terrace, Kitchen and various service functions housed in 23,961 square feet of gross building area. The Main House is clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a darkened steel system. The pitched roofs will be grey slate or non-reflective painted corrugated metal roof. The proposed Main House design is proposed to change from the approved pitched roof to a flat garden roof and terrace to remove the largest continuous field of roofing material from the view from Highway 12. We believe that the planted garden roof and garden terrace of this proposed Main House design will better screen the mass of the Main House from the highway and blend the structure into the surrounding wooded site.

There are no proposed changes to the approved restaurant and lounge programs. There are no proposed changes to the approved operations program. There are no proposed changes to the approved traffic or usage.

The 50 guest rooms of the Inn are spread amongst 19 cottages. The proposed 19 cottages are located in similar locations as the approved plans. The primary proposed change to the cottage locations is to move the cottages located to the west of the pool in the approved plan up to the forested area near the SPA (see building type B in the proposed plans). These cottages were relocated due to the difficulty of developing emergency vehicle access to this point of the site. The 19 cottages are arrayed across 5 floor plan types with varying square footages. Please note that Type A was not used in this proposal. The cottages are clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a darkened steel system. The roofs will be grey slate or non-reflective painted corrugated metal roof.

The SPA is in the same location as the approved plans. The SPA is housed in a collection of small structures connected by covered, outdoor walkways totaling 6,247 square feet with reception, men's and women's locker rooms, 8 treatment cottages, gym, steam rooms, saunas, several pools and hot tubs. The structures are clad in local stone at the base of the buildings with vertical board on board stained wood above. The doors and windows will be a dark steel system. The roofs will be grey slate or non-reflective painted corrugated metal roof. There is an operations support building of 2,598 square feet of gross building area and yoga structure of 832 square feet of gross building area for the hotel sited in close proximity to the spa. Both structures have similar exterior materials as the Spa.

The site has 102 parking spaces with six accessible parking spaces distributed on the site to provide access to the various resort components. The parking is located in a similar area as shown in the approved plans. The primary proposed change from the approved plan is to move 26 of the spaces to a parking area in the northeast portion of the lot under the canopy of the existing trees near Moon Watch Street.

The site plan proposes to maintain as much of the healthy trees on the site by carefully meandering the roadways to avoid the surveyed and evaluated trees. The primary change to the site plan is the addition of a single tennis court set inside the tree line along the northern lot line. The tennis court would not be visible from any other part of the lot.

The Resort at Sonoma Country Inn

7935 & 7945 Sonoma Highway, Kenwood, CA

APN: 051-260-014

Proposal statement to update previously approved Inn, Spa and Restaurant in Use Permit PLP01-0006.

From its reputation as a center of the wine industry to its diverse environment of redwoods, coast, and mountains, the iconic Sonoma landscape offers endless discovery for new and repeat visitors. It is this unique sense of place that we wish to express for The Resort at Sonoma Country Inn through a landscape design perspective that is sensitive, personal, and timeless. The landscape experience at both the site and the regional scale are what make this location unique. Therefore, it is the design intent to preserve this existing site character to the greatest extent possible, working to enhance the features already in place.

Once a resort visitor turns off of Highway 12 onto the Sonoma Country Inn entry drive, they begin their ascension through a dense conifer forest, leading them up to an opening in the canopy and an open view to the Valley of the Moon. Upon their arrival at the resort, they cross the threshold of a stacked stone block bridge and are deposited at an elegant auto-court, where resort staff will valet park their car; for the remainder of their stay visitors will either walk or be chauffeured in an electric golf cart around the site. The rustic and elegant Main House invites guests in to begin their resort experience.

The site layout and details are intended to evoke a rural village, with cottage clusters comprising the different neighborhoods. In the eastern portion of the site, continuous low, wide stone walls extend from the clusters to the native grassland and terminate there. Guests can sit on the platform under the oak trees to enjoy the sweeping valley view, a respite in the meadow. In the western portion of the site, cottages are nestled into the hillside around a promontory ridge and beneath an expansive conifer forest canopy. Elevated boardwalks meander amongst the trees, providing a transcendent woodland experience.

As the resort resides approximately 300' above the valley floor, the most notable physical feature is the site topography. In an effort to minimize site disturbance and limit the impact upon the existing trees, the design team performed extensive coordination to site the buildings in

such a manner as to require the minimal grading work necessary to implement the project circulation corridors. This careful collaboration allows for universal access to all corners of the resort, to all program areas and to every cottage type.

There is a hierarchy of circulation paths to allow for multiple way to explore the resort site. Dedicated asphalt vehicular drives are located at the drive entry and the access to valet or restaurant parking. A generous pedestrian pathway of large module local stone pavers, sized wide enough to accommodate emergency vehicles, navigates around the village for the most direct circulation. On the eastern portion of the site, wandering garden paths of decomposed granite (DG) allow guests to circulate between the cottages; the DG is a material with a light impact upon the root zone of adjacent trees, allowing the retention of as many as possible. On the western portion of the site, our elevated boardwalks float above the dense root environment of the conifer forest, again allowing maximum tree preservation. All cottages are provided a forecourt comprised of small modular stone cobble.

Site materials have been selected for their refined aesthetics as well as local availability and reduced impact upon the environment. All surfaces are porous and, apart from the limited driveway asphalt, are with a Solar Reflectivity rating above 29. We utilize wood boardwalks, decomposed granite or grass with a supporting cellular structure to replace hardscape where possible. All vertical surfaces within the landscape will be clad in local stone or vegetation.

Planting selection also reflects the native and cultural character of the Kenwood region. Most of the site is a rehabilitation of the natural ecological communities that currently define the site – the Conifer Forest and the Annual Grassland. These environments are very recognizable and important to the overall biotic character of Sonoma County. At key moments and at a much smaller scale within the resort site, particularly at the auto-court, the main house and the cottage gardens, the planting selection reflects the agricultural character of the Sonoma Valley. These two planting approaches will instill a “sense of place” and connect resort guest to the environment on a multi-sensory level.

The proposed Main House of the Inn is substantially in the same location as previously approved plans with minor difference due to the revised plan. The Main House structure includes Reception, Admin Offices, Meeting Rooms, Retail, Restaurant, Lounge, Garden Terrace, Kitchen and various service functions housed in 20,546 square feet of gross building area. The Main House is proposed to be in a style consistent with the local agricultural vernacular. The structure is proposed to be clad in local syar stone at the base of the buildings

with vertical board on board stained wood above. The doors and windows are proposed to be a bronzed steel system with low reflectance and light transmitting glass. The pitched roofs are proposed to be primarily pre-weathered corrugated metal with select structures in grey slate tile or painted corrugated metal roof. The lighting at the Main House is proposed to be shielded, low to the ground and downward directed.

The primary proposed change to the previously approved preliminary Main House design is to substitute a planted garden roof top observation deck for the largest continuous field of roofing material visible from the valley below. We believe that the proposed planted garden roof design will more substantially screen the mass of the Main House from the valley and better blend the structure into the surrounding wooded site.

There are no proposed changes to the approved restaurant and lounge programs. There are no proposed changes to the approved operations program. There are no proposed changes to the approved traffic or usage.

The proposed pool is substantially in the same location as the previously approved plan with some changes to the pool and surrounding pool terrace. The primary proposed changes are to consolidate the previously proposed two pools into a single pool, enlarging the pool area by 23% and shifting all the pool lounging terrace space to the north side of the pool and away from the valley. The water usage for the enlarged pool will comply with the established project acre feet per year in the conditions of approval. The lighting at the Pool is proposed to be shielded, low to the ground and downward directed.

The 50 guest rooms of the Inn are spread amongst 17 cottages. The proposed 17 cottages are located in similar locations and within the areas of disturbance of the approved plans. The primary proposed change to the cottage locations are to move the cottages located to the west of the pool in the approved plan up to the more screened area near the SPA, reduce the count of cottages from the approved 19 to 17 structures and move the villa units off of the ridge top location in the approved plan. The cottages to the west of pool were relocated due to the impact of grading required to develop emergency vehicle access to this point of the site, minimize the impact on trees screening the uphill cottages and substantially decrease of visibility. The total number of cottage structures was reduced in our proposed plan by consolidating the two western most cottage units in the approved plan to minimize the impact on the tree population. The villa unit locations were moved to a lower elevation in our proposed plan from the ridge top

location in the approved plan to more substantially screen the visibility of the structures and to preserve significant Coast Oak trees identified in the approved building footprints by tree survey.

The 17 cottages are arrayed across 4 floor plan types with varying square footages. Please note that Type A and B were not used in this proposal. The cottages are proposed to be in a style consistent with the local agricultural vernacular. The structures are proposed to be clad in local syar stone at the base of the buildings with vertical board on board stained wood above. The doors and windows are proposed to be a bronzed steel system with low reflectance and light transmitting glass. The pitched roofs are proposed to be primarily pre-weathered corrugated metal with select structures in grey slate tile or painted corrugated metal roof. The lighting at the Cottages is proposed to be shielded, low to the ground and downward directed.

The SPA is near the location in approved plans. The proposed SPA is shifted approximately 75 feet to the west into an open field and out of the dense tree canopy to minimize the impact on the existing tree population. The SPA is housed in a collection of small structures connected by covered, outdoor walkways totaling 6,230 square feet with reception, men's and women's locker rooms, 8 treatment cottages, gym, steam rooms, saunas, several pools and hot tubs.

The SPA structures are proposed to be in a style consistent with the local agricultural vernacular. The structures are proposed to be clad in local syar stone at the base of the buildings with vertical board on board stained wood above. The doors and windows are proposed to be a bronzed steel system with low reflectance and light transmitting glass. The pitched roofs are proposed to be primarily pre-weathered corrugated metal with select structures in grey slate tile or painted corrugated metal roof. The lighting at the SPA is proposed to be shielded, low to the ground and downward directed.

There is a proposed operations Support Building of 2,280 square feet. The Support Building is proposed to be clad with vertical board on board stained wood. The doors and windows are proposed to be a bronzed steel system with low reflectance and light transmitting glass. The pitched roof is proposed to be painted corrugated metal.

The site has 102 parking spaces with five of those spots being accessible parking spaces distributed on the site to provide access to the various resort components. The proposed parking is located within the areas of disturbance of the approved plans. The proposed changes to the approved parking are to service the inn by valet to reduce vehicle movement at the site, to move 28 of the spots in the western portion of the site to the east of the spa to minimize



vehicle movement on the site and better screen potential headlights from the valley and to consolidate the parking pods on the western portion of the site into a to achieve a 44% reduction in paved surface and minimize the impact on the tree population.

Employee parking for the inn will be located in a 60 spot parking lot on an adjacent parcel of the development per the EIR. Employees will be shuttled from the employee parking lot to the inn site via light electric vehicle.



The Resort at Sonoma Country Inn- Arboricultural Summary

James MacNair- Consulting Arborist and Horticulturist

International Society of Arboriculture Certified Arborist  
International Society of Arboriculture Qualified Tree Risk Assessor

**Professional Background:**

Manager Sonoma Grapevine and Vineyard Technical Service (Viticulture)  
Principal Skylark Wholesale Nursery  
Principal Irrigation Management Group  
Principal Horticultural Technical Services  
Principal MacNair and Associates

Resident of Sonoma Valley since 1970.

**Project Background:**

1999 through 2012-

- Tree Surveys,
- Construction Impact Estimates
- Vegetation Management Plan (VMP) for fire safety.

**Current Assignment:**

1.) Conduct detailed inventory of trees within the Phase 1 project area.

Evaluation data:

- Species
- Trunk Diameter(s)
- Crown Size
- Health and Structure Rating
- Observations (including pest and disease problems)
- Suitability for Preservation

Results: 2774 trees evaluated including 1778 trees tagged and surveyed with an additional 924 marked as part of VMP goals (dead, declining, overcrowded).

Predominant species are Douglas fir (41%), coast live oak (26%), and madrone (23%). Other tree species occurring in smaller numbers are bay laurel, black oak, blue oak, interior live oak, valley oak, California buckeye, and knobcone pine.

Of the surveyed trees 220 were rated in poor condition (12%), 1074 in fair condition (60%), and 484 in moderate or better condition (27%).

The relatively high number of poor and fair condition trees is attributable to the high density of trees, four years of drought, insect attack (boring insects), and old fire damage with associated decay.

The site was burned in 1964 with the existing tree vegetation in a post-fire successional phase. A majority of the Douglas fir are younger trees established after the fire, the madrone are mostly root collar sprouts growing from the base of the killed original trunk, and the oaks are survivors of the fire, although most are damaged with trunk and limb decay caused by the fire scarring. Current management issues include strategies for protecting the trees from attack by boring insects. We have enlisted the help of Dr. David Wood, Professor Emeritus UC Berkeley in Forestry and Entomology for assistance in this effort.

2.) Comparison of Construction Related Tree Removals.

The following chart shows the estimated tree removals described in the project EIR compared with removals associated with the current design.

	EIR		Current Spa/Inn Design	
	9"≥	<9"	9"≥	<9"
Inn/Spa	83	70		
Guest Units	84	60		
Parking Lots*				
East Guest Parking	70	70		
West Guest Parking	80	80		
Motor Court	23	23		
Parking Lot Access Roads	50	50		
Parking Lot Sub-Total:	223	223		
Totals:	390	353	455	165

\* This number includes a deduction of 95 trees from the EIR total parking lot count of 318. This 95-tree reduction is the EIR estimate of the trees removed for the winery and trailhead/overflow parking areas.

	EIR	Current	Difference	% Increase
Total Construction Tree Removals:	743	620	-123	-17%

The comparison shows an estimated 17% decrease in construction related removals compared to the EIR estimate. The 620 tree removals represent 35% of the tagged and surveyed trees.

### 3.) Fire Management Requirements

The 2004 VMP section addressing wildland fire safety requirements was recently reviewed with the Sonoma County Fire Marshal and the Kenwood Fire District. The 2004 program for establishing defensible space zones and fuel reduction was determined acceptable and appropriate for current conditions.

This plan will focus on removal of dead or declining trees, and reducing ground and ladder fuels. Oaks in acceptable condition will be retained, as well as other healthy trees that are not overcrowded.

#### Final Note:

The trees on the edge of the woodland canopy are in better condition than the interior zones with higher tree density. Consequently, the trees most important for screening are in better condition with greater likelihood of longevity. These trees will be a focus of the woodland management plan.

DRH16-0006 Appeal

October 31, 2016

Tennis Wick  
Director-Permit & Resource Management Department  
Sonoma County  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Re: DRH16-0006: Appeal of Design Review Committee Approval

To: Director Wick

### INTRODUCTION

On October 19, 2016, the Design Review Commission (DRC), by a 2-1 vote (Henderson & Harris—aye; Wurtz—nay) approved applicant Tohigh Investment SF LLC's (Tohigh) revised proposed design for The Resort at Sonoma County Inn (The Resort). Pursuant to Sonoma County Code section 26-82-050(e), the Valley of the Moon Alliance (VOTMA) hereby appeals the DRC's decision. As more fully discussed below, in approving the design for The Resort, the DRC (1) approved significant discretionary revisions to the project design for The Resort without the required supporting environmental review; (2) adopted without authority a project design that varied from and was not consistent with the design adopted by the Board of Supervisors in 2004, as analyzed and described in the EIR and reflected in the "Final Conditions of Approval and Mitigation Monitoring Program Use Permit: Inn/Spa/Restaurant: Sonoma Country Inn" (Conditions of Approval) as Condition # 84 issued in PLP01-006; (3) failed to carry out the full review and complete assessment of this proposal as required by the various Conditions of Approval in file PLP01-0006; and (4) otherwise improperly failed to consider and address the changed design and use-related impacts resulting from The Resort project as now proposed, compared to the materially different previous project as it was approved by the Board of Supervisors in 2004.

### THE DRC'S APPROVAL VIOLATES CEQA

- A. The DRC Adopted Significant Discretionary Revisions to The Resort's Design and Layout Without the Required Supporting Environmental Review. The DRH decision adopting the Tohigh Revised Design is not supported by substantial evidence.**
  - 1. The Permit and Resource Management Department (PRMD) Staff Report was incomplete and inaccurate and should have included an environmental reassessment.**

The Resort has been sitting largely inactive as a project over the last decade. The PRMD Staff Report (Staff Report) mischaracterized the project as now proposed as follows: “The current project is almost exactly the same with minor modifications to structures and facilities to better accommodate existing vegetation and minor changes in architectural style.”

Consistent with this mistaken premise, the Staff Report did not identify any new environmental issues that should be investigated; the DRC Agenda asserted that “Env. Doc: Non Applicable.” Indeed, PRMD Staff stated at the outset of the hearing that since Pete Parkinson, the PMRD Director at the time, had issued a “vesting letter” on October 2007, no “discretionary action” was involved in the Design Review Committee’s review and approval. (VOTMA notes that it was advised on October 27, 2016 that no audio recording of the hearing was captured due to an equipment malfunction. VOTMA’s characterizations of statements made during that hearing are therefore based on the recollections of the three VOTMA members present at the hearing.)

PRMD Staff’s effort to classify the actions of the DRC as essentially “ministerial” is not consistent with long standing CEQA interpretation. Those interpretations make it abundantly clear that the term “ministerial” is limited to those approvals that can legally be compelled without substantial modification or change. Where the agency has the ability to require or reject changes or modifications to the design, at its discretion, in order, among other reasons, to mitigate in whole or in part one or more environmental consequences of the requested action, the exercise of that authority constitutes discretionary approval.

PMRD Staff’s conclusion that no discretionary action was involved in the Design Review Committee’s action was an error that significantly prejudiced and influenced the nature and scope of the DRC hearing process. The revised design ultimately considered by the DRC was in fact significantly altered from that approved by the Board of Supervisors in 2004 and significantly altered again, just prior to the hearing, from the proposal Tohigh filed in July 2016. These proposed modifications will have significant adverse environmental effects that were not evaluated by PRMD Staff or considered by the DRC in its decision to approve 100% of the modifications proposed by Tohigh.

Specifically, PRMD’s Staff Report does not mention that the revised proposed design submitted by Tohigh (both initially in August 2016 when it was circulated for public review, and by the one or more revisions filed as late as early October 2016 which were not circulated for public review) includes the following changes from the project plan contained in the 2004 EIR (EIR, Exhibit 3.0-10—Layout of Inn/Spa/Restaurant). The project as approved by the DRC:

- 1) *eliminates* all parking near or adjacent to cottages on western and eastern areas of project site;

- 2) *consolidates* the majority of parking in a single large *new* 67-space parking lot on the northeastern edge of site, to be serviced solely by valet parking from the entrance;
- 3) *adds a new* 27-parking lot at the Inn motor court front entrance (not clear whether serviced by valet parking) and *adds* 8 spaces at the Spa;
- 4) *relocates* cottages on the western peninsula of site, including moving some cottages down slope and relocates other cottages on the eastern side;
- 5) *reconfigures* the Spa and *adds* a new outside swimming pool;
- 6) *reconfigures* two smaller pools below the Inn into one larger infinity pool appearing to use more water;
- 7) *adds a new* “support building” on the northeast part of the site, beyond the valet parking area;
- 8) *removes* scores of trees in critical areas to accomplish all the foregoing and
- 9) *eliminates* the south-facing roof of the Inn and substitutes a *new* outdoor garden and lounge area with a terrace bar for daytime and nighttime customer activity.

Of all those changes the *only* one even addressed by the Staff Report was the elimination of the south roof on the Inn. The Staff Report characterized the elimination of the south roof and the establishment of a roof top garden/terrace in its place as the most significant change in *architecture*. The Staff Report contained no comment on the impact of that change beyond the architectural aspect.

The Staff Report correspondingly fails to address any potentially significant environmental impacts resulting from any of these other substantial project changes. Nor does the Staff Report address any changed circumstances or new information available today that was not available at the time of the original EIR in 2004 that would cause the impacts of the project as now revised to be more severe than previously indicated in the EIR. The failure of the Staff report to address these project changes and their new or more severe and potentially significant environmental impacts renders the Staff Report incomplete and inaccurate for purposes of DRC reliance and decision-making.

2. **VOTMA raised the issue of the need for an assessment of the environmental impacts both based on the nature of the changes proposed and the passage of time since the 2004 EIR.**

Both in written comments submitted prior to the DRC hearing, and in oral comments presented during that hearing, VOTMA identified substantial changes in the proposed project design and addressed potential impacts that were new or different and more severe from those analyzed in the 2004 EIR based on publicly available information (drought, traffic, concentration of events) and actions taken by Sonoma County itself in response to those new and changed circumstances.

VOTMA submitted comments on Tohigh's revised design for The Resort on August 26 and October 18, 2016 covering these shortcomings. VOTMA's comments did not capture all the design changes acted on by the DRC because the final undated proposal (Tohigh's "Proposal Statement" [Exhibit A of Staff Report] is undated; the Project Drawings (Exhibit D) dated 10/02/16) were not circulated by PRMD and the agenda packet was not placed online. VOTMA was only able to glance through the DRC meeting packet an hour or so before the meeting while the meeting room was inadvertently left unlocked (later locked until just before the meeting).

In its written comments and at the hearing on October 19, 2016 VOTMA identified potentially significant environmental impacts resulting from the proposed design changes. As stated at the hearing, VOTMA's position is that "design influences use," and therefore any significant proposed change in design must be assessed for changed uses and new impacts not previously identified.

Among those changes identified by VOTMA are apparent increased water uses associated with the new pool and reconfiguration of prior proposed pools; the numbers and *locations* of trees being eliminated to accommodate the entirely new parking configuration across the project site, the new support building, and the relocation of other buildings; potential stormwater flow, habitat impacts and other noise and lighting impacts resulting from the relocation and consolidation of parking to the *new* valet lot; traffic impacts (both on site and on State Route 12) resulting from the increased patronage generated by the creation of two large new parking lots adjacent to the Inn/Spa/Restaurant; activity-related impacts at the Inn from the expanded public accessibility to the Inn/Restaurant as a result of the parking changes; increased commercial activity, and night lighting, noise and visibility impacts associated with the elimination of the southern roof and substitution of a new terrace/bar and observation deck in that location, and other architectural design elements for the Inn (open corridors around the open central restaurant courtyard, sliding doors on the south-facing meeting rooms and bar room to proposed adjacent terraces); visibility and possible slope stability impacts resulting from the relocation of various cottages; and unknown impacts associated with the proposed new support building northeast of the valet parking area. Given the passage of time as The Resort project has languished, VOTMA also raised questions about the possible presence of California Endangered Species (Northern Spotted Owl [added in 2016 to the California Endangered Species list] determined to have nesting habitat 1.3 miles away in 2003) and the current declining health due to the prolonged (now 4 years and counting) drought (posing a growing need for



future tree removals) of the forest envelope cover, on and off-site and between the project site and State Route 12.

The Staff Report does not mention *any* of those issues, other than the impact of the relocation of 26 parking spaces to the northeast portion. Exhibit B to the DRC meeting packet contains the August 26, 2016 response of the Open Space District Staff on that issue. In that letter, the District Staff noted *potential* issues relating to tree health in the area of the new parking lot and requested the opportunity to review that proposed relocation in more detail. No further information is provided in the packet as to any subsequent District Staff review and/or clearance; nor is there any information provided about whether the District Staff was *even advised* that the October 2, 2016, revised proposal *further expanded* the northeast parking lot by nearly 150% to contain 67 parking spaces (i.e., a 40-space increase) *and* that a *new support building* was proposed for the area northeast of the new parking lot. A 150 percent increase in parking spaces is a substantial change resulting in a significant environmental impact. VOTMA notes that drawing L0.03 shows that the new parking lot will require the removal of approximately *68 trees*, and that the new support building will require removal of approximately *13 additional trees*. *Removal of 80 trees is a substantial change* resulting in a significant environmental impact.

**3. The DRC failed to consider the possible environmental impacts of the Tohigh design changes.**

In the course of exercising discretion in approving Tohigh's revised design, the DRC violated CEQA. As a result, the DRC failed to follow the procedure required by law and lacked substantial evidence to support its discretionary approval of the revised project design.

Not surprisingly, since the Staff Report did not identify most of the proposed changes, and did not undertake any apparent assessment of the environmental impacts of those changes, and Staff instructed the DRC at the outset of the hearing that the DRC was not engaging in discretionary action in rendering its design review decision, the design review hearing did not involve any meaningful Committee discussion (except as noted below relating to questions by DRC member Wurtz) or deliberation about the impacts of the proposed design revisions.

The DRC's complete failure to meaningfully address the impacts of the design changes adopted is perhaps best reflected by DRC member Wurtz's futile efforts to probe in this area.

At the outset of the October 19 hearing Committee member Wurtz asked for clarification about the "support building" proposed for the northeast edge of the site, adjacent to the new 67-space parking lot. He specifically asked whether that structure was in the adopted building layout. Staff responded that the buildings shown as the site plan in the EIR and the Use Permit were "conceptual" in nature. Staff implied that the DRC had the ministerial authority to adopt building

relocations and a site layout plan that did not conform to the configurations and design reviewed during the EIR process, even as reflected by the posted story poles in 2002-3.

Later during the hearing, DRC member Wurtz raised the issue that several cottages in the western peninsula area had been relocated down-hill by approximately 50-60 feet. His comments addressed visual impact issues, tree removal impact issues (according to his assessment approximately 50 trees would be eliminated that are adjacent to and below the 2004 project layout for those cottages, thus jeopardizing intended screening of those buildings from State Route 12), and pony wall visual issues resulting from the building relocation. He noted in a document he handed around that his comparison of the project plan as adopted in the EIR/Use Permit (EIR, Exhibit 3.0-10) and the Tohigh final revised plan presented at the hearing reflected that a number of project buildings across the site were located in different places than those identified during the EIR and use permit process. DRC member Wurtz commented that in his experience, a project design being reviewed and approved would be expected to track the project layout in the approved EIR and use permit.

That comment dropped into a void. Other DRC members did not express concern over the relocation of the cottages on the western side or the impact of the 50 trees removed as a result. No concern was expressed as to the extent to which that relocation and associated tree removal would or could compromise the ability of the forest to block the view of the The Resort from State Route 12. The Chair reiterated several times during the hearing, including in reference to the tree removal impact of the building relocation commented on by member Wurtz, that the DRC did not have the jurisdiction to assess or incorporate such impacts in their decision-making process. Yet the DRC purported to approve those changes and their impacts.

Similarly, in its October 18 comments, VOTMA addressed the potential environmental impacts associated with the removal of large numbers of trees in the area of the concentrated new parking area. At the hearing and in its comments, VOTMA also raised the issue of the change in impact from distributed parking (approved 2004 design) to aggregated parking (Tohigh 2016 final proposed design), as that would impact the use of the Inn for public parties, events and other activities. The DRC's position was that it did not have jurisdiction to address those sorts of issues that might result from any of Tohigh's proposed changes in the project's design.

The DRC's repeated shifting between its position that the environmental impacts of design changes were *not* within its jurisdiction, given its ministerial function, and its position that the building locations were just "conceptual" in nature and therefore the DRC *could* relocate buildings at its discretion, or indeed *add* structures not in the design layout approved in 2004 at all, was both confusing and deeply troubling.

In the example of the assessment of the tree impacts associated with the revised proposed design, the “no jurisdiction” approach adopted by the DRC is just factually wrong. Condition 99 *specifically obligates* the DRC by name to assess the location of buildings on the site in terms of tree removals and to implement the requirement that as many trees on the project site *as possible* are retained “in order to minimize the visual impacts of the inn/restaurant/spa buildings.” Condition 99c requires the DRC to also see to it that “existing trees in the area between the inn/spa/restaurant and State Route 12 *shall be preserved to the maximum extent possible to provide a screen* and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon road.” That sort of Condition hardly seems like a directive for a narrowly focused ministerial approval process that ignores environmental effects.

Similarly, in the context of reviewing the night-time “lantern effect” of the proposed Inn design (including eliminating the overhanging south facing roof and substituting a roof terrace/observation/bar area) as viewed from State Route 12, DRC member Wurtz appeared to be suggesting that there needed to be additional information provided (which Tohigh’s architect then offered to provide at a *subsequent* session), while others showed passing concern about whether the Inn would be able to be seen at night for any significant length of time. Again, Condition 101 specifically requires the DRC to evaluate “prior to building permit issuance” the exterior lighting “in order to minimize light pollution impacts” and to ensure that “escape of light to the atmosphere shall be minimized.” That required evaluation never took place.

That Tohigh would even come to a design review hearing completely unprepared to simulate how its new proposed design (including its new roof top terrace and bar which undoubtedly would have one of the *best bar views in the Sonoma Valley*) would look in the early *evening* and at *night* (e.g., just before the restaurant/bars closed at midnight) from State Route 12, is almost incomprehensible. It was troubling enough that Tohigh did not present a physical model or 3-D simulation of how much (or little) The Resort will be visible from high use locations in the Sonoma Valley (e.g., across the Valley looking north) and from State Route 12 during the *daylight*. VOTMA had requested more precise visual renderings in its initial August 26 comments. From VOTMA’s perspective, some forbearance on this issue might be understandable at the EIR stage; it is completely unacceptable where the DRC is being asked to approve a design for purposes of immediately proceeding to a *building* permit.

Perhaps in part due to Tohigh’s failure to produce information and Staff’s failure to ask for it, the DRC seemed unwilling to engage in any meaningful assessment of the environment impacts that could result from the design changes it ultimately accepted *in toto* as proposed by Tohigh. As such, the record is devoid of any substantial evidence considering the presence or absence of any potential significant environmental impacts from the Tohigh revised design that the DRC approved. Consideration of such impacts is necessary to support the discretionary

decision to adopt the Tohigh proposed revisions; the absence of that consideration is fatal to the validity of the DRC decision.

From VOTMA's perspective this lack of attention to impacts was particularly troubling in regard to the creation of mass parking lots close to and alongside the entrance of the Inn, the proposed changes in design of the Inn – the single large pool with a very large decking area, the creation of an entirely new roof top terrace/bar with a killer view, the sliding doors outside from the meeting rooms and bar room on the first floor – [see, e.g., the bird's eye view of The Resort shown on the front page of the August 1, 2016 Kenwood Press depicting a sprawling outdoor use of the meeting rooms – DHR16-0006, drawing A0.0] and the almost certain impacts of those changes on use types and volumes of public customers at all hours of the day, and resulting traffic impacts. VOTMA asked the DRC to reflect on the apparent change in “use vision” these design changes suggested. VOTMA pointed out that despite Tohigh's updated vision statement that focused on the over-night “guest” experience (see, pg. 1 of 5), in fact, Tohigh's revised design is plainly designed to generate greatly increased *public* business from non- staying guests such as, for example, patrons of its expanded Restaurant. VOTMA does not believe that approach is consistent with the original applicant's vision.

On that point, VOTMA quoted, with incredulity, Tohigh's revised vision statement that “[T]here are no proposed changes to the approved traffic or usage.” That would apparently mean that on any given Sunday afternoon/evening from noon until midnight, Tohigh does not *now* anticipate that in any hour it will have more than 7 cars (or approximately 17 people at an average of 2.5/car) in any of its parking lots being used by “non-guest Restaurant Patrons” (see, EIR, Exhibit 5.2-40; showing estimated ranges from 0 to 7 cars per hour parking on site over that 12 hour Sunday period). But that could not possibly be true, since Tohigh has now *expanded* its Restaurant to include a rooftop terrace/bar, *open until midnight*.

Although the Chair seemed to acknowledge the principle that the approved project layout and design will affect the use and impacts on the area, in the end the DRC showed no willingness to actually analyze how the various design changes the applicant was proposing that were clearly different from the adopted layout in Exhibit 3.0-10 of the EIR could significantly impact the environment. No revised trip generation numbers were requested or evaluated by Staff or the DRC in the context of adopting the wholesale revision of project parking. Instead the DRC simply restated several times that it did not have jurisdiction to consider impact issues as part of design approval. VOTMA thus finds itself left with the disturbing and obvious question that since this is likely the last discretionary action left for this project, when would those issues be considered? Surely a 2004 EIR that is more than a decade old and that forecast traffic on State Route 12 only through 2012 cannot be adequate for purposes of the discretionary review needed of proposed revisions to a project seeking review and approval in 2016.

This project has been largely idle for more than a decade. The applicant proposed a revised project design in late July and has apparently been revising that proposal since. The Staff has treated the environmental review of the design as a closed issue and has not conducted a CEQA assessment update, despite the passage of time and the change in circumstances, design and known new facts. The DRC, apparently based in part on the advice of Staff, has taken the position that it does not have jurisdiction to evaluate the impacts of those requested changes in project design relative to those analyzed in a 2004 EIR for the different project as then laid out.

The result of this failure to inquire is that the DRC lacked necessary compliance with CEQA and has no evidentiary record to support its discretionary decision to accept and adopt, *in its entirety*, Tohigh's proposed revised layout and design. The Planning Commission should reverse the DRC's approval and return this matter to the DRC with the direction that any subsequent DRC action must be preceded by appropriate CEQA compliance under Public Resource Code section 21166 and Guideline section 15162. Once Staff has completed the required subsequent environmental review, and the public has had the opportunity to comment on that review, the DRC would then be in a position to evaluate whether the proposed design changes should be adopted, after explicitly considering those environmental issues identified as being potentially impacted by the revised design.

That directed subsequent review should specifically include

(1) water use impact from the pool expansions and other design modifications (including, significantly, analysis of the 3.1 acre feet/yr (*one million gallons of water per year*) increase in water use shown in Condition of Approval #59 (compare the Condition #59 allowance of 19.4 acre/ft/yr water use for "the site" with the EIR's *far lower estimate of water use* for the inn/spa/restaurant site of 16.3 acre/ft/yr from The Resort well in the EIR—Exhibit 5.5-4, page 9.0-73. Note also, that Condition #60 for the Winery portion of the project also uses the 19.4 af/yr limit for "the site," implying that "the site" is the *entire* Winery/Resort project, i.e., that the well for the Inn/Spa/Restaurant has a 16.3 af/yr limit);

(2) *daytime* and lantern effect *nighttime* visibility impacts (using 3-D multi-angle simulation) resulting from changes to Inn architectural design (roof terrace) and lighting and activity use associated with revised parking lot framework;

(3) revised trip generation impacts due to the changed parking and changes of use;

(4) parking-related tree and habitat impacts from aggregation of parking into two new 67- and 27-space parking lots;

(5) assessment of all environmental impacts associated with *new* support building at northeast edge of site;

(6) visibility impacts of *relocation* of cottages down-slope and *removal* of scores of additional trees at as yet undisclosed locations as a consequence of all building relocations; and

(7) compliance with Final Conditions of Approval as discussed below .

**B. If the DRC review and approval jurisdiction was properly limited only to ministerial acts, as Staff asserted, then the DRC lacked the authority to adopt and approve the specific substantive project design changes proposed by Tohigh.**

The PRMD Staff repeatedly advised the DRC that its review and approval of the Tohigh proposed design was not a “discretionary” action. In adopting the Tohigh revised design proposal that *substantially changes* elements of the project design layout from that specifically adopted by the Board of Supervisors in 2004, the DRC exceeded its authority to ministerially approve Tohigh’s design proposal.

The “Final Conditions of Approval and Mitigation Monitoring Program Use Permit: Inn/Spa/Restaurant: Sonoma County Inn” that the Board of Supervisors adopted in 2004 delimit the size, uses and location of The Resort that the DRC has authority to approve. Condition 84 reads as follows:

“The use shall be constructed and operated in conformance with the proposal statement prepared by Common Ground Land Planning Services, dated December 2000, with Amendment #1 dated August 15, 2001 and Addendum #2 dated February 2002, *and the inn/spa/restaurant site plan included in the project EIR prepared by Nicholas Berman Environmental Planning dated May 2003 except as modified by these conditions.*” (Emphasis added)

The DRC’s decision to depart from the size, uses and location of The Resort as approved by the Board of Supervisors exceeded its authority to approve only minor, ministerial design features of this project, as discussed below.

**1. The DRC exceeded its ministerial authority by adopting a Tohigh design that revised virtually every parking space on the project site from that analyzed in the EIR and considered by the Board of Supervisors (BOS) when it approved the use permit in PLP01-0006 in 2004.**

The DRC adopted the posture at the hearing that its jurisdiction was limited essentially to reviewing the landscape design, the outdoor and indoor open air walkway downward lighting design and other similar lighting, design and landscape issues relating to design principles, standards and objective measurements (e.g., materials, colors, lighting technology, architecture). The Chair repeated several

times that the DRC could not consider impacts on use from design changes or related concerns about environmental issues. The DRC thus acknowledged that its function was entirely ministerial.

In view of that constrained framework, the DRC plainly exceeded its authority in approving a project design that literally changed *every single parking space location* of the 102 spaces on the project site compared to the EIR Exhibit 3.0-10 “layout” of the Inn/Spa/Restaurant (EIR-pg 3.0-19). If the DRC insists on defining its purpose and function as a ministerial one, then it must live within the specific building and facilities location layout as adopted by the Board in 2004, as stated in Condition 84.

The DRC may not, as it did on October 19, approve significant changes from the design that it is charged with administratively confirming and then refuse to consider the impacts of the significant design changes it has approved. VOTMA was not successful in its efforts to persuade the DRC to consider the impacts of aggregating the parking distributed across the entire site, as shown in Exhibit 3.0-10, into two massed parking areas (27-space lot now adjacent to the front entrance and 67-space in a valet parking lot close to the front entrance) and 8 spaces at the Spa. Exhibit 3.0-10 shows *no parking* adjacent to the front entrance or at the Spa, and virtually *all other parking* distributed adjacent to the scattered cottages on the site (Ex 3.0-10 does show an 11-space parking area to the northeast of the motor court). Tohigh’s revised parking plan for The Resort *completely revises* the location of the parking on the site. This revised plan and its impacts were not evaluated in the EIR.

VOTMA considers this revision to be a very significant change to the vision and use of the Inn/Spa/Restaurant, *because it allows and encourages a far greater level of “public” use of the Inn, and more severe car light and noise impacts* on the forest habitat to the northeast. If the DRC believes that it does not have the authority to consider the impacts of that proposed significant project design change, then by the same token, the DRC lacks the ministerial power to approve those same changes. DRC has thus exceeded its authority and abused its power by approving that *complete* revision of the parking layout adopted in 2004 and included in the Use Permit as Condition 84.

**2. The DRC exceeded its ministerial authority in authorizing the relocation of cottages on the project site, and particularly those on the western peninsula where the effect was to remove additional trees, relocate the buildings downslope and potentially visually expose those buildings to State Route 12.**

DRC member Wurtz questioned Staff and the applicant on the apparent relocation of cottages on the western peninsula of the project site. Member Wurtz handed out an overlay comparing the locations of buildings on the Exhibit 3.0-10 layout (consistent with story poles established at the time) with those shown on Tohigh’s revised design layout.

The applicant's consultants acknowledged that one or more cottages had been relocated downslope and that a number of trees (50 or so according to member Wurtz) were scheduled for removal as a result. The applicant's argument that on an *overall* project basis the new revised proposal had a net reduction in trees removed was cogently met by DRC member Wurtz's rejoinder that the total number of trees removed was not as important as *where* the trees were *located* that were to be removed under the revised plan. In this case the trees appear to be in a key area affecting potential visibility from State Route 12 and also potentially exposing the buildings' pony walls to view.

The applicant's visual consultant attempted to assure the DRC that based on his putting a blue tarp in a tree in the affected area and viewing it from several vantage points from the distance, he was comfortable that the buildings would most probably not be visible. Putting aside why in that instance *alone*, the DRC was willing to consider the potential impact of the proposed design change (but was not for purposes of the parking restructuring, the pool relocations, the change in roof-line, or other areas), the DRC is still left again to explain what authority it had to accept a change in the location of structures from that shown on the Exhibit 3.0-10 layout in carrying out its *ministerial* design review function. It appears DRC exceeded its authority.

### **3. The DRC exceeded its ministerial authority in authorizing the inclusion of a new "Support Building" on the site design plan.**

Staff confirmed in response to an inquiry from DRC member Wurtz that the "support building" located to the northeast edge of the site beyond the new valet parking lot was not included on the Exhibit 3.0-10 layout. The applicant has provided little information about the function, size, and facility capability (water, electrical, sewage disposal etc) of the building. Slides X1-X5 of the 10/04/16 design plans show that it has five windows, an enclosed yard, a generator enclosure and a space for parking and charging 4 electric carts.

The applicant has not addressed noise, light, drainage, equipment, vehicle storage, hazardous waste (battery storage), repair facility functions, wastewater disposal, personnel or other issues associated with this support building, let alone the actual proposed design. Staff's statement that the design layout for the purposes of the EIR was just a "conceptual" approach is inconsistent with the wording of Condition of Approval #84, which does not use the term "conceptual." Even if Staff's premise that Condition 84 was merely a "conceptual" approval were somehow plausible, the inherent ambiguity of a conceptual approach does not by itself empower the DRC to ministerially approve the placement and design for an entirely new building that is proposed for the outer edge of an entirely new 67-space parking lot, all at the edge of the project site and adjacent to the forest habitat. DRC has exceeded its ministerial authority in including that building in the approved project design.



**4. The DRC exceeded its ministerial authority in authorizing the substitution of a large new zero edge infinity pool at a relocated spot at the southern edge of the project site adjacent to a down-sloping contoured plateau.**

Tohigh's revised site design substitutes a large infinity pool with a south-facing lateral zero-edge drain flow for two smaller conventional pools that were shown in Exhibit 3.0-10. This design change presents several impact issues: Both the length and volume of the larger pool and the larger deck surface surrounding it, along with the southern water drain flow of the infinity design could present potential slope stability and failure issues, as well as seismic issues dissimilar from the original two static pools it replaces. No doubt the large pool deck would be a popular location for public day use, or day and night parties, if Tohigh was considering attempting to expand to that use. No indication is given whether the 2500 cubic yards of cut and/or the 500 cu yds of fill disclosed in the design application for the Inn/Spa/Restaurant will occur in or around this area. Infinity pools are more water-use intensive (more evaporation) and more energy intensive (more energy use for pumping) because the water level must be kept at a precise elevation. It is not clear that any of these issues were evaluated in the EIR for the original configuration. In any event, the new infinity pool would clearly be a significant new design feature of The Resort (see, bird's eye view of The Resort on first page of August 1, 2016 Kenwood Press). This significant design modification of the pool layout previously adopted by Condition of Use #84 exceeds the scope of the DRC's authority to ministerially approve this project.

**5. The DRC exceeded its ministerial authority in authorizing a new pool at the Spa.**

Condition of Approval #83 provides that "the Spa facility includes six hot tubs and several small pools." Exhibit 3.0-10 of the project EIR, dated May 2003, prepared by Nicholas Berman does not appear to show a single large exterior pool for the layout of the Spa. The revised project design departs from these limitations. It includes a new large pool that poses water use issues that were not evident pre-drought and pre-groundwater regulation when the EIR was prepared. Approval of this new pool exceeded the DRC's ministerial authority.

**6. The DRC exceeded its ministerial authority in authorizing the south roof of the Inn to be eliminated and replaced with a new activity space in the form of a terrace/observation deck/bar, which has every probability of becoming the most popular bar with the best view in the northern Sonoma Valley.**

Exhibit 3.0-10 clearly shows an overhanging roof on the southeast facing side of the Inn. That same exhibit does show some sort of very small terrace on a portion of the northwest facing side of the Inn. Tohigh explained the decision to eliminate the south roof and replace it with a terrace/bar hot spot as one driven by the desire to

eliminate the dark green roof on the south that might possibly be visible from State Route 12 near Landmark Vineyards. VOTMA observes that the exchange offered is likely instead to create far greater visual impacts. The new terrace/bar will *add* to the overall nighttime lantern effect of the Inn, *which total effect has not yet even been analyzed for its visual impacts*. The traffic generated by the bar with the best view in the area will likely be significant. The absence of an overhanging – and light-blocking – roof on the south side (and on the northern inside-facing garden court) will allow more light to stream up and reflect from the south side of the Inn from the meeting and dining rooms below (and from the inside garden court up into the night sky). Removal of this roof and its noise-dampening benefits likewise creates nighttime noise impacts that the previous EIR never considered. Those impacts are not inconsequential as this new activity space may be used to host crowds, music and partying. None of this was contemplated in the EIR, since there was no such activity space designated for that area. The DRC did not have the discretionary authority to open up this space for these light- and noise-spewing activities, and certainly not without first analyzing their significant new impacts under CEQA.

**C. In approving the Tohigh revised project design the DRC failed to conduct the thorough review of the forest envelope and lighting impacts required by the Final Conditions of Approval and Mitigation**

**1. The DRC failed to address the revised design’s significant tree-removing impacts.**

In its written and oral comments before the DRC on October 19, VOTMA addressed the important function served by the forest area surrounding The Resort site. That forest is functionally the design envelope critical to sheltering The Resort from visibility from the surrounding area. The health and sustainability of the forest and woodlands area surrounding the site are critical to the ability to provide that visual and auditory screen.

Condition of Approval #99 specifically charges the *DRC* to “receive, review and approve” the revised site plan building plans and grading plans, sign plan, elevations, and colors and materials for compliance with Conditions 99a-99e, prior to building permit issuance. Condition 99 requires that in order to reduce the visual contrast of the Inn/Spa/Restaurant with the immediately surrounding setting so that the project will not attract attention as seen from State Route 12, the site plan must adopt measures “retaining as many trees on the project as possible.”

Condition 99c is even more explicit. It provides that “Existing trees in the area between the inn/spa/restaurant and State Route 12 *shall be preserved* to the maximum extent possible in order to provide a screen and minimize the amount of the building that can be seen from State Route 12 west of Adobe Canyon road.” (Emphasis added.)

The area where the new 67-space parking lot is being relocated and where the support building is to be located appears to be within the zone of concern for visual impacts. No questions were asked or comments made by the DRC about the 80 trees that are being removed to make way for the valet parking lot and the support building. The DRC's failure to even recognize, let alone analyze, this significant impact does not constitute substantial evidence that the Tree Removal and Retention Plan, as thus eviscerated, "retains as many trees as possible" and assures that trees in the visual zone "are being preserved to the maximum extent possible."

The Open Space District Staff asked questions about the relocation of parking spaces that highlight the inadequacy of the DRC's non-existent tree protection efforts. The District Staff inquiry came at a time before Tohigh revised the parking plan *again* to load even more spaces in the new parking area and add the support building. There is no indication in the publicly-available record that the District was even notified of this further revision, nor that District Staff ever signed off on the parking relocation, let alone advised of the revised proposal to further expand the number of spaces in the lot as well as to locate the support building in that same area. The EIR was never revised to provide this necessary information to the District, despite its responsible agency function.

Tohigh's arborist did provide a tree condition summary and its tree survey report to the DRC at the hearing. But it does not appear that the DRC had the opportunity to review the survey in advance (copies were handed to the DRC at the hearing). The Staff Report refers to a "Tree Removal and Retention Plan" and invites the DRC to provide "recommendations or changes" and "to approve it if they agree with the plan." The tree survey and the Removal and Retention Plan have not been made available to the public. Other than DRC member Wurtz's questions about the removal of 50 trees on the western peninsula to allow for the relocation of cottages, no DRC member addressed any tree issues. No specific approval of the Tree Removal and Retention Plan occurred as far as VOTMA is aware.

Finally, despite the clear concern in condition 99c about effective screening in the area *between* the project site and State Route 12, it appears that the arborist's tree survey and assessment extended *only* to the area immediately within the project site, looking toward – not from – State Route 12. The report apparently did not look at tree conditions on property also owned by Tohigh outside of the Inn/Spa/Restaurant project site.

In view of the 4-5 year drought that has hit the Sonoma Valley and the likelihood it will continue, the DRC had an obligation to inquire as to the condition of the larger forested area that constitutes the full envelope required to screen The Resort site. If trees in areas critical to maintaining the overall screening effect are dead, diseased or dying and will need to be removed (whether on the project site or immediately adjacent to it) those removals will affect the screening potential of the forest. A picture taken at the present point in time, before that removal action has been undertaken, cannot represent what the actual screen potential will be once those

trees are eliminated. In view of the 12 years that have passed since the 2004 EIR, and the intervening drought conditions, the DRC was obliged by Condition #99 to ascertain the impacts of the revised design's new tree removals. Absolutely no information was presented to the DRC to show that Condition 99c would be satisfied.

In summary, the DRC's review never asked, let alone answered, the right questions. Tohigh's consultants did present information that showed that the actual number of trees to be removed on the project site under the revised plan declined from the count in 2004. But that ignores the relevant issue. As DRC member Wurtz observed, for visual screening purposes, the number of trees removed (or retained) on the site is less important than the *location* of the trees removed or retained. The Staff Report, the consultant's report, and the DRC's actions do not acknowledge and address this critical distinction.

## **2. The DRC failed to address the revised design's significant impacts on light and glare.**

Conditions 100 and 101 charge the DRC to review the landscaping plan for visual screening and for minimizing light pollution impacts. The lighting plans "require . . . [that] c. Escape of light to the atmosphere shall be minimized." But these conditions remain ignored.

Visual lighting impacts are most important at night. Just because a building can barely be seen in the day under natural light from State Route 12 does not mean that the same building would not stand out dramatically at night with a dark forest as a backdrop. So it is with The Resort and its lantern effect.

The DRC failed to require Tohigh – or the DRC's own Staff – to provide any simulation of how The Resort as now revised will "appear" from State Route 12 at night with its buildings emitting light in virtually every direction. The Inn hours are 6 am until midnight, 7 days a week. When asked about the "lantern effect" of the current roof terrace design, Tohigh's consultant did not think it would be significant since the light would be indirect. Tohigh's architect offered to provide a night lighting simulation at a later date. The offer was neither accepted nor rejected. What was clear, however, was that Tohigh assumed that whatever light that was allowed to escape to the atmosphere had in fact been minimized.

The key question for the DRC, however, was never answered: would The Resort be visible from State Route 12 at night, and to what extent? The DRC approved the Tohigh revised proposal without undertaking the assessment required to ensure *both* that the light escaping to the atmosphere from the project design was minimized *and* that the ability to see The Resort from SR 12 was also minimized by the revised design proposed. The DRC should have withheld its approval of the design plan until information had been presented that would answer both questions.

**D. In approving the revised project design the DRC failed to account for employee parking on the Inn/Spa/Restaurant project site.**

The DRC may not remove for separate, later piecemeal analysis one site element of the Winery project layout, which project is not covered by Application DRH16-0006, to satisfy the need for employee parking for the Inn/Spa/Restaurant. Under CEQA Guideline section 15378, “project” is defined as “the whole of an action,” and includes all aspects of the activity being proposed, not just that portion currently being approved.

At the Sonoma Valley Citizens Advisory Commission meeting on September 28, 2016, Tohigh was asked where employee parking was to be located in the proposed project design. Tohigh was not able to answer that question.

Subsequently, Tohigh indicated that the parking would be located at the Winery portion of the PLP01-0006 project. That portion of the overall project approved in PLP01-0006 is subject to a separate set of conditions: “Conditions of Approval and Mitigation Monitoring Program Use Permit: Winery: Sonoma Country Inn.” Tohigh has not filed for design review of that portion of the project. Exhibit 3.0-15 of the EIR (pg 3.0-26) shows the layout of a “Staff Parking Area” of 60 spaces at the Winery site. That area appears to be in oak woodland with a number of trees that will be required to be removed. But that part of the project will, like the balance of the project, have drainage, visual, circulation, noise and other issues that need to be analyzed, and appropriate mitigation measures designed and developed. And, those impacts will intersect with the need to accommodate the employee parking design so that it fits in with the winery events parking and the “Staff and Maintenance” one-story building nearby the staff parking.

VOTMA is unable to determine at this point whether Tohigh intends to revise the staff parking, in the same fashion as it did for the Inn/Spa/Restaurant parking for The Resort. At this point Tohigh has segmented that consideration by presenting for piecemeal approval only The Resort portion of the overall PLP01-0006 project. Tohigh is essentially asking the DRC to ignore potential uncertainties associated with the development of the Winery portion of the project, and by implication the 60-space staff parking to be located on that separate site, and sign off on a design for construction and operation of The Resort that does not account for necessary employee parking on a stand-alone basis within the Inn/Spa/Restaurant project site.

When VOTMA raised this segmentation issue at the DRC hearing, Staff interjected that the lot had already been completed. DRC member Wurtz later clarified that what appears to have been constructed was only the 12-vehicle trailhead parking lot to accommodate use of the public trail contemplated in the PLP01-0006 use permit. Condition of Approval #80 for The Resort confirms that this parking lot was required to be constructed at the time of construction of the project access road. The Conditions for both the Inn/Spa/Restaurant and the Winery do not address

independent DRC action approving the employee parking site proposal out of context with the overall design layout plan for the Winery site as a whole. That latter application is not now before the DRC.

The DRC has failed to address and PRMD Staff has failed to clarify the steps and approvals required for the staff parking lot and whether that lot can be constructed separately and before the other site approval for the Winery has been filed and approved. In view of that, at this time VOTMA concludes that the project design as approved for The Resort does not provide adequate parking to cover the guests and staff contemplated by Tohigh. The DRC failed to address this shortcoming. The DRC approval should be reversed because it did not address this critical issue.

**E. Conditions of Approval 107, in conjunction with Public Resources section 21166 and CEQA Guidelines section 15162, require a full environmental review of the redesigned and modified Resort project in light of the substantial changes to the project that will result in a substantial increase in severity of previously identified effects.**

Substantial changes with respect to the circumstances under which the project is being undertaken, and new information of substantial importance, show that The Resort, with the design as revised, will have significant effects not discussed previously and/or substantially more severe than previously examined in the 2004 EIR.

More than a decade has passed since the EIR prepared in PLP01-0006 was certified. More than 15 years have passed since some of the fieldwork that supported that EIR was conducted. During the time The Resort has languished, the circumstances under which the project was formulated and the project layout and design now proposed by Tohigh have changed in significant ways.

The Sonoma Country Inn was envisioned in 2001 by Auberge Resorts as more of a quiet retreat/inn facility hidden in the forest at the foot of Hood Mountain. It was located in a Sonoma Valley that at the time was more rural and rustic and where traffic was at times objectionable, but not almost impossibly congested as it is too many times today. The concept of a self-contained inn/spa/restaurant was oriented toward paying guests staying at the inn. The public was allowed to use the restaurant and spa, *but estimated public usage was minimal*. Parking was distributed across the grounds of the inn/spa and located adjacent to the 19 cottages that fanned out from the main inn. The accompanying Winery was the public face of the project, where wine tasting, weddings and other permitted public and private events were conditionally allowed.

In late 2014 Tohigh acquired the Sonoma Country Inn project. The overall vision for the project is less clear today as a result. Partly that is because Tohigh has decided to pursue the Inn/Spa/Restaurant part of the overall project separate from the Winery part of the project. Partly that is reflected also in the design for the

Inn/Spa/Restaurant that Tohigh submitted as its final revised proposal for DRC review.

Good design is a window into intended use. So has it been with the evolution of Tohigh's proposed design under application DHR16-0006. Tohigh's initial proposed design filed in July 2016 made significant design changes in the layout adopted for the original vision of this part of the project in 2004 (EIR Exhibit 3.0-10). The significance of the changes showed up not so much in wholesale structural revisions as it did in new structures/features that *reconfigured and altered probable uses and their impacts*.

The July 2016 design added a wedding meadow for the Inn, even though weddings had previously been minor, "as allowed," events at the Winery. The July 2016 design consolidated two smaller pools below the Inn into one very large zero-edge infinity pool, with expanded deck space surrounding the pool. The July 2016 design stepped back the upper floors of the south face side of the Inn (the side facing out toward the new large infinity pool) and added terraces at each level. A flat and long rectangular lawn space was added to the area just beyond the first floor terraced area and the new pool. The two meeting rooms ("for use by guests and community and civic groups" as described in the "Proposed Project" description in the Conditions of Approval) are shown in the architect's rendering as spilling seating out onto the first floor terraces and space beyond; so also for the "pool bar." The restaurant area on the second floor provides garden dining in an open-to-the-sky inner courtyard, a private dining area, a general dining area, and a lounge. The latter three areas have terraces that appear suitable for outdoor dining or other event activities. The south roof on the top floor has been eliminated entirely; in its place is a terrace running the entire length of the south wall with a raised observation area, a bar and three separated seating areas. The July 2016 design for the Spa shows a gym, a yoga space and a new outside pool that would likely function as a lap pool, along with several very small pools. The Spa and Main Inn Building/Restaurant are open to the public for recreation and dining. Finally, to provide the parking essential to fully utilize all the aspects of the expanded use potential for the Inn and Spa, the July 2016 proposed design *partially centralized* parking by moving parking spaces from the western side of the site to a new small (22 space) east valet parking lot and adding a 16-space parking lot west of the entrance. A support building was also added to the back of the smaller front lot.

The October 4, 2014 (date of drawings) final proposed design refined the parking reorientation even further and eliminated the wedding meadow (plus made other smaller changes – e.g., added observation platform on the roof terrace). Under the revised parking framework the smaller lot at the entrance was expanded to a 27-space lot immediately adjacent to the west side of the front entrance/auto court, and the smaller east valet parking lot was expanded to a 67-space lot that runs adjacent to the northeast edge of the front entrance and across the northeast side of the site. The two large lots would be serviced by valets. (Tohigh represented to the DRC that cars entering the auto court would be serviced by valet parking; it is not

clear that would be the case for cars going to the Spa.) Finally, the support building was moved from the west front area to the area immediate behind the large 67-space lot.

As a result, all parking in the final design was *consolidated* to three areas – 8 spaces at the Spa, 27 spaces in the lot west of the front entrance, and the 67-space main valet lot. All parking that had been adjacent to the cottages was eliminated. This has the effect of allowing Tohigh to “harvest” unused parking across the site that previously would have been adjacent to the 19 cottages. By harvesting all parking Tohigh is able to support increased patronage at the restaurant dining areas, the lounges/bars on the three floors, and *to support larger events* in the two meeting rooms or elsewhere on the site. This is a significant design and operational change. In theory the valet harvesting structure would also allow at some point in the future cars to be relocated for space sharing between the Inn and the Winery.

As stated at the DRC hearing, VOTMA acknowledges that the architecture of the Inn is clean and it could certainly function in this design as a guest-oriented central hub for The Resort. But, as VOTMA also noted, the concentration of all parking (the EIR layout Ex 3.0-10, showed parking distributed across the site, but for the most part adjacent to the 19 cottages), combined with the design and layout of the pool, spa, lawn court, terraced open air space dining from the second floor dining areas, expanded areas outside of the first floor bar and meeting rooms, and the open roof terrace/bar also are consistent with a significant change in the circumstance under which the project was initially approved. Simply stated, Tohigh’s business model seems to have shifted to accommodate a much larger *public venue* vision and reorientation. That is what VOTMA is concerned about – that the then-quiet Auberge resort model has been superseded by a business vision that both retains the Inn/cottage concept for staying guests, and expands the overall revenue potential by creating a heavily advertised public breakfast/lunch/dinner/after-dinner restaurant/lounge paradigm, with a public gym/yoga/lap pool model grafted on top.

To be clear, VOTMA is not faulting Tohigh for seeking to take advantage of the currently approved public restaurant operating hours probably unheard of in the rest of the Sonoma Valley (6am to midnight, 7 days a week). Tohigh made a business deal that cost it \$40 million and it wants to recover its investment. We get that.

But Tohigh also accepted risk in that business deal – that its more public-oriented revenue model was inconsistent with the project as proposed and in light of the circumstances then existing when it was considered and approved. Tohigh took the risk that it would be *allowed* to in fact realize those revenues, despite the fact that to do so will substantially increase the traffic and trip generation that this revised vision would require and necessarily generate. Tohigh’s risk is compounded by the fact that it would be trying to convert the vision and public use intensity fully 12 years later than had been assumed under the use permit issued in 2004, and in the



face of anger and push-back from local residents who are already fed up with the traffic and congestion that has become Sonoma Valley circa 2016.

The environmental impacts associated with this change in the project must be addressed under PRC section 21166 and CEQA Guideline section 15162. As provided in those sections, if an applicant significantly changes a project after an EIR was prepared, or the circumstances under which the project was undertaken change, or new information that could not have been known at the time becomes available (certainly due to the passage of 12 years), and the effect is that new impacts not previously discussed emerge, or the impacts that were assessed become substantially more severe, the permit approval process changes. In that case, the *assurance* otherwise provided by PRC section 21166 --that if an EIR has been completed “no subsequent or supplemental environmental impact reports shall be **required**” – *drops away*. In 2016 the change in circumstances of this project, coupled with the change in Tohigh’s project design and the change in facts/information (cumulative development, traffic, drought, overconcentration of events) since 2004 trigger the requirement that The Resort project is now subject to further environmental assessment before any design review can be completed.

That new information is now available that could not have been available in 2004 seems self-evident. Among other things we now have new information in the form of 1) dramatically worsened traffic conditions, 2) a 4 year drought (which undoubtedly has also affected the health the forest envelope and habitat in and surrounding the site) and new urgent pressure to sustainably manage and use precious groundwater resources in Sonoma Valley and statewide; 3) significant cumulative new project development on this portion of State Route 12 and pending and proposed plans for massive increased development in this corridor; and 4) overconcentration of winery and other event facilities in Sonoma Valley. These circumstance and conditions preclude the County, acting through the DRC, from granting the final discretionary approval for this project, using the stale 2004 EIR as the purported still-credible basis for the mandated environmental review that such discretionary action requires.

There is no doubt that this required updated environmental review necessarily extends to the entire project covered by the PLP01-0006 use permit. Full environmental review is required for the proposed modifications, alterations and expansions of use authorized by the Use Permit. The passage of time likely alone would have produced that result; the proposed design and use changes submitted by Tohigh further reinforced and confirmed that requirement.

## CONCLUSION

For the above reasons, VOTMA requests that the Design Review Committee’s Record of Action of October 19, 2016 be vacated and the application be returned to PRMD Staff with direction to undertake a full review of 1) the environmental effects of the final project design changes proposed in application DHR16-0006, and 2) the new

and increased impacts of the Inn/Spa/Restaurant portion of the project approved in PLP01-0006, due to the changed circumstances and new information that have emerged over the last 12 years the project has languished that now render the 2004 EIR stale.

Respectfully submitted,

*Roger Peters*

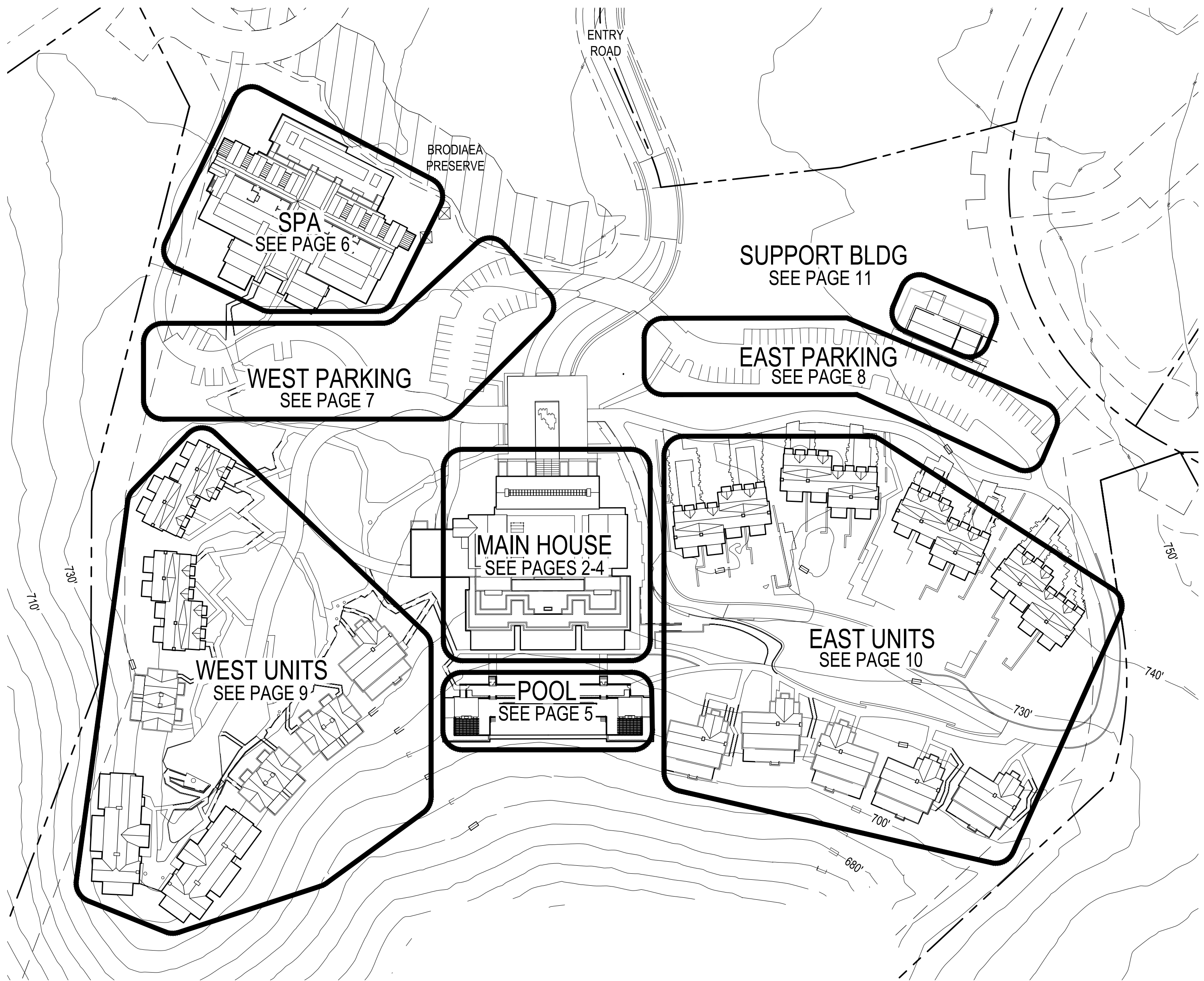
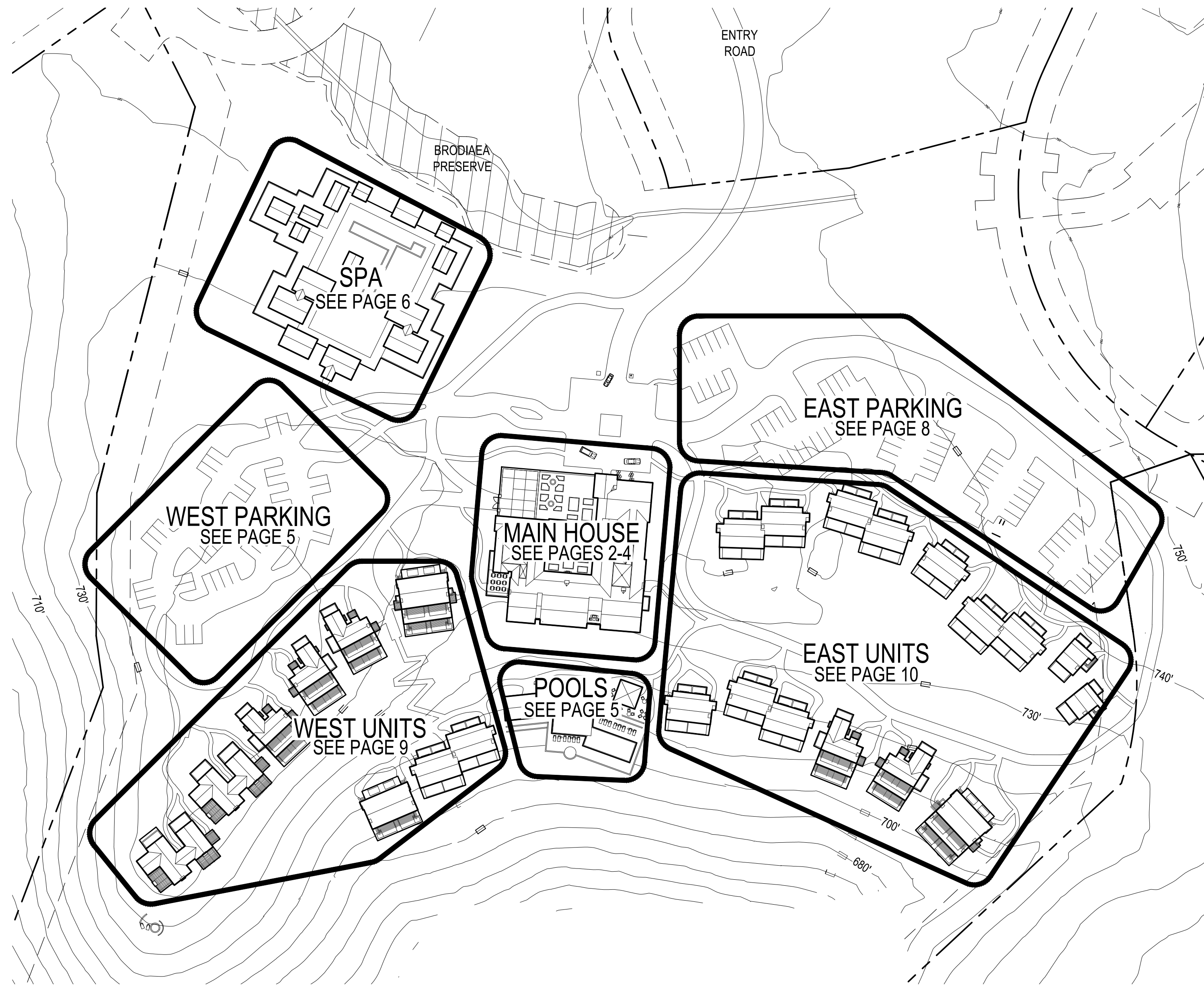
Roger Peters  
Valley of the Moon Alliance

cc: Supervisor Susan Gorin  
Melinda Grosch-PRMD  
Flora Li-Tohigh Investments  
Kathy Pons  
Steve Volker

# SUMMARY OF REDUCED IMPACTS DUE TO REVISIONS TO THE CONCEPTUAL DESIGN

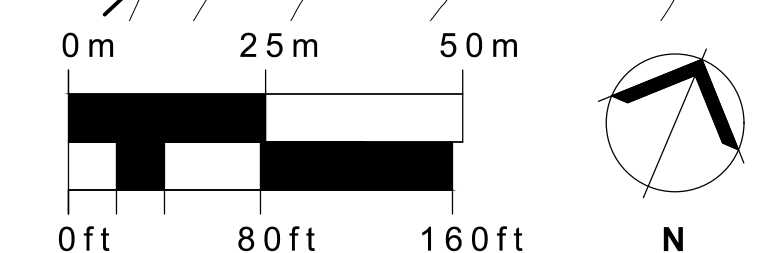
- TREE REMOVAL DUE TO CONSTRUCTION HAS BEEN REDUCED BY 17%.
- TOTAL HOTEL ROOMS OF 50 IS UNCHANGED.
- TOTAL RESTAURANT SEATING OF 125 IS UNCHANGED.
- BUILDING OPENINGS ARE SUBSTANTIALLY SIMILAR IN BOTH DESIGNS.
- TOTAL NUMBER OF PARKING SPACES IS UNCHANGED AT 102 BUT, PAVING AREA FOR PARKING HAS BEEN REDUCED BY 27,000 SQ FT.
- 10 OF THE 21 STRUCTURES HAVE REDUCED VISUAL IMPACT. THE REMAINING STRUCTURES HAVE EQUAL VISUAL IMPACT.
- OUTDOOR LOUNGE AREAS ARE SUBSTANTIALLY SIMILAR. NO NEW NOISE IMPACTS.

NOTE: CURRENT DESIGN WAS REVISED SLIGHTLY AND RESUBMITTED ON 2017.03.23 TO SCAPOSD. SEE SHEETS 7 AND 10 FOR DETAILS.



**A** CONCEPTUAL SITE PLAN  
SCALE: 1" = 80'

**B** CURRENT SITE PLAN  
SCALE: 1" = 80'



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

THE RESORT AT  
SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

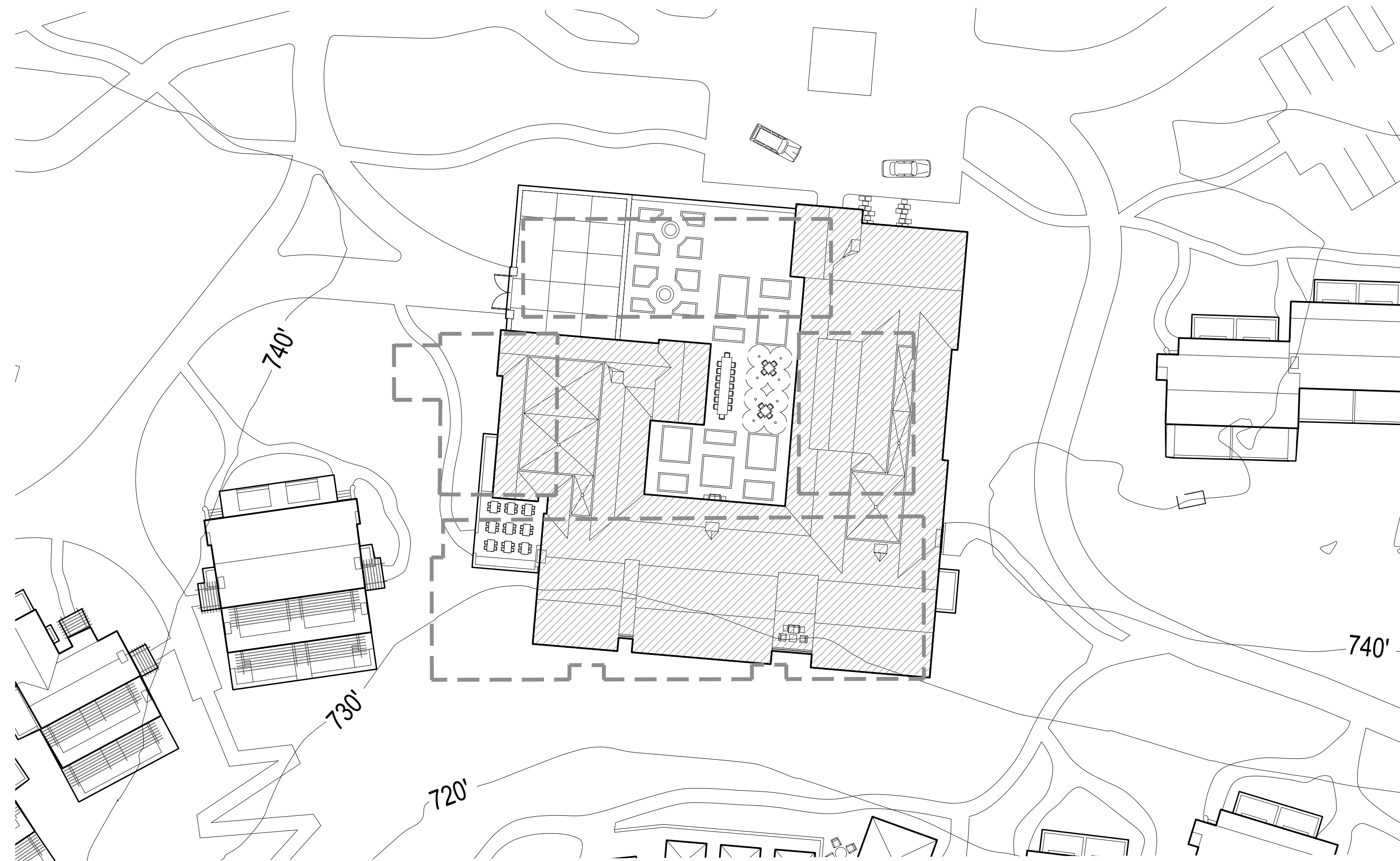
Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL, CURRENT DESIGN
10.4.16	02C RESUBMITTAL, CURRENT DESIGN
3.23.17	REVISION PER SCAPOSD, CURRENT DESIGN

SITE PLAN  
COMPARISON

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanview\1-Drawings\1-Current\Site Plan Defense Exhibits 170523.dwg

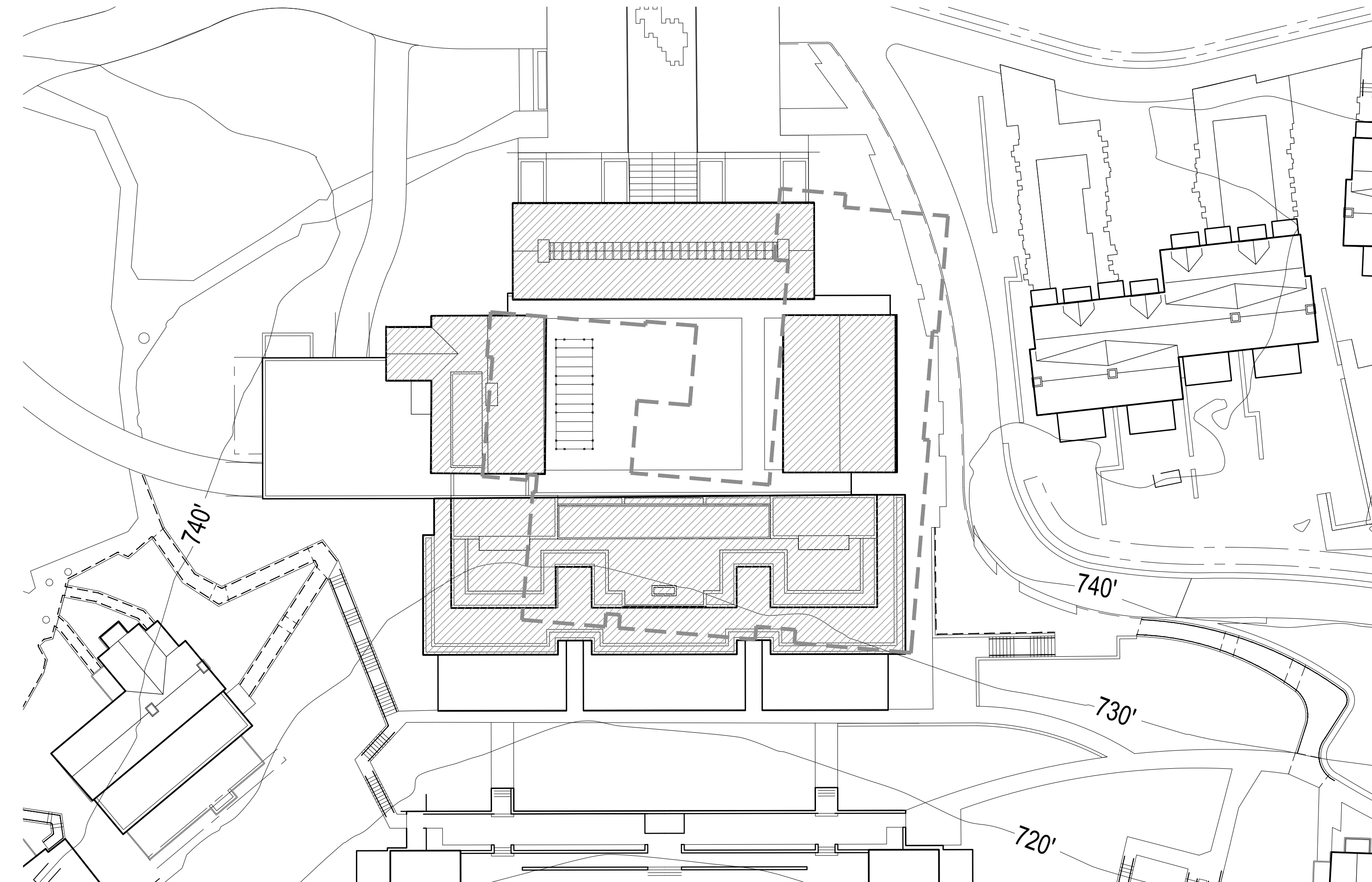
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanwide\1-Drawings\01-Current\Site Plan Defense Exhibits 170523.dwg

OUTLINE OF CURRENT PLAN FOR REFERENCE



**A**  
1 MAIN HOUSE SITE LAYOUT - CONCEPTUAL DESIGN  
SCALE: 1" = 20'

OUTLINE OF CONCEPTUAL PLAN FOR REFERENCE



**B**  
1 MAIN HOUSE SITE LAYOUT - CURRENT  
SCALE: 1" = 20'

### MAIN HOUSE SITE POSITION

### SUMMARY OF REDUCED IMPACTS

THE LOCATION OF THE MAIN HOUSE IS SUBSTANTIALLY UNCHANGED FROM THE CONCEPTUAL DESIGN.

- THE MAIN HOUSE IS IN A SUBSTANTIALLY SIMILAR LOCATION WITH MINOR ROTATION TO ORIENT TO VIEWS.
- BOTH THE CONCEPTUAL DESIGN AND CURRENT DESIGN UTILIZE COVERED EXTERIOR CORRIDORS AROUND A COURTYARD FOR CIRCULATION. THE IMPACT OF THE EXTERIOR COVERED CORRIDORS IS UNCHANGED.

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN  
GILLAM  
KROEGER  
architects

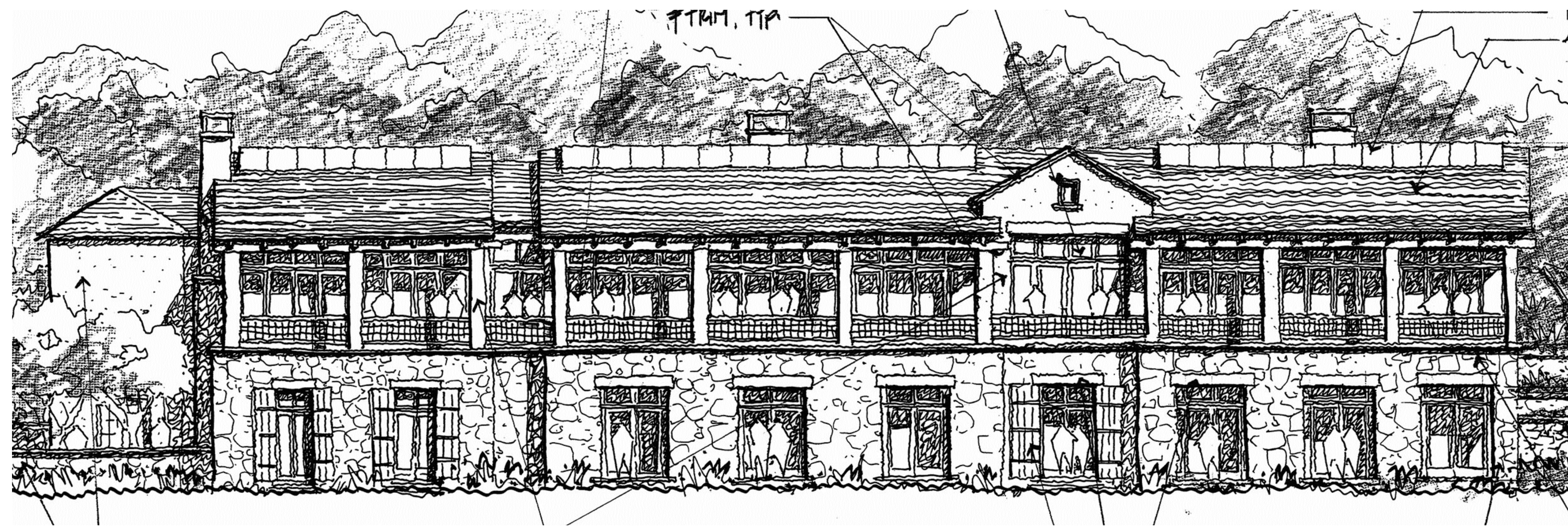
2352 MARINSHIP WAY  
SANTA LITA CALIF 94024  
TEL: 415 290 8866  
FAX: 415 290 8866

THE RESORT AT  
SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA

NOT FOR  
CONSTRUCTION  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	6.30.16
Issue	01C SUBMITTAL (CURRENT DESIGN)
	10.4.16
	01C RESUBMITTAL (CURRENT DESIGN)

MAIN HOUSE  
SITE POSITION



**A**  
1 MAIN HOUSE SOUTH ELEVATION - CONCEPTUAL DESIGN  
SCALE: NTS



**B**  
1 MAIN HOUSE SOUTH ELEVATION - CURRENT DESIGN  
SCALE: NTS

**MAIN HOUSE ELEVATION**

**SUMMARY OF REDUCED IMPACTS**

**THE FLOOR ELEVATIONS OF THE MAIN HOUSE ARE SUBSTANTIALLY UNCHANGED FROM THE CONCEPTUAL DESIGN. THE NEW ROOF GARDEN, TERRACING AND TRELLISES SOFTEN THE FACADE AND BLENDS THE BUILDING BETTER INTO THE HILLSIDE REDUCING THE VISIBILITY FROM THE VALLEY BELOW. NOISE LEVELS WILL HAVE NO SIGNIFICANT CHANGE.**

- THE ELEVATION OF THE FIRST FLOOR IS TWO FEET LOWER THAN THE CONCEPTUAL DESIGN. THE ELEVATION OF THE SECOND FLOOR IS UNCHANGED AT 736 FEET. THE FLOOR ELEVATIONS ARE IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL.
- THE MASS OF THE PROPOSED MAIN HOUSE IS TERRACED BACK ON THE SLOPE WITH EACH LEVEL STEPPING BACK WITH PLANTED EDGES AND TRELLISED PATIOS. THE CONCEPTUAL DESIGN PRESENTED A SINGLE UNINTERRUPTED VERTICAL MASS. THE TERRACING ALLOWS THE MASS OF THE BUILDING TO RECEDE ALONG THE SLOPE AND BREAK UP THE OVERALL APPEARANCE OF THE HEIGHT OF THE MAIN HOUSE .
- A ROOF GARDEN REPLACED THE SOLID MASS OF THE PITCHED SLATE ROOF OF THE CONCEPTUAL DESIGN TO BETTER BLEND THE BUILDING INTO THE LANDSCAPE AND REDUCE THE VISIBILITY FROM THE VALLEY BELOW.
- THE ROOF GARDEN WILL CONTAIN TREES AND PLANTINGS, SOFTENING THE APPEARANCE OF THE BUILDING AND OBSCURING THE UPPER PORTION OF THE STRUCTURE.
- TRELLISES SOFTEN THE APPEARANCE OF THE BUILDING, COMPARED TO THE CONCEPTUAL DESIGN'S SLATE ROOFED PORCHES. THE TRELLISES WILL BE COVERED BY VINES PROVIDING NATURAL SCREENING THAT REDUCES VISIBILITY FROM THE VALLEY BELOW.
- THE SKYLIGHTS FROM THE PREVIOUSLY APPROVED DESIGN WERE REMOVED TO ELIMINATE REFLECTIVE ROOFTOP GLAZING AND MINIMIZE THE NIGHT TIME LANTERN EFFECT.
- THE 50 TOTAL OUTDOOR DINING SEATS AT THE MAIN HOUSE IS UNCHANGED IN THE CURRENT DESIGN PER THE CONDITIONS OF APPROVAL. THIRTY ONE SEATS HAVE BEEN SHIFTED FROM THE RESTAURANT TERRACE TO THE ROOF TOP GARDEN. AS THE TOTAL NUMBER OF OUTDOOR SEATING IS UNCHANGED THERE WILL BE NO SIGNIFICANT CHANGE IN NOISE LEVELS.
- THE CURRENT DESIGN INCORPORATES LOW, FULLY SHIELDED AND DARK SKY COMPLIANT LIGHTING AT THE ROOF GARDEN TO KEEP NIGHT TIME LIGHTING IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL.
- THE GUEST BEDROOMS ARE 65 FEET AWAY FROM THE ROOF TOP GARDEN. IT IS BENEFICIAL TO THE PROJECT THAT THE BUILDING STAYS REASONABLY DARK AND QUIET AT NIGHT AS TO NOT TO DISTURB THE HOTEL GUESTS.

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

1025 MAIN STREET  
SANTA ANA, CALIF 92701  
TEL: 714.291.8800  
FAX: 714.291.8801

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

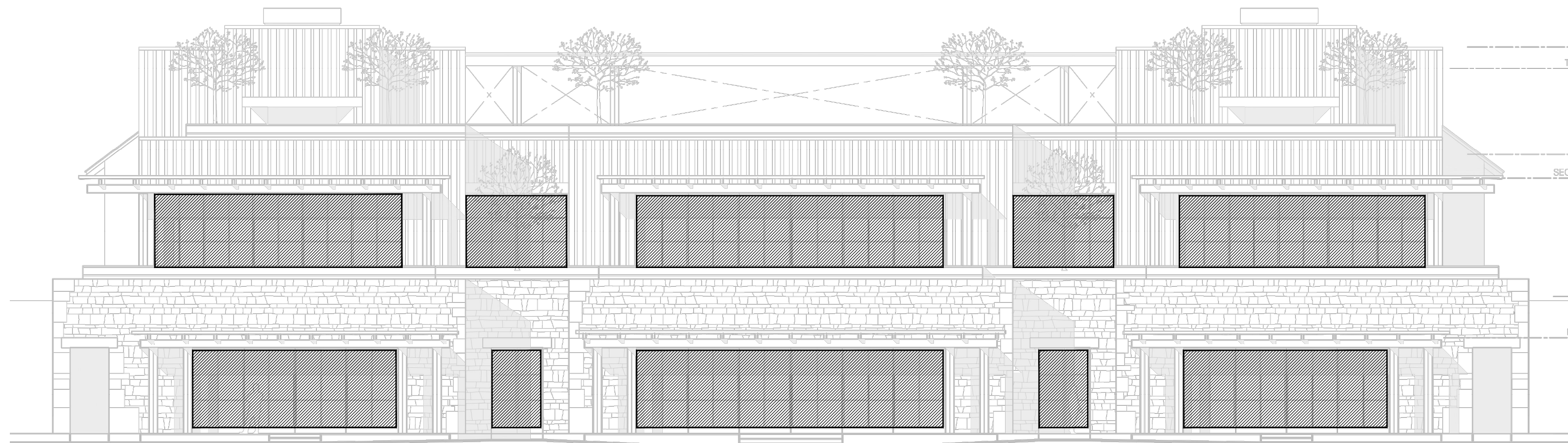
Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL (CURRENT DESIGN)
10.4.16	01C RESUBMITTAL (CURRENT DESIGN)

MAIN HOUSE  
ROOF DESIGN



TOTAL GLAZING AREA ≈ 2024 SQ FT

**A**  
3 MAIN HOUSE SOUTH FACADE - CONCEPTUAL DESIGN  
SCALE: 1" = 10'



TOTAL GLAZING AREA ≈ 2138 SQ FT

**B**  
3 MAIN HOUSE SOUTH FACADE - CURRENT DESIGN  
SCALE: 1" = 10'

DOOR AND WINDOW OPENING

**SUMMARY OF REDUCED IMPACTS**

**THE TOTAL GLAZING OF THE OPENINGS OF THE CURRENT DESIGN IS SUBSTANTIALLY SIMILAR TO THE CONCEPTUAL DESIGN. THE NIGHTTIME LANTERN EFFECT WILL HAVE NO SIGNIFICANT CHANGE.**

- THE CONCEPTUAL DESIGN MAIN HOUSE SOUTH FACADE WAS A SERIES OF GLAZED FRENCH DOORS. THE CURRENT DESIGN SOUTH FACADE IS COMPOSED OF GLAZED SLIDING DOORS.
- THE OPENINGS OF THE SOUTH FACADE OF THE CONCEPTUAL DESIGN HAD 2024 SQUARE FEET OF GLAZING.
- THE OPENINGS OF THE SOUTH FACADE OF THE CURRENT DESIGN IS SUBSTANTIALLY SIMILAR WITH 2138 SQUARE FEET OF GLAZING.

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
architects  
1023 MAIN STREET  
ST. HELENA, CALIF. 94754  
2352 MARSHWAVE  
SAUSALITO, CALIF. 94965  
7 FACSIMILE 415 250 8866  
7 FAX 415 250 1954

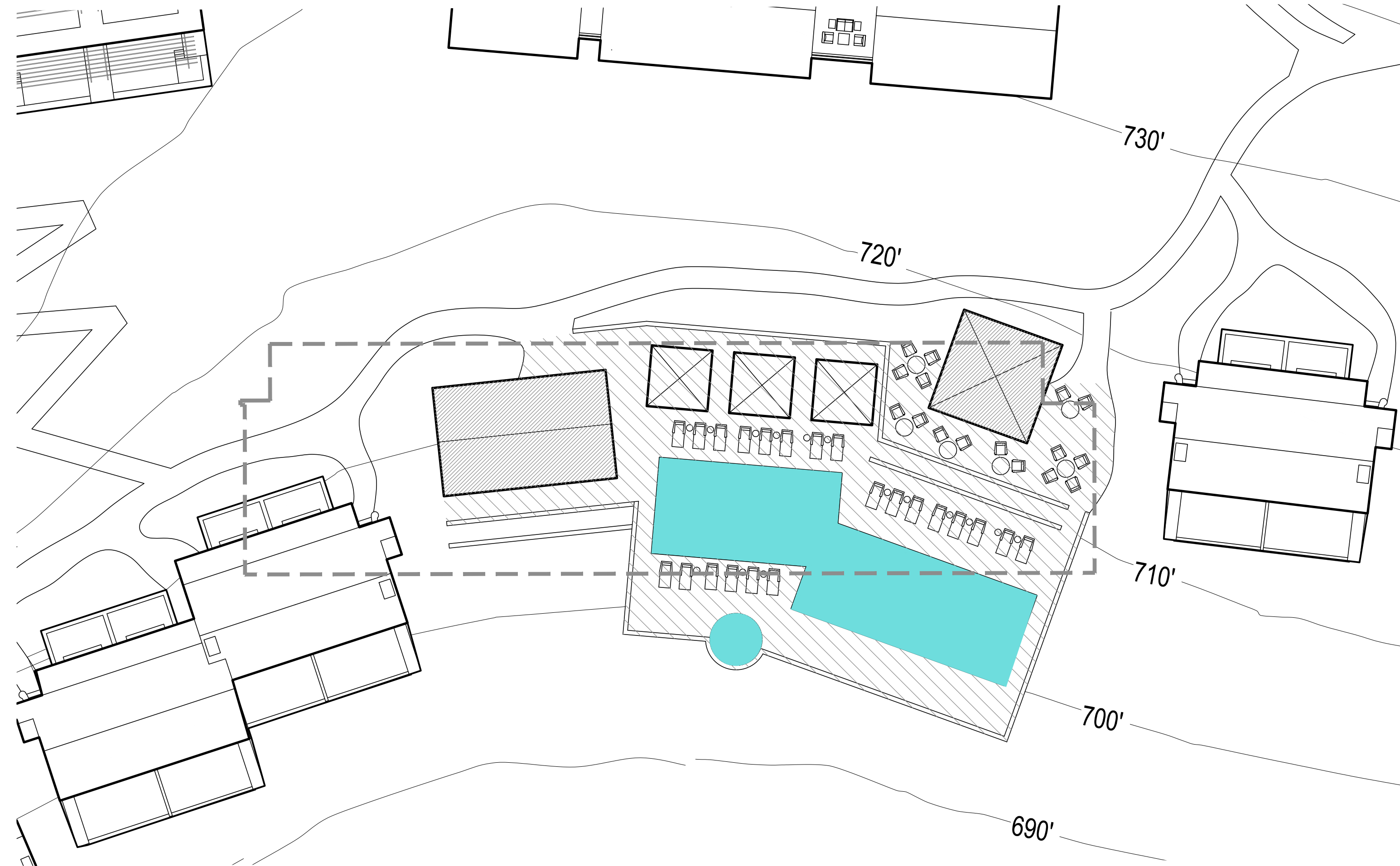
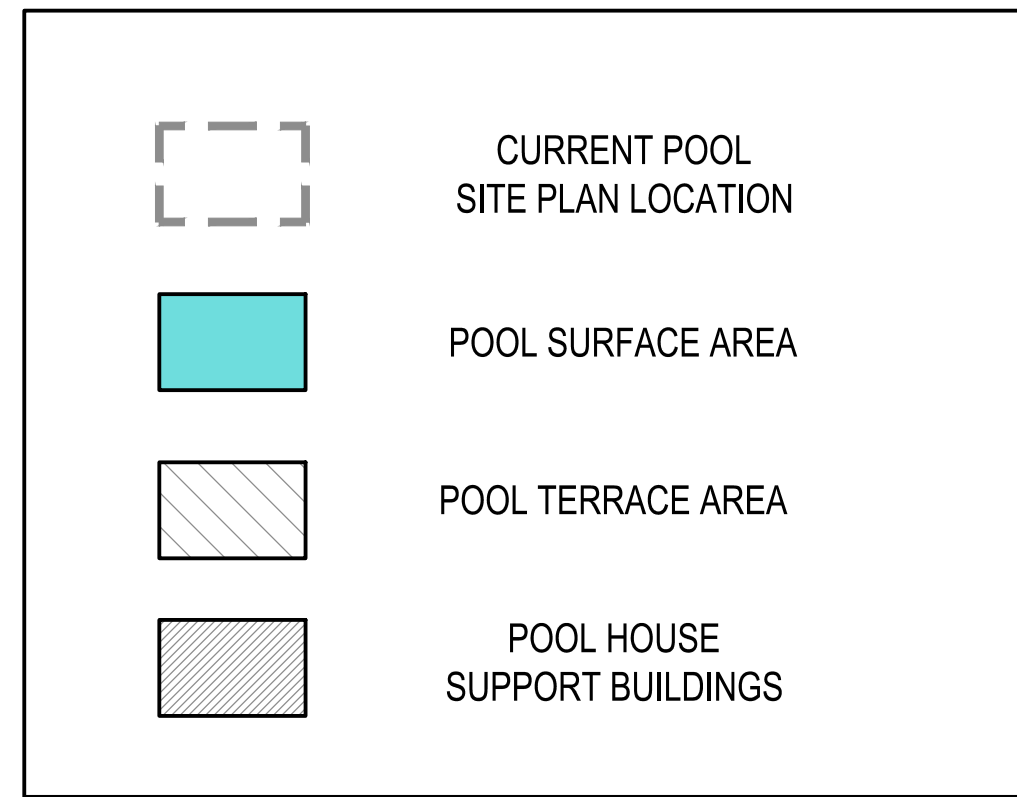
**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

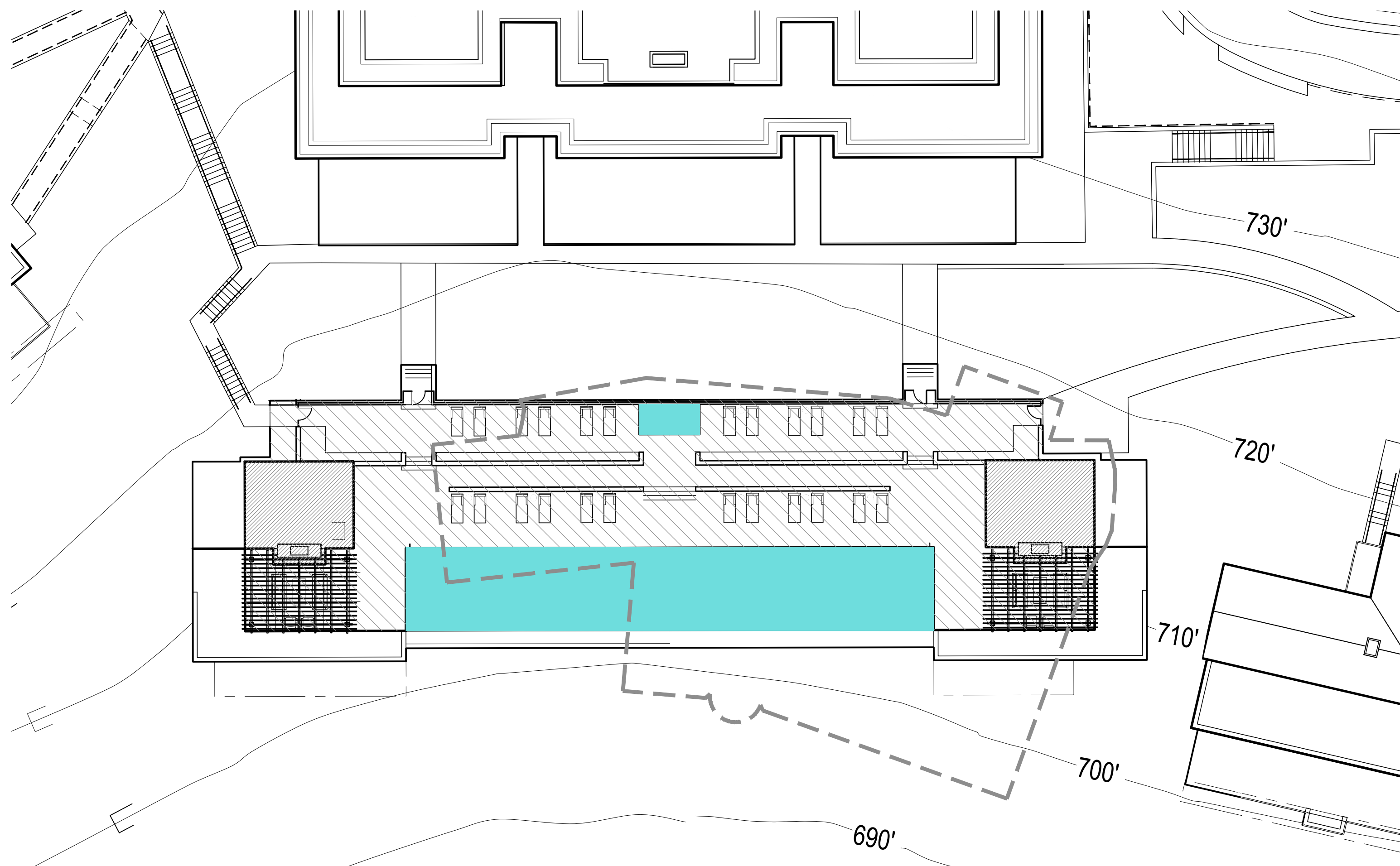
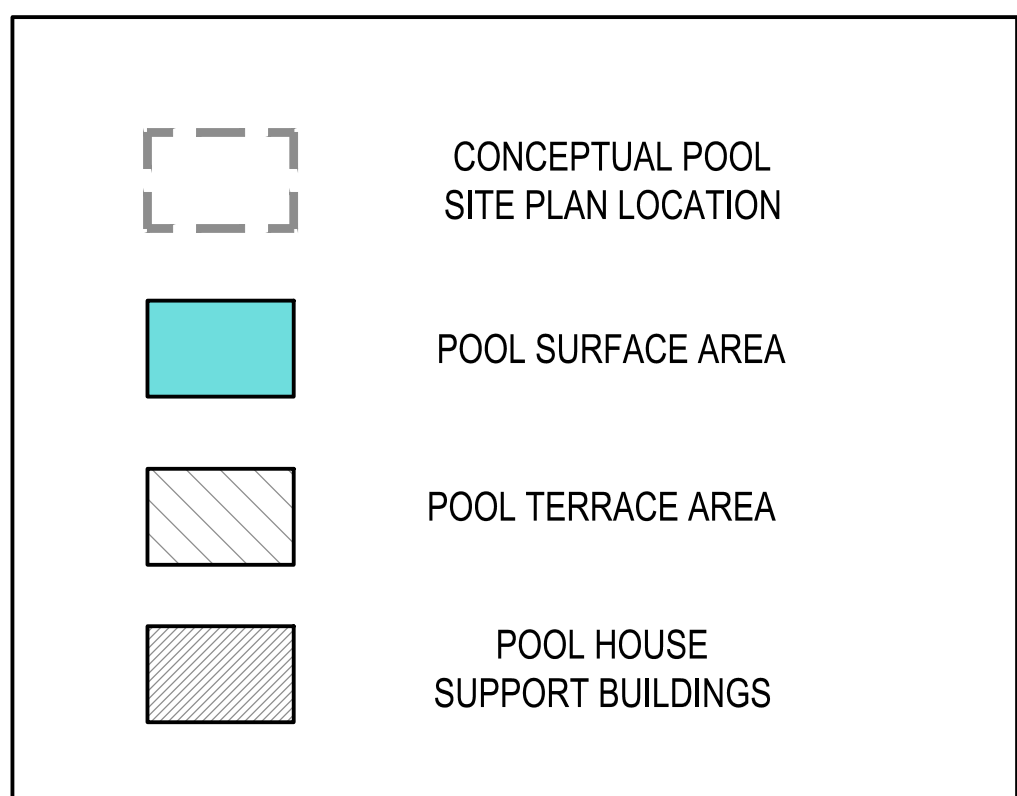
Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL, CURRENT DESIGN
10.4.16	01C RESUBMITTAL, CURRENT DESIGN

**DOORS &  
WINDOWS  
COMPARISON**

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanwide\1-Drawings\01-Current\Site Plan Defense Exhibits 170523.dwg



**A**  
4  
POOL SITE PLAN - CONCEPTUAL DESIGN  
SCALE: 1" = 20'



**B**  
4  
POOL SITE PLAN - CURRENT DESIGN  
SCALE: 1" = 20'

**MAIN POOL REVISIONS**

**SUMMARY OF REDUCED IMPACTS**

**THE POOL IS IN A SUBSTANTIALLY SIMILAR LOCATION TO THE CONCEPTUAL DESIGN. THE POOL USE IS SUBSTANTIALLY UNCHANGED. TOTAL MAIN POOL AREA HAS INCREASED SLIGHTLY BY 101 SQUARE FEET. REORIENTING THE TERRACES WITH THE TOPOGRAPHY REDUCES THEIR VISIBILITY FROM THE VALLEY BELOW.**

- THE PROPOSED POOL IS IN A SUBSTANTIALLY SIMILAR LOCATION TO THE CONCEPTUAL DESIGN.
- THE PROPOSED WATER USAGE OF THE PROJECT IS IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL (59b).
- THERE HAS BEEN NO INCREASE IN SEATING AT THE POOL. POOL USAGE IS SUBSTANTIALLY SIMILAR.
- IN THE CONCEPTUAL DESIGN, THE TOTAL POOL AREA WAS 2,181 SQUARE FEET. IN THE CURRENT DESIGN, THE POOL AREA IS 2,282 SQUARE FEET. IN TOTAL, THE SURFACE AREA INCREASED BY 101 SQUARE FEET OR 4.6%.
- IN THE CONCEPTUAL DESIGN, THE TOTAL POOL TERRACE AREA WAS 6,307 SQUARE FEET. IN THE CURRENT DESIGN, THE POOL AREA IS 6,711 SQUARE FEET. IN TOTAL, THE AREA INCREASED BY 404 SQUARE FEET OR 7%.
- IN THE CONCEPTUAL DESIGN, THE POOL TERRACE REQUIRED A RETAINING WALL WITH A GUARDRAIL AS HIGH AS 20 FEET ABOVE EXISTING GRADE. BY ORIENTING THE POOL ALONG THE CONTOURS; AND BY USING STEPPED PLANTERS, WALL SURFACES WERE REDUCED TO A MAXIMUM OF 10 FEET, WHICH IS SCREENED BY VEGETATION. THE POOL TERRACE WALLS ARE NOW LESS VISIBLE FROM THE VALLEY BELOW.
- THE CURRENT PROPOSED POOL HOUSE SUPPORT STRUCTURES HAVE A GREEN ROOF TO ALLOW THEM TO DISAPPEAR INTO THE LANDSCAPE. THE TRELLIS AND TERRACED PLANTERS BLEND THE POOL AND THE POOL SUPPORT STRUCTURES INTO THE HILLSIDE.



These documents are the property of Backen Gillam Kroeger Architects. All rights reserved. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
architects  
1023 MAIN STREET  
SANTA MONICA, CALIF 90404  
TEL: 310.310.1954  
FACSIMILE: 310.310.1954

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL (CURRENT DESIGN)
10.4.16	01C RESUBMITTAL (CURRENT DESIGN)

POOL REVISIONS

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanview\1-Drawings\01-Current\Site Plan Defense Exhibits 170523.dwg



**A**  
5  
SPA LAYOUT - CONCEPTUAL DESIGN  
SCALE: 1" = 30'

OUTLINE OF CURRENT PLAN FOR REFERENCE  
X FAIR OR MODERATE HEALTH TREES REMOVED (55)  
 TREE LINE FOR GRAPHIC REFERENCE



**B**  
5  
SPA LAYOUT - CURRENT DESIGN  
SCALE: 1" = 30'

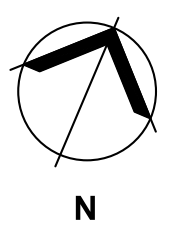
OUTLINE OF CONCEPTUAL PLAN FOR REFERENCE  
X FAIR OR MODERATE HEALTH TREES REMOVED (10)  
 TREE LINE FOR GRAPHIC REFERENCE

**SPA SITE MODIFICATIONS**

**SUMMARY OF REDUCED IMPACTS**

**THE SPA WAS MOVED INTO A CLEARING TO LIMIT THE REMOVAL OF TREES. SPA TOTAL POOL AREA IS SIMILAR THOUGH REDUCED BY 128 SQUARE FEET.**

- THE PROPOSED WATER USAGE OF THE PROJECT IS IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL, POINT 59b.
- THE SPA MOVED ABOUT 50 FEET INTO A CLEARING TO REDUCE THE REMOVAL OF TREES. IN THE CONCEPTUAL DESIGN FIFTY FIVE TREES WERE REMOVED, IN THE CURRENT PLAN TEN ARE REMOVED.
- IN THE CONCEPTUAL DESIGN, THE TOTAL POOL AREA AT THE SPA WAS 1380 SQUARE FEET. IN THE CURRENT DESIGN, THE SPA POOL AREA IS 1252 SQUARE FEET. IN TOTAL, THE POOL AREA WAS REDUCED BY 128 SQUARE FEET, OR ~9% DECREASE.



These documents are the property of Backen Gillam Kroeger Architects. All rights reserved. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
 architects  
 2322 MARINSHIP WAY  
 Sausalito, CA 94965  
 FACSIMILE: 415.299.8866  
 1023 MAIN STREET  
 ST. HELENA, CALIF. 94754  
 FACSIMILE: 707.962.1924

**THE RESORT AT  
SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

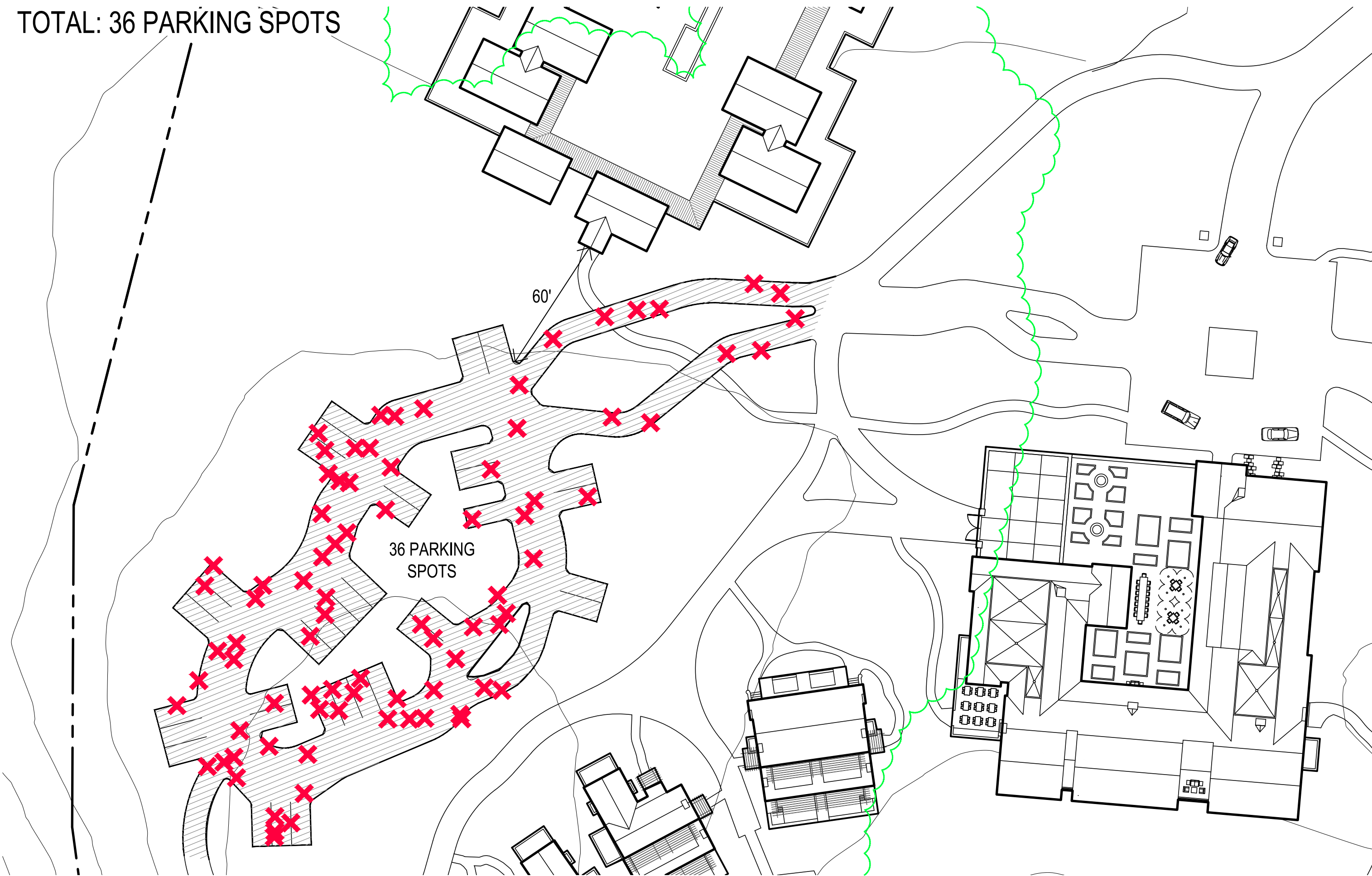
**NOT FOR  
CONSTRUCTION**  
 FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	SPC SUBMITTAL (CURRENT DESIGN)
10.4.16	SPC RESUBMITTAL (CURRENT DESIGN)

**SPA SITE MODIFICATION**



TOTAL: 36 PARKING SPOTS

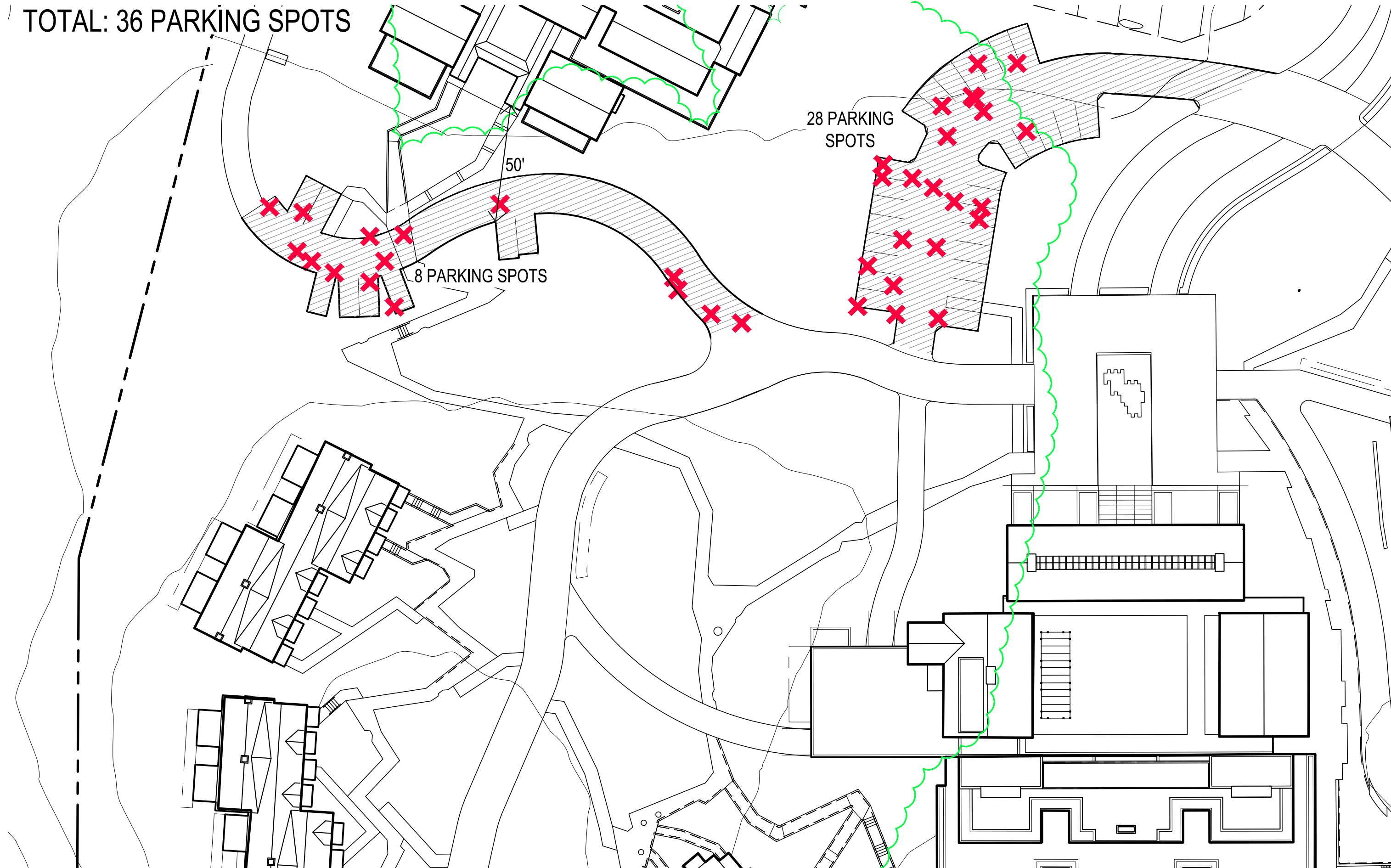


**X** FAIR OR MODERATE HEALTH TREES REMOVED (84)

**○** TREE LINE FOR GRAPHIC REFERENCE

**A** WESTERN PARKING - CONCEPTUAL LAYOUT  
SCALE: 1" = 40'

TOTAL: 36 PARKING SPOTS



**X** FAIR OR MODERATE HEALTH TREES REMOVED (37)

**○** TREE LINE FOR GRAPHIC REFERENCE

**B** WESTERN PARKING - CURRENT LAYOUT  
SCALE: 1" = 40'

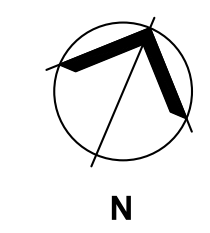
**WESTERN PARKING RELOCATION**

**SUMMARY OF REDUCED IMPACTS**

**THE TOTAL NUMBER OF PARKING SPACES IS UNCHANGED. BY CREATING A MORE EFFICIENT LAYOUT AND LIMITING VEHICULAR INTRUSION INTO THE SITE, THE WESTERN PARKING IS NOW IN GREATER CONFORMANCE WITH THE CONDITIONS OF APPROVAL. CHANGES WERE MADE TO REDUCE TREE REMOVAL, REDUCE CIRCULATION PAVING, RELOCATE PARKING IN LESS FORESTED AREAS AND OTHERWISE LIMIT THE IMPACT ON THE SITE.**

- THE TOTAL NUMBER OF PARKING SPACES HAS NOT CHANGED.
- THE CURRENT PARKING DESIGN REDUCED THE PARKING AREA BY NEARLY 10,000 SQUARE FEET FROM THE CONCEPTUAL DESIGN.
- IN THE CONCEPTUAL DESIGN, AN INEFFICIENT PARKING AREA WAS SCATTERED WITHIN A FORESTED AREA NEAR THE WESTERN BLUFF. BECAUSE OF THE ADDITIONAL CIRCULATION SPACE FORTY SEVEN MORE TREES WOULD HAVE BEEN REMOVED THAN THE CURRENT PARKING DESIGN.
- IN THE CURRENT DESIGN, THE PARKING IS CONCENTRATED CLOSER TO CAMPAGNA ROAD AND THE ENTRY ROAD AND AWAY FROM THE WESTERN HILLSIDE DROP OFF. REDUCING THE CIRCULATION PAVING, LIMITING VEHICULAR INTRUSION INTO THE SITE AND FURTHER REDUCING THE POSSIBILITY OF HEADLIGHTS BEING SEEN FROM THE VALLEY BELOW.
- IN THE CURRENT DESIGN THE CLOSEST PARKING SPOT TO THE SPA IS SUBSTANTIALLY SIMILAR TO THE CONCEPTUAL DESIGN. IN THE CURRENT DESIGN THE SPA IS APPROXIMATELY TEN FEET CLOSER TO THE NEAREST PARKING SPOT THAN THE CONCEPTUAL DESIGN.

**NOTE: ONE PARKING STALL WAS RELOCATED TO BE WITHIN THE BUILDING ENVELOPE PER SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT (SCAPOS) AFTER THE DESIGN REVIEW APPROVAL.**



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
architects

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

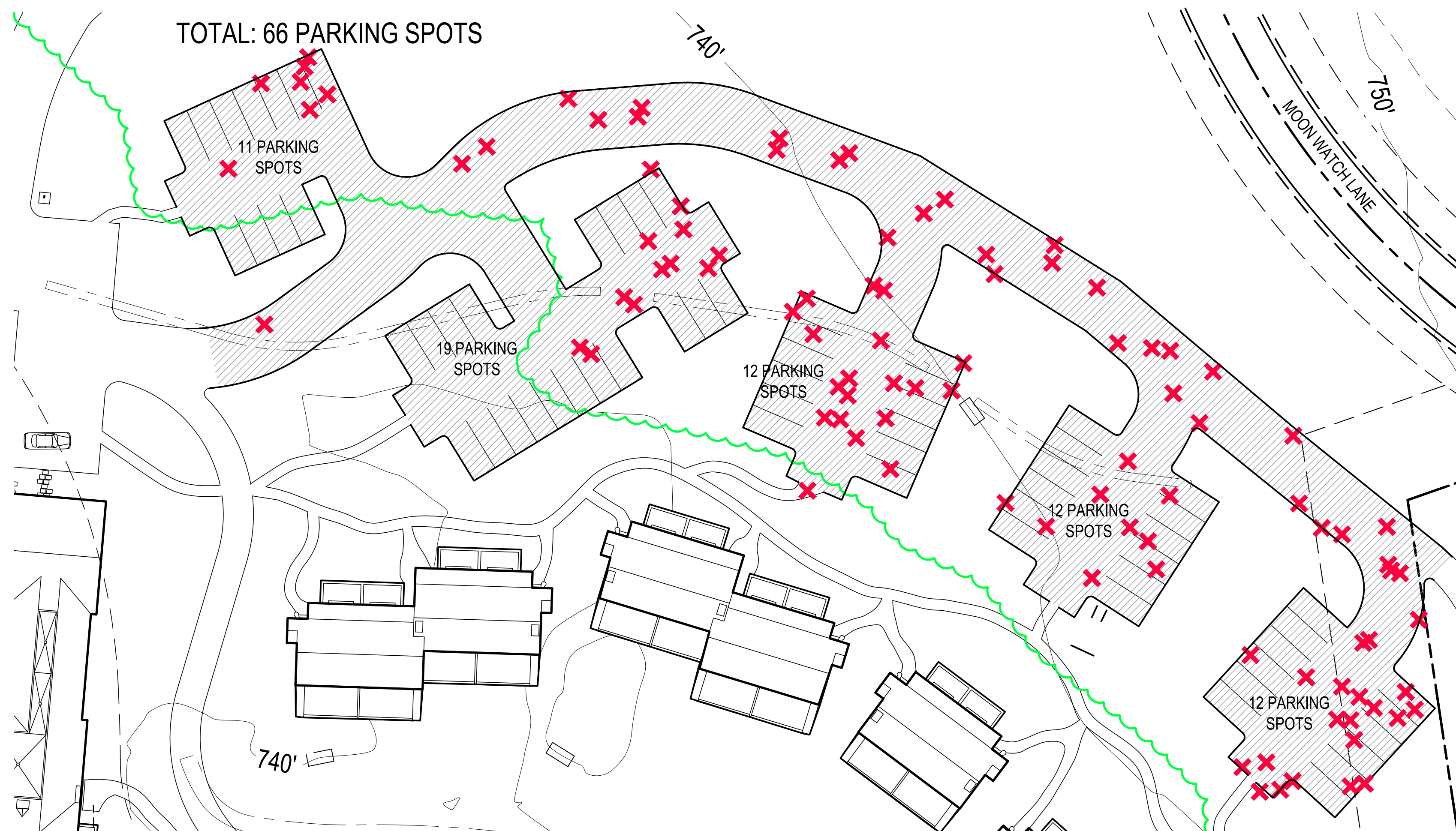
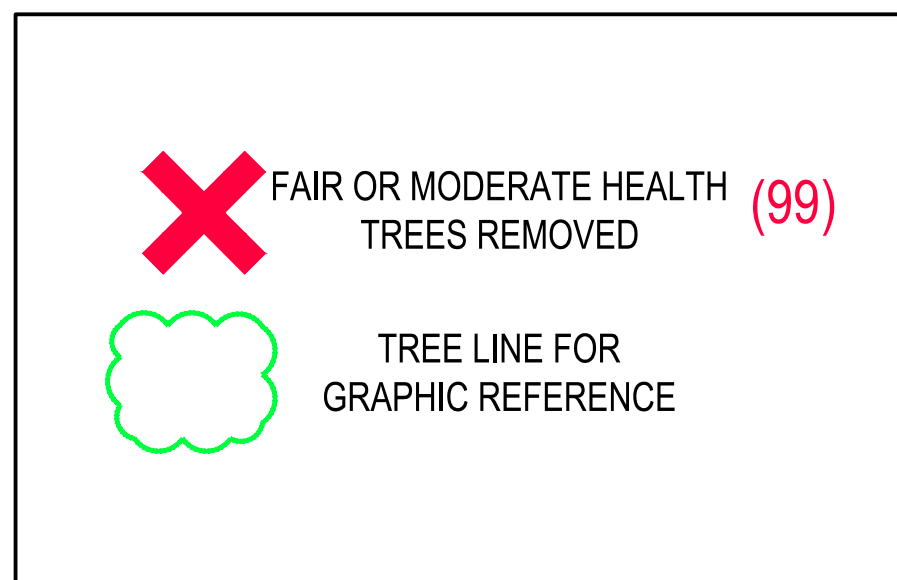
**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	SPC SUBMITTAL (CURRENT DESIGN)
10.4.16	SPC SUBMITTAL (CURRENT DESIGN)
3.23.17	REVISION PER SCAPOS (CURRENT DESIGN)

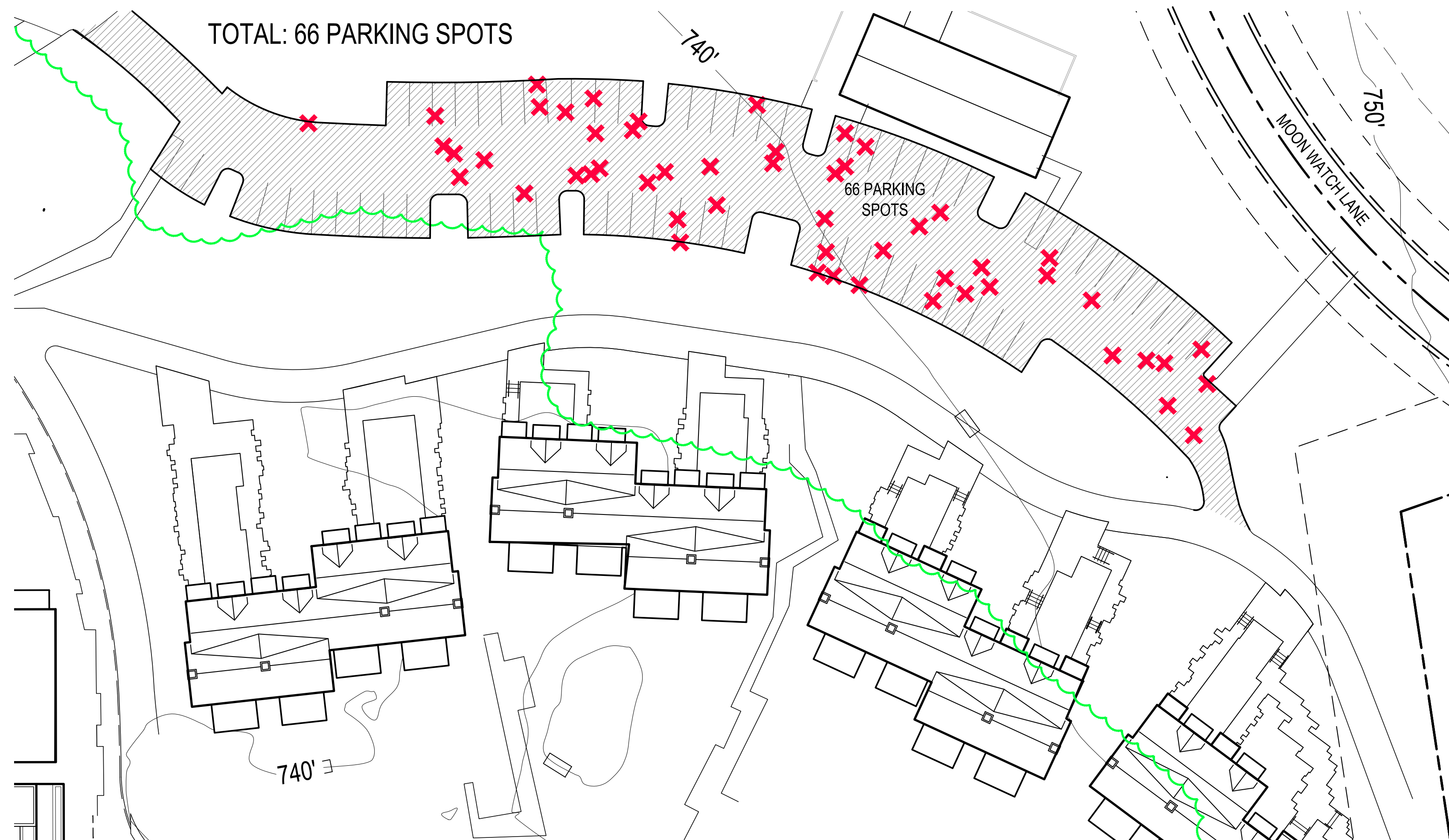
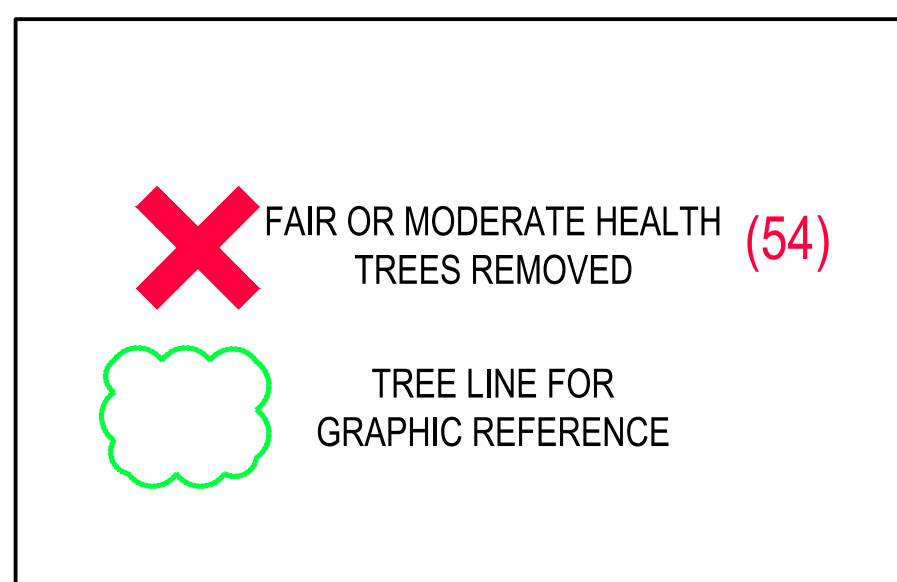
**WESTERN  
PARKING AREA**

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanview\1-Drawings\01-Current\Site Plan Defense Exhibits 170523.dwg

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 5:20:15/201516 - Oceanview1-Drawings/01-Current/Site Plan Defense Exhibits 170523.dwg



**A**  
7  
**EASTERN PARKING - CONCEPTUAL LAYOUT**  
SCALE: 1" = 30'



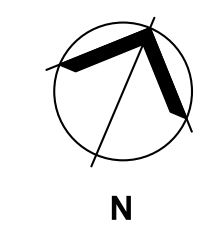
**B**  
7  
**EASTERN PARKING - CURRENT LAYOUT**  
SCALE: 1" = 30'

**EASTERN PARKING RELOCATION**

**SUMMARY OF REDUCED IMPACTS**

**THE TOTAL NUMBER OF PARKING SPACES IS UNCHANGED. BY CREATING A MORE EFFICIENT LAYOUT AND LIMITING VEHICULAR INTRUSION INTO THE SITE, THE PARKING IS IN GREATER CONFORMANCE WITH THE CONDITIONS OF APPROVAL. WHILE THE ORIENTATION HAS CHANGED, THE PARKING IS SUBSTANTIALLY SIMILAR IN LOCATION. CHANGES WERE MADE TO REDUCE TREE REMOVAL, REDUCE CIRCULATION PAVING AND OTHERWISE LIMIT THE IMPACT ON THE SITE.**

- AS PREVIOUSLY APPROVED, THE EASTERN PARKING AREA CONSISTED OF 66 PARKING SPOTS WITHIN FIVE SMALL LOTS. THE CURRENT PARKING LOT CONSOLIDATES THE SAME 66 PARKING SPOTS INTO A SINGLE LOT. BY CONSOLIDATING THE FIVE LOTS INTO A SINGLE LOT, ABOUT 17,000 FT<sup>2</sup> OF IMPERVIOUS PAVING WAS ELIMINATED, APPROXIMATELY THE AREA OF SIX TENNIS COURTS. THIS BETTER LIMITS THE REMOVAL OF TREES.
- THE CURRENT PARKING LOT AREA IS SUBSTANTIALLY WITHIN THE FOOTPRINT OF THE CONCEPTUAL DESIGN LOT AREA.
- THE CONCEPTUAL PLAN REMOVED NINETY NINE TREES WHILE THE CURRENT PLAN REMOVES FIFTY FOUR. BY CONSOLIDATING THE FIVE LOTS FORTY FIVE LESS TREES OF FAIR OR MODERATE HEALTH ARE REMOVED.
- FULL VALET SERVICE IS PROPOSED TO MINIMIZE VEHICULAR CIRCULATION THROUGHOUT THE REST OF THE SITE AND TO KEEP VEHICLE NOISE AND HEADLIGHTS CONFINED TO A SINGLE LOCATION.
- HEADLIGHTS ARE STILL BLOCKED FROM THE VALLEY BELOW BY THE ADJACENT COTTAGES AND LANDSCAPING. THE SUPPORT BUILDING, EXISTING SLOPED TOPOGRAPHY AND MOON WATCH LANE SCREEN THE FOREST HABITAT BEYOND FROM HEADLIGHT.



These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	6.30.16
Issue	DIC SUBMITTAL (CURRENT DESIGN)
	10.4.16
	DIC RESUBMITTAL (CURRENT DESIGN)

**EASTERN  
PARKING AREA**

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanview\1-Drawings\01-Current\Site Plan\Release Exhibits 170523.dwg



● LARGE SPECIMEN COASTAL LIVE OAKS TO BE PRESERVED (2)

✗ LARGE SPECIMEN COASTAL LIVE OAKS TO BE REMOVED (7)

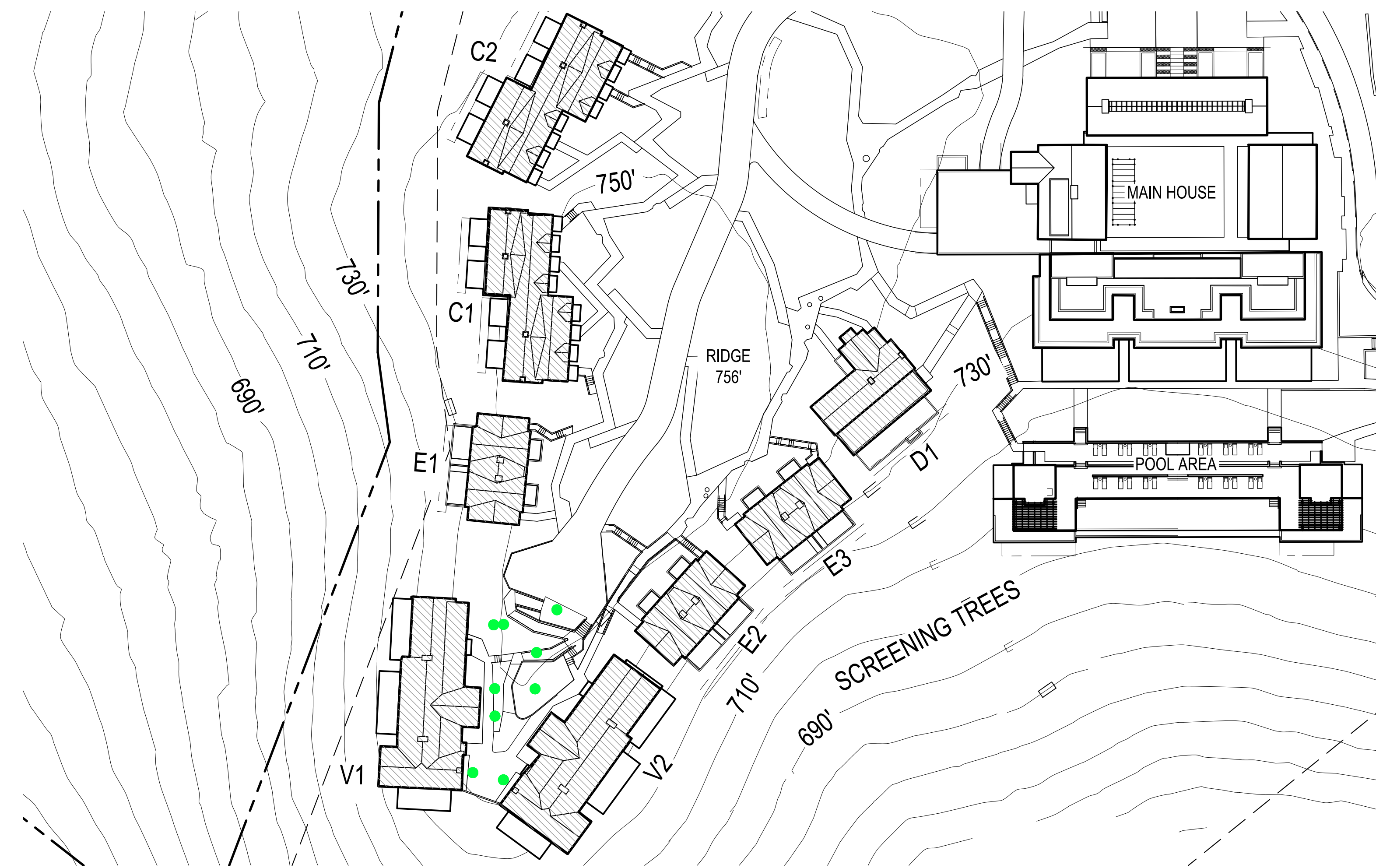
**A**  
WESTERN UNITS - CONCEPTUAL LAYOUT  
SCALE: 1" = 50'

**CORRESPONDING UNIT NAMES KEY**

CURRENT UNIT NAME	CONCEPTUAL UNIT NAME
V1	G1
V2	G2
E1	E1
E2	F1
E3	F2
C1	B1
C2	F3
D1	D1

● LARGE SPECIMEN COASTAL LIVE OAKS TO BE PRESERVED (9)

✗ LARGE SPECIMEN COASTAL LIVE OAKS TO BE REMOVED (0)



**B**  
WESTERN UNITS - CURRENT LAYOUT  
SCALE: 1" = 50'

**WESTERN UNIT SITE REVISIONS**

**SUMMARY OF REDUCED IMPACTS**

**THE UNIT RELOCATIONS MINIMIZE GRADING IN STEEP AREAS OF THE SITE, REDUCES TREE REMOVAL AND LESSEN THE VISUAL IMPACT.**

- UNIT B1 OF THE CONCEPTUAL DESIGN WAS MOVED TO UNIT C1 OF THE CURRENT DESIGN TO LIMIT EXTREME GRADING FOR EMERGENCY VEHICLE ACCESS ON A STEEPER SLOPE AND PRESERVE TREES SCREENING UNITS E3 AND D1 IN THE CURRENT DESIGN. TREE REMOVAL IN THE FOOTPRINT OF THE UNIT IS SUBSTANTIALLY SIMILAR IN BOTH LOCATIONS. THE NEW LOCATION IS LESS VISIBLE TO THE VALLEY BELOW.
- UNIT E1 OF THE CONCEPTUAL DESIGN WAS MOVED TO UNIT E1 OF THE CURRENT DESIGN TO LIMIT EXTREME GRADING FOR EMERGENCY VEHICLE ACCESS AND PRESERVE TREES SCREENING UNITS E2 AND E3 OF THE CURRENT DESIGN. TREE REMOVAL IN THE FOOTPRINT OF THE UNIT IS SUBSTANTIALLY SIMILAR IN BOTH LOCATIONS. THE NEW LOCATION IS LESS VISIBLE TO THE VALLEY BELOW.
- UNITS F1, F2 AND D1 OF THE CONCEPTUAL DESIGN WERE SHIFTED DOWN SLOPE TO UNITS E2, E3 AND D1 OF THE CURRENT DESIGN. THE UNITS WERE SHIFTED OFF OF THE RIDGE 35 FT TO 50 FT TO A SIMILARLY SLOPED AND WOODED AREA. THE LOWER ELEVATION DROPPED THEIR RIDGE HEIGHTS ON AVERAGE 12 FT TO REDUCE THEIR VISIBILITY FROM THE VALLEY BELOW. TREE REMOVAL IN THE FOOTPRINT OF THE UNITS IS SUBSTANTIALLY SIMILAR IN BOTH LOCATIONS. THE NEW LOCATION IS EQUALLY VISIBLE TO THE VALLEY BELOW.
- UNIT F3 OF THE CONCEPTUAL DESIGN WAS MOVED TO UNIT C2 OF THE CURRENT DESIGN. THE MOVE FROM A SLOPE TO A MORE FLAT LOCATION REDUCED THE NUMBER OF TREES REMOVED DUE TO GRADING. TREE REMOVAL IN THE FOOTPRINT OF THE UNIT IS SUBSTANTIALLY SIMILAR IN BOTH LOCATIONS. THE NEW LOCATION IS LESS VISIBLE TO THE VALLEY BELOW.
- UNITS G1 AND G2 OF THE CONCEPTUAL DESIGN WERE SHIFTED TO UNITS V1 AND V2 OF THE CURRENT DESIGN. THESE UNITS WERE SHIFTED OFF THE RIDGE AND DOWNSLOPE. THE LOWER ELEVATION DROPPED THEIR RIDGE HEIGHTS 2 FT. THE NEW LOCATION PRESERVED SEVEN LARGE SPECIMEN COASTAL LIVE OAKS. THE NEW LOCATIONS ARE EQUALLY VISIBLE TO THE VALLEY BELOW.

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

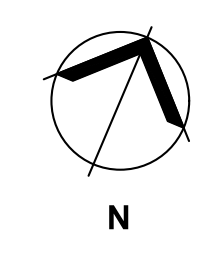
**BACKEN GILLAM KROEGER**  
architects  
1023 MAIN STREET  
SANTA MONICA, CALIF 90401  
TEL: 310.308.8866  
FAX: 310.308.1952

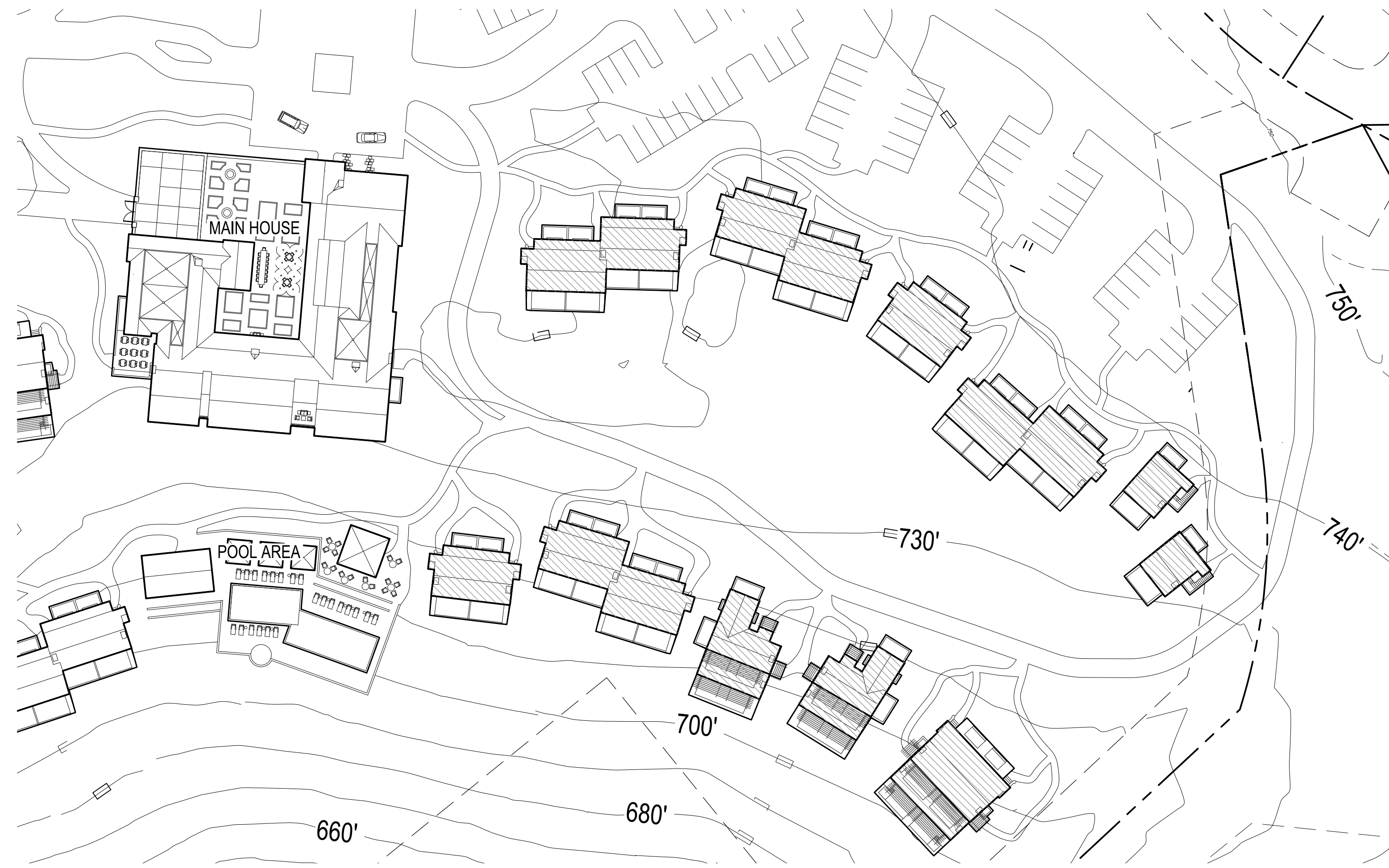
**THE RESORT AT SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL (CURRENT DESIGN)
10.4.16	01C RESUBMITTAL (CURRENT DESIGN)

WESTERN UNITS RELOCATION





**A**  
9  
**EASTERN UNITS - CONCEPTUAL LAYOUT**  
SCALE: 1" = 50'



**B**  
9  
**EASTERN UNITS - CURRENT LAYOUT**  
SCALE: 1" = 50'

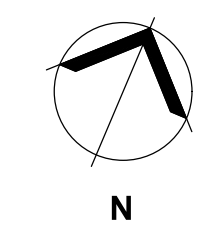
**EASTERN UNIT SITE REVISIONS**

**SUMMARY OF REDUCED IMPACTS:**

**UNITS LOCATIONS ARE SUBSTANTIALLY SIMILAR TO THE CONCEPTUAL DESIGN. MINOR RELOCATIONS OF THE UNITS WITHIN THE SAME AREA AS THE CONCEPTUAL DESIGN REDUCED VISIBILITY FROM THE VALLEY BELOW.**

- THE CURRENT DESIGN IS SUBSTANTIALLY SIMILAR TO THE CONCEPTUAL DESIGN. WHERE CHANGES WERE MADE, THEY BROUGHT THE DESIGN IN GREATER CONFORMANCE WITH THE CONDITIONS OF APPROVAL BY PRESERVING MORE TREES AND REDUCING VISIBILITY FROM THE VALLEY BELOW.
- THE UNITS CLOSEST TO THE POOL SHIFTED ABOUT THIRTY FEET DOWN SLOPE LOWERING THEIR OVERALL HEIGHT ABOUT TEN FEET, MAKING THEM LESS VISIBLE FROM THE VALLEY BELOW.
- THE EASTERN MOST UNIT SHIFTED APPROXIMATELY FIFTY FEET TO THE NORTH AND TIGHTER TO THE TREE LINE OF THE CLEARING. BEING CLOSER TO THE FOREST BEHIND THE ROOF RIDGE WILL MAKE THE UNIT LESS VISIBLE.
- TWO UNITS WERE COMBINED INTO ONE BUILDING TO INCREASE THE SPACING BETWEEN UNITS.

NOTE: PAVED AREA NEAR THE EASTERMOST COTTAGE WAS REVISED TO BE WITHIN THE BUILDING ENVELOPE PER SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT (SCAPOS) AFTER THE DESIGN REVIEW APPROVAL.



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN  
GILLAM  
KROEGER  
architects

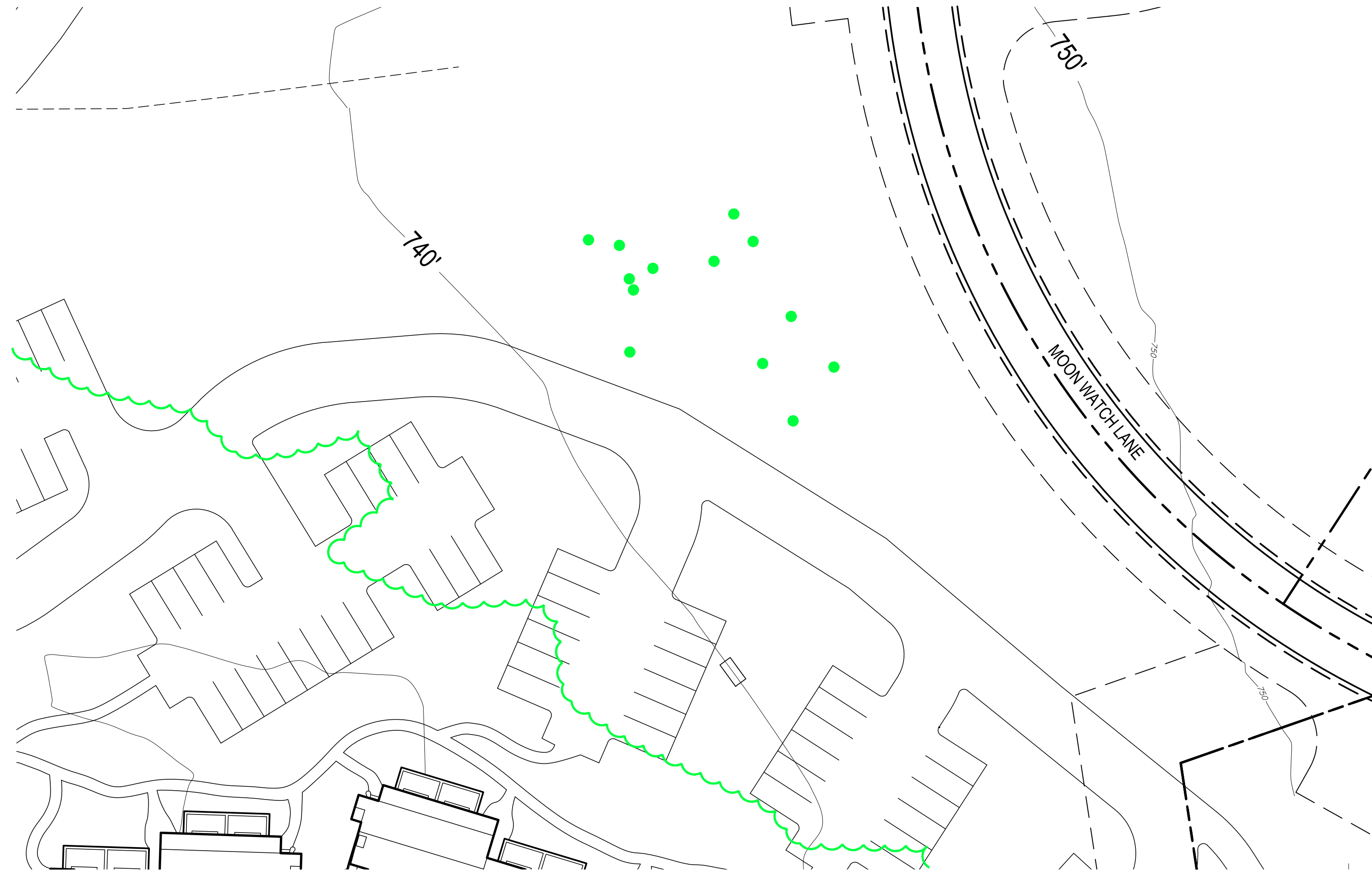
THE RESORT AT  
SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA

NOT FOR  
CONSTRUCTION  
FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	Issue
6.30.16	01C SUBMITTAL (CURRENT DESIGN)
10.4.16	01C SUBMITTAL (CURRENT DESIGN)
3.23.17	REVISION PER SCAPOS (CURRENT DESIGN)

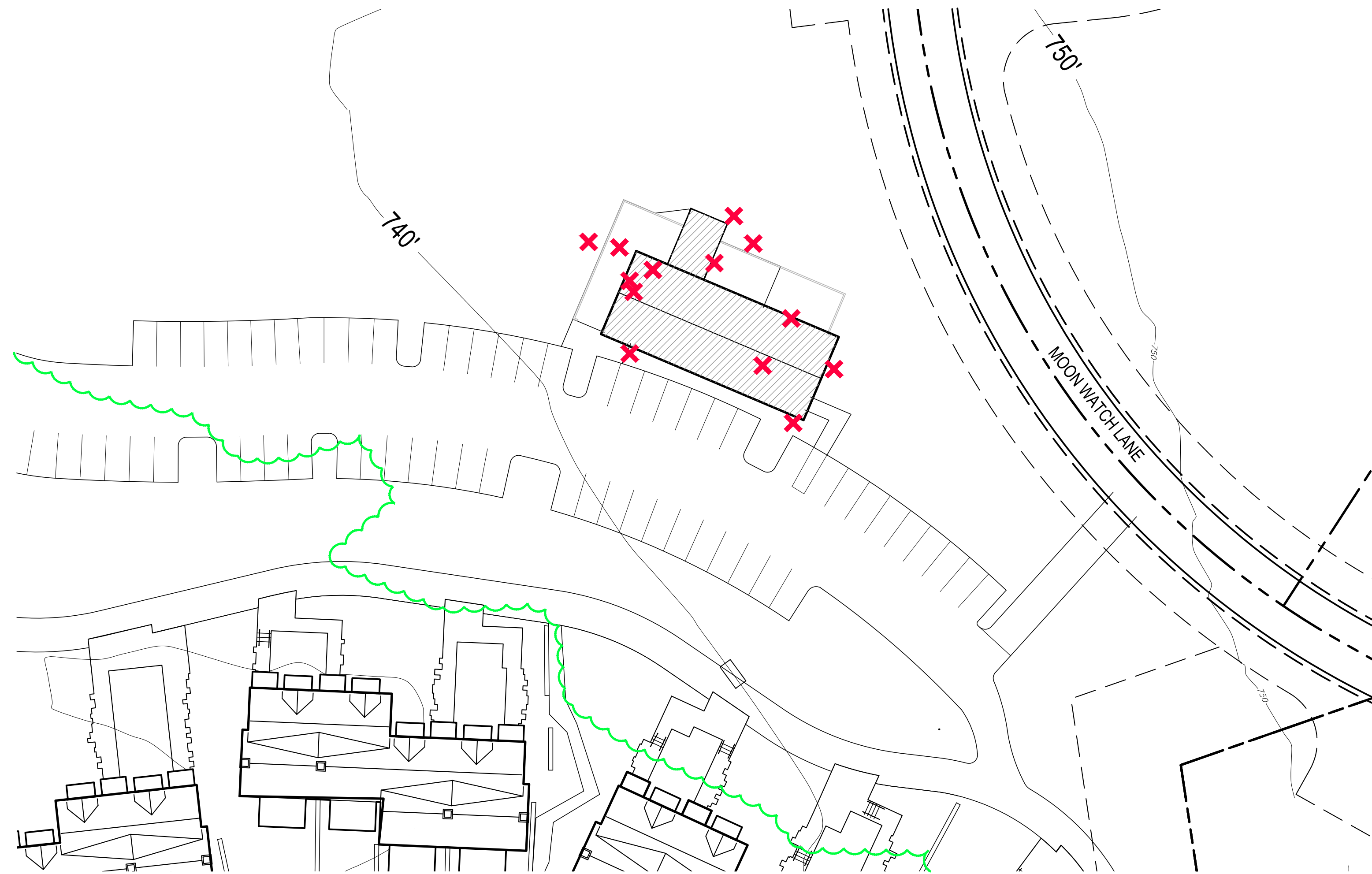
EASTERN UNITS  
RELOCATION

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 5/24/17 S:\2015\201516 - Oceanview\1-Drawings\01-Current\Site Plan Defense Exhibits 170523.dwg



**A**  
10  
**AREA OF SUPPORT BLDG - CONCEPTUAL PLAN**  
SCALE: 1" = 30'

● FAIR OR MODERATE HEALTH TREES TO BE PRESERVED (13)  
✗ FAIR OR MODERATE HEALTH TREES REMOVED (0)  
⬭ TREE LINE FOR GRAPHIC REFERENCE



**B**  
10  
**SUPPORT BUILDING - CURRENT SITE PLAN**  
SCALE: 1" = 30'

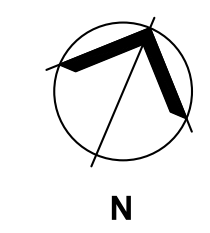
● FAIR OR MODERATE HEALTH TREES TO BE PRESERVED (0)  
✗ FAIR OR MODERATE HEALTH TREES REMOVED (13)  
⬭ TREE LINE FOR GRAPHIC REFERENCE

**SUPPORT BUILDING**

**SUMMARY OF REDUCED IMPACTS:**

**THE SUPPORT BUILDING SQUARE FOOTAGE IS ALLOWED FOR IN THE CONDITIONS OF APPROVAL AND RELOCATING THIS SQUARE FOOTAGE FROM THE MAIN HOUSE TO A SEPARATE STRUCTURE REDUCES VISIBILITY AND MINIMIZES REMOVAL OF TREES.**

- THE SUPPORT BUILDING WILL HOUSE INN OPERATIONS FUNCTIONS SUCH AS HOUSE KEEPING, EMPLOYEE BREAK AREA, MAN ELECTRICAL SWITCHING, WATER TREATMENT, EMERGENCY BACKUP GENERATORS, ELECTRICAL VEHICLE CHARGING, ETC.
- IN THE CURRENT DESIGN THE SUPPORT BUILDING SQUARE FOOTAGE IS INN OPERATIONS SQUARE FOOTAGE THAT HAS BEEN SEPARATED FROM THE MAIN HOUSE. BY SEPARATING OUT THESE INN OPERATIONS SQUARE FOOTAGE THE CURRENT DESIGN SHIFTS BUILDING MASS FROM A MORE VISIBLE LOCATION ON THE SITE TO A LOCATION THAT IS OBSCURED FROM ALL SIDES BY THE SURROUNDING TREES AND EASTERN GUEST UNITS.
- THE SUPPORT BUILDING LOCATION WAS SELECTED FOR THE MOST HIDDEN LOCATION THAT REMOVED THE FEWEST NUMBER OF TREES. THIRTEEN TREES ARE REMOVED IN THIS SUPPORT BUILDING LOCATION. PLACING THIS PROGRAM AND SQUARE FOOTAGE ON ANY OTHER PART OF THE SITE WOULD BE EITHER MORE VISIBLE OR REMOVE MORE TREES.
- LOCATING THE SUPPORT BUILDING NEXT TO A PLANNED CIRCULATION PATH OF THE PARKING LOT MINIMIZES ANY IMPERVIOUS COVERAGE OR TREE REMOVAL FOR ADDITIONAL CIRCULATION ROUTES.
- THE SUPPORT BUILDING IS LOCATED WITHIN THE ALLOWED BUILDING ENVELOPE OF THE PROPERTY.



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
 architects  
 2322 MARINSHIP WAY  
 SUITE 100  
 SAN RAFAEL, CALIF. 94903  
 TEL: 415.499.8866  
 FAX: 415.499.8866

**THE RESORT AT  
SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
 FOR COORDINATION ONLY

Plot Date	05.23.17
Drawn By	JW
Checked By	TS
Project No.	201516
Date	
6.30.16	ISSUE
10.4.16	DIC SUBMITTAL (CURRENT DESIGN)
	DIC RESUBMITTAL (CURRENT DESIGN)

**SUPPORT  
BUILDING**



PROJECT: SONOMA COUNTRY INN RESORT AREA PRELIMINARY LANDSCAPE PLAN  
 LOCATION: SONOMA COUNTY, NORTHEAST CALIFORNIA  
 DATE: 07/2016  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 PROJECT NO: [REDACTED]



**TREE LEGEND**

- EXISTING TREES TO REMAIN (SEE TREE PROTECTION PLANS)
- NEW SPECIMEN TREES (SEE PLANT LIST ON L1.02)
- NEW ORNAMENTAL TREES (SEE PLANT LIST ON L1.02)

**SONOMA COUNTRY INN**  
**RESORT AREA PRELIMINARY LANDSCAPE PLAN**

0 25 50  
 1" = 50'

These documents are the property of Swa Architecture. Any unauthorized use without the written consent is prohibited by law. Swa Architecture, Inc. 303 Battery Street, Suite 200, San Francisco, California 94111-4228  
 www.swa.com  
 415.774.6070

**swa**  
 LANDSCAPE ARCHITECT  
**THE RESORT AT SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

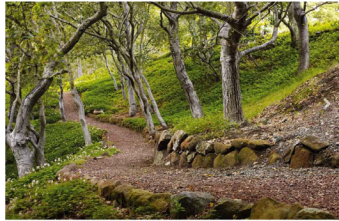
NOT FOR CONSTRUCTION  
 FOR COORDINATION AND

Plot	01
Revision	01
Project	DCL568
Date	07/2016
Issue	RFC Submittal

PRELIMINARY RESORT LANDSCAPE PLAN

**L1.01**

PROJECT: RESORT LANDSCAPE REFERENCE IMAGES | LOCATION: SONOMA COUNTY, CALIFORNIA | ARCHITECT: SWA ARCHITECTS | PHOTOGRAPHER: JEFFREY HARRIS | DATE: 07/2016



RESORT LANDSCAPE REFERENCE IMAGES

RESORT PLANT LIST

BOTANICAL NAME	COMMON NAME	WATER USE
<b>SPECIMEN TREES</b>		
ACER MACROPHYLLUM	BIG LEAF MAPLE	LOW
QUERCUS LOBATA	VALLEY OAK	VERY LOW
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	LOW
QUERCUS KELLOGGII	BLACK OAK	LOW
ARBUTUS MENZIESII	MADRONE	LOW
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	LOW
<b>ORNAMENTAL TREES</b>		
DIOSPYROS KAKI	PERSIMMON	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW
OLEA EUROPAEA	OLIVE	VERY LOW
<b>SHRUBS</b>		
RHAMNUS CALIFORNICUM	COFFEEBERRY	VERY LOW
LEUCODENDRON DISCOLOR	YELLOW CONEBUSH	LOW
ROMNEYA COULTERI	MATILJA POPPY	LOW
JUSTICIA CALIFORNICA	CHUPAROSA	VERY LOW
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW
MAHONIA EURBRACTEATA	OREGON GRAPE	LOW
ESCALLONIA 'APPLE BLOSSOM'	ESCALLONIA	LOW
AGAVE ATTENUATA	AGAVE	VERY LOW
RIBES SPECIOSUM		LOW
CEANOTHUS	CALIFORNIA LILAC	LOW
RHODODENDRON MACROPHYLLUM	BIG LEAF RHODO	MEDIUM
RHODODENDRON OCCIDENTALE	WESTERN AZALEA	MEDIUM
HYDRANGEA QUERIFOLIA	OAKLEAF HYDRANGEA	LOW
HETEROMELES ARBUTIFOLIA	TOYON	LOW
CALYCANTHUS OCCIDENTALIS	BUSH ANEMONE	LOW
LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	MEDIUM
<b>RAIN GARDEN PLANTING</b>		
LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	LOW
JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	LOW
LIMONIUM PEREZII	SEA LAVENDER	LOW
<b>GROUNDCOVERS</b>		
ARCTOSTAPHYLOS UVA-URSI	MANZANITA	LOW
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	LOW
PLANTAGO ERRECTA	CALIFORNIA PLANTAIN	LOW
LUPINE ARBOREUS	LUPINE	LOW
DICENTRA FORMOSA	PACIFIC BLEEDING HEART	LOW
LUPINUS BICOLOR	MINIATURE LUPINE	LOW
SEDUM SPATHULIFOLIUM	STONE CROP	LOW
<b>GRASSES</b>		
HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
FESTUCA RUBRA 'MOLATE'	MOLATE RED FESCUE	LOW
NESSILLA PULCHRA	PRUPLE NEEDLEGRASS	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
SESLERIA AUTUMNALIS	MOOR GRASS	LOW
SESLERIA 'GREENLEE HYBRID'	MOOR GRASS	LOW
<b>VINES</b>		
FICUS PUMILA	CREeping FIG	LOW
WISTERIA FLORIBUNDA	WISTERIA	LOW

These documents are the  
 property of Swa Architects.  
 Any unauthorized use  
 without the written  
 consent is prohibited by  
 law. Swa Architects  
 301 Battery Street  
 San Francisco, California  
 94111-3222  
 www.swaarch.com  
 415.774.6070

**swa**  
 LANDSCAPE ARCHITECT

THE RESORT AT  
 SONOMA COUNTRY INN  
 KENWOOD, CALIFORNIA

NOT FOR  
 CONSTRUCTION

Plot	BC
Issue	15
Project	DCL568
Date	07/01/16
Issue	RFC Submittal

PLANT LIST AND  
 REFERENCE IMAGES  
**L1.02**





RESORT AT SONOMA COUNTRY INN  
June 30, 2016



MATERIALS - LOCAL STONE



RESORT AT SONOMA COUNTRY INN  
June 30, 2016

**MATERIALS - STAINED HEAVY  
BOARD ON BOARD WOOD**



RESORT AT SONOMA COUNTRY INN  
June 30, 2016

**MATERIALS - DARK STEEL  
WINDOWS AND DOORS**





RESORT AT SONOMA COUNTRY INN  
June 30, 2016

**MATERIALS - SLATE ROOFS**



RESORT AT SONOMA COUNTRY INN  
June 30, 2016

**MATERIALS - PAINTED & PATINA CORRUGATED  
METAL ROOFS**



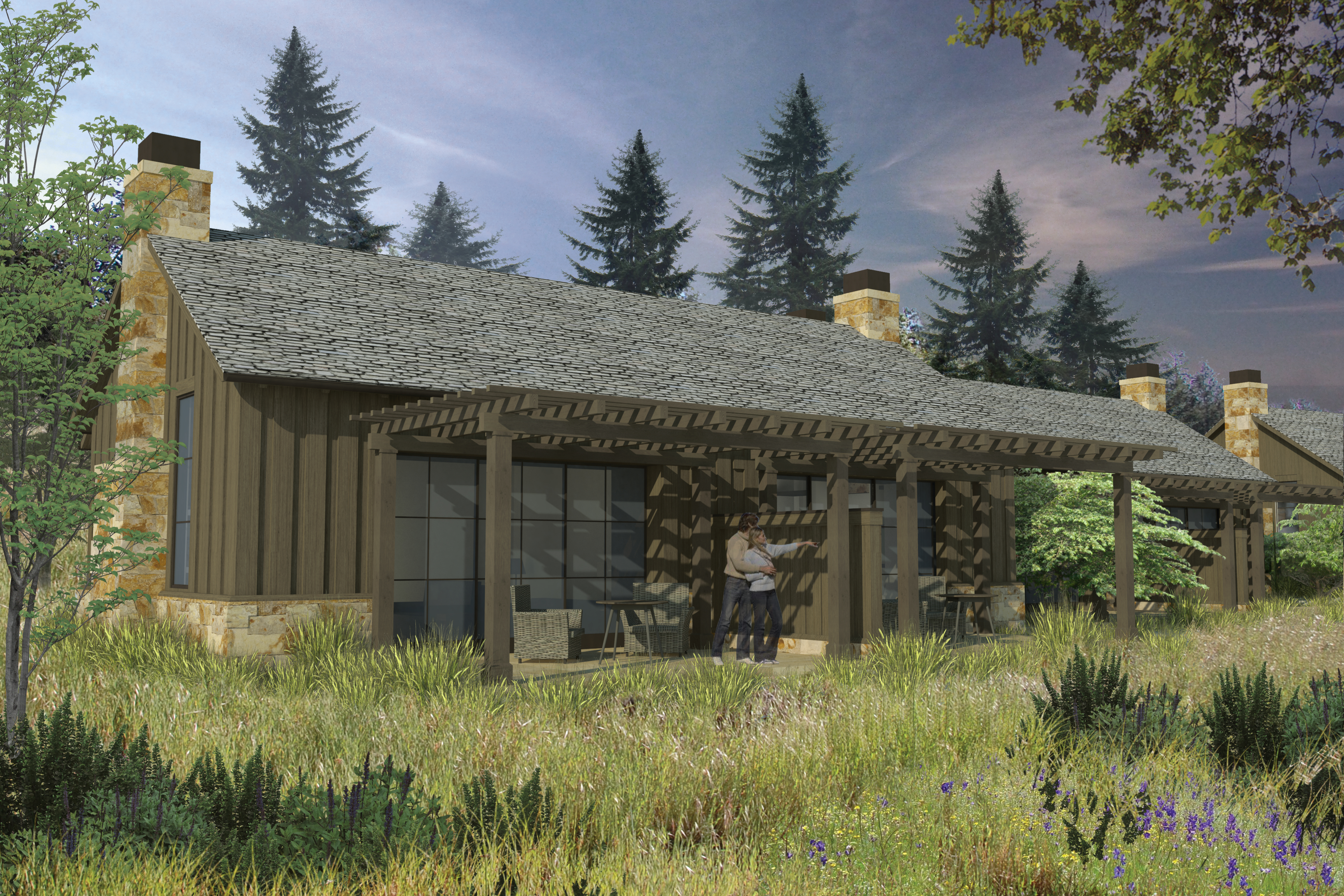
&  
B A C K E N  
G I L L A M  
K R O E G E R  
a r c h i t e c t s



RESORT AT SONOMA COUNTRY INN  
June 30, 2016

MATERIALS - METAL TRELLIS





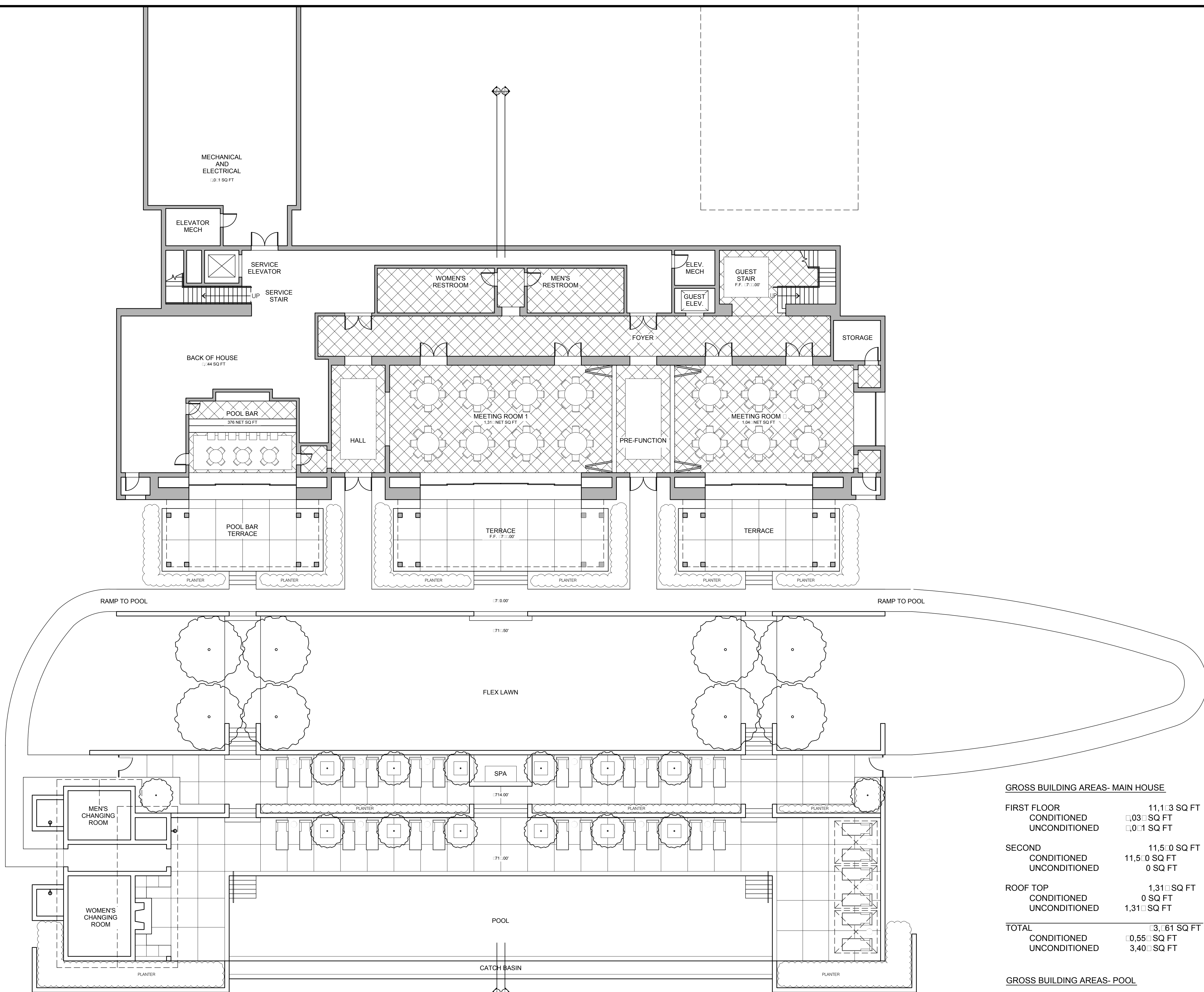








6/30/16 S:\2015\201516 - Oceanview\1 - Drawings\01 - Current\CAD\Main House\Oceanview MH - First Floor Plan.dwg  
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS



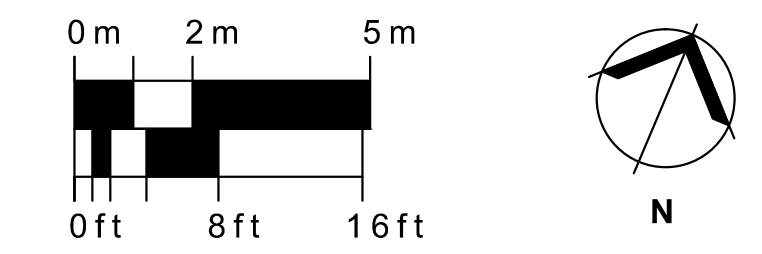
**EXTERIOR AREAS- MAIN HOUSE**

FIRST FLOOR	□,114 SQ FT
COVERED	0 SQ FT
UNCOVERED	□,114 SQ FT
SECOND	1□,43 SQ FT
COVERED	6,037 SQ FT
UNCOVERED	3,□06 SQ FT
MECH'L YARD	3,100 SQ FT
ROOF TOP	□,6□1 SQ FT
COVERED	1,035 SQ FT
UNCOVERED	1,5□6 SQ FT
<b>TOTAL</b>	<b>17,67□ SQ FT</b>
COVERED	7,07□ SQ FT
UNCOVERED	10,606 SQ FT
<b>EXTERIOR AREAS- POOL</b>	
POOL AREA	□,□56 SQ FT
COVERED	□70 SQ FT
UNCOVERED	4,□06 SQ FT

**GROSS BUILDING AREAS- MAIN HOUSE**

FIRST FLOOR	11,1□3 SQ FT
CONDITIONED	□,03□ SQ FT
UNCONDITIONED	□,0□1 SQ FT
SECOND	11,5□0 SQ FT
CONDITIONED	11,5□0 SQ FT
UNCONDITIONED	0 SQ FT
ROOF TOP	1,31□ SQ FT
CONDITIONED	0 SQ FT
UNCONDITIONED	1,31□ SQ FT
<b>TOTAL</b>	<b>□3,61□ SQ FT</b>
CONDITIONED	□0,55□ SQ FT
UNCONDITIONED	3,40□ SQ FT
<b>GROSS BUILDING AREAS- POOL</b>	
CONDITIONED	406 SQ FT
UNCONDITIONED	0 SQ FT

1 FIRST FLOOR PLAN  
A1.0



These documents are the property of Backen Gilam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gilam Kroeger Architects. Backen Gilam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN GILLAM KROEGER**  
architects  
1025 MAIN STREET  
ST. HELENA, CALIF. 94754  
FAUSTMILLER 707 927 7224  
2312 MARSHSHIP WAY  
SAUSALITO, CALIF. 94965  
FAUSTMILLER 415 298 8866

**THE RESORT AT SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR CONSTRUCTION**  
FOR COOPERATION ONLY

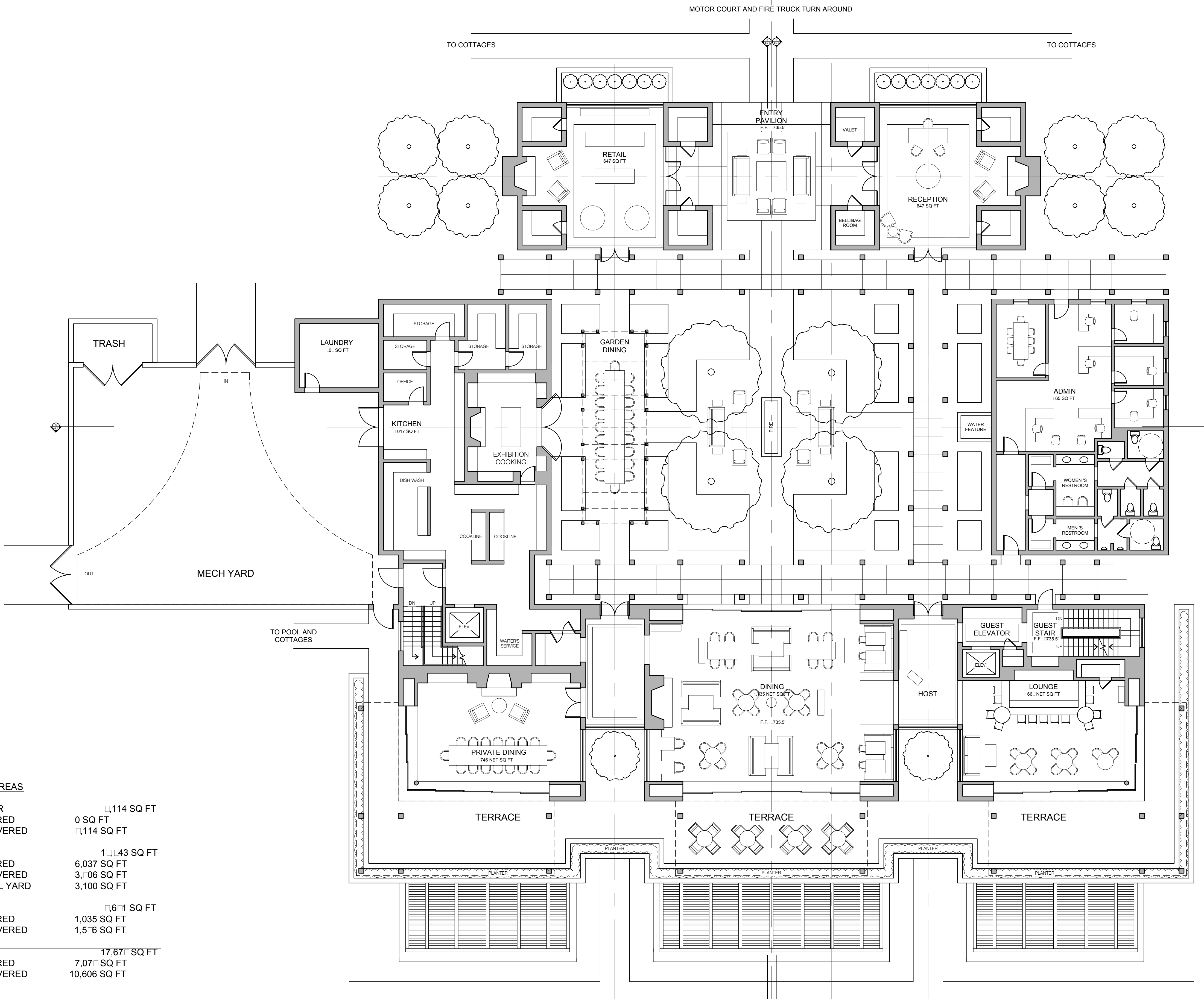
Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	6.30.16
Issue	DRC SUBMITTAL

**FIRST FLOOR PLAN - MAIN HOUSE**  
SCALE: 3/32" = 1'-0"

**A2.0**

6/30/16 S:\2015\201516 - Oceanview\1-Drawings\01-Current\CAD>Main House\Oceanview MH - Second Floor Plan.dwg

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS



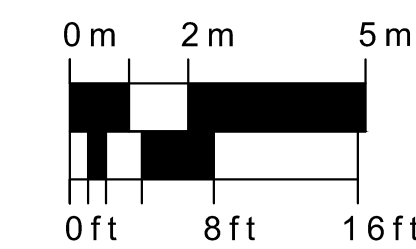
**EXTERIOR AREAS**

FIRST FLOOR	114 SQ FT
COVERED	0 SQ FT
UNCOVERED	114 SQ FT
SECOND	143 SQ FT
COVERED	6,037 SQ FT
UNCOVERED	3,106 SQ FT
MECH'L YARD	3,100 SQ FT
ROOF TOP	6.1 SQ FT
COVERED	1,035 SQ FT
UNCOVERED	1,516 SQ FT
<b>TOTAL</b>	<b>17,871 SQ FT</b>
COVERED	7,071 SQ FT
UNCOVERED	10,606 SQ FT

**GROSS BUILDING AREAS**

FIRST FLOOR	11,113 SQ FT
CONDITIONED	1,031 SQ FT
UNCONDITIONED	10,082 SQ FT
SECOND	11,510 SQ FT
CONDITIONED	11,510 SQ FT
UNCONDITIONED	0 SQ FT
ROOF TOP	1,311 SQ FT
CONDITIONED	0 SQ FT
UNCONDITIONED	1,311 SQ FT
<b>TOTAL</b>	<b>33,611 SQ FT</b>
CONDITIONED	10,551 SQ FT
UNCONDITIONED	23,060 SQ FT

1 SECOND FLOOR PLAN



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
architects

1021 MAIN STREET  
ST. HELENA, CALIF. 94754  
TEL: 707.287.2244  
FAX: 707.287.2244

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	6.30.16
Issue	DRG SUBMITTAL

**SECOND FLOOR  
PLAN - MAIN  
HOUSE**

SCALE: 3/32" = 1'-0"

**A2.1**





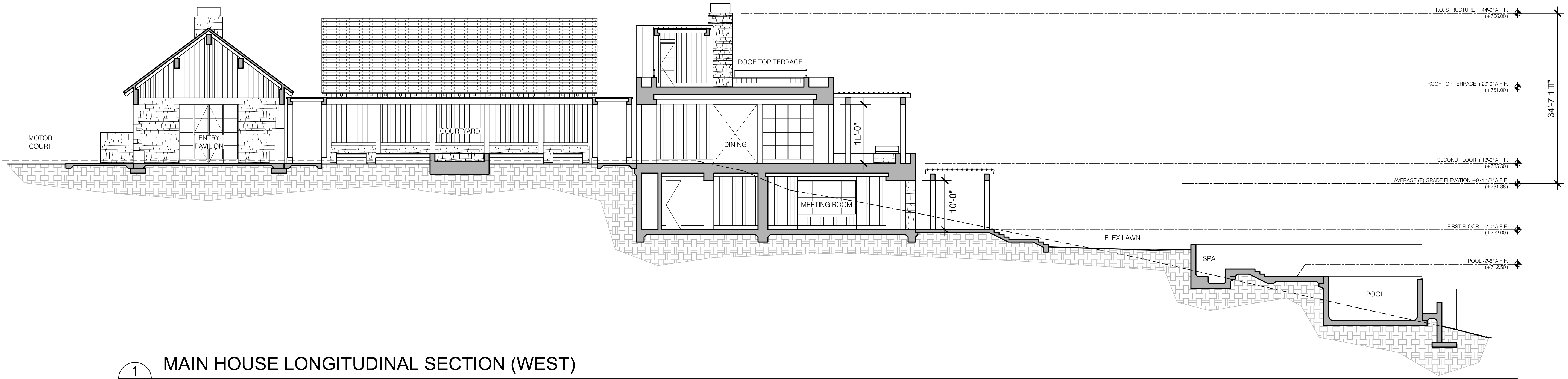




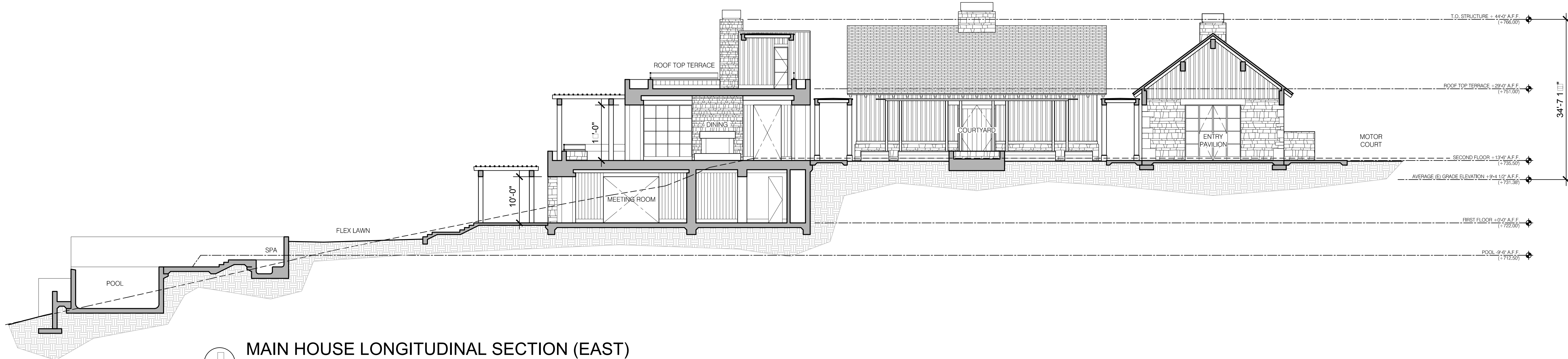


6/30/16 S:\2016\201616 - Oceanview\1-Drawings\01-Current\CAD>Main House\Oceanview MH - Sections\_green.rvt.dwg

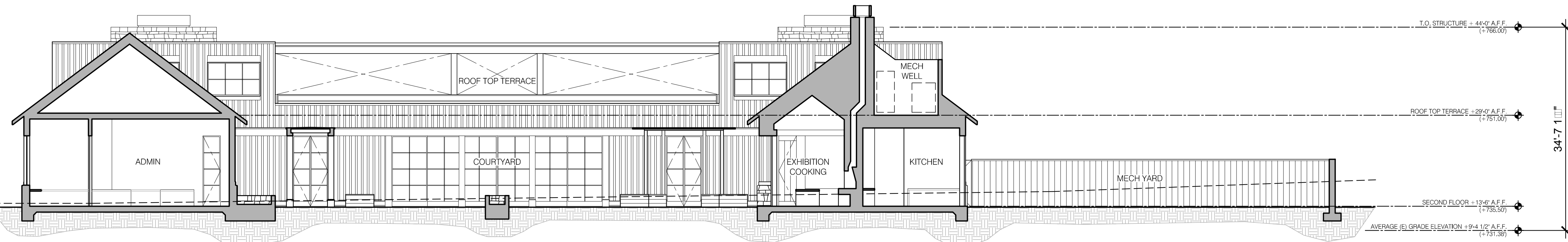
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS



1 MAIN HOUSE LONGITUDINAL SECTION (WEST)  
A3.1



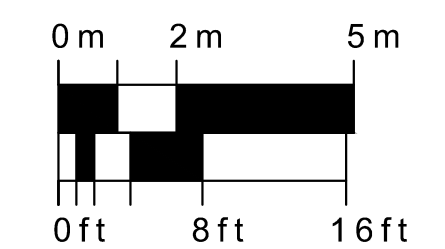
2 MAIN HOUSE LONGITUDINAL SECTION (EAST)  
A3.2



3 MAIN HOUSE CROSS SECTION (SOUTH)  
A3.3

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
architects

1031 MAIN STREET  
SANTA MONICA, CALIF. 90401  
3532 WARDSHIP WAY  
SANTA MONICA, CALIF. 90401  
FAIRFAX, CALIF. 94533  
FAIRFAX, CALIF. 94533

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COOPERATION ONLY

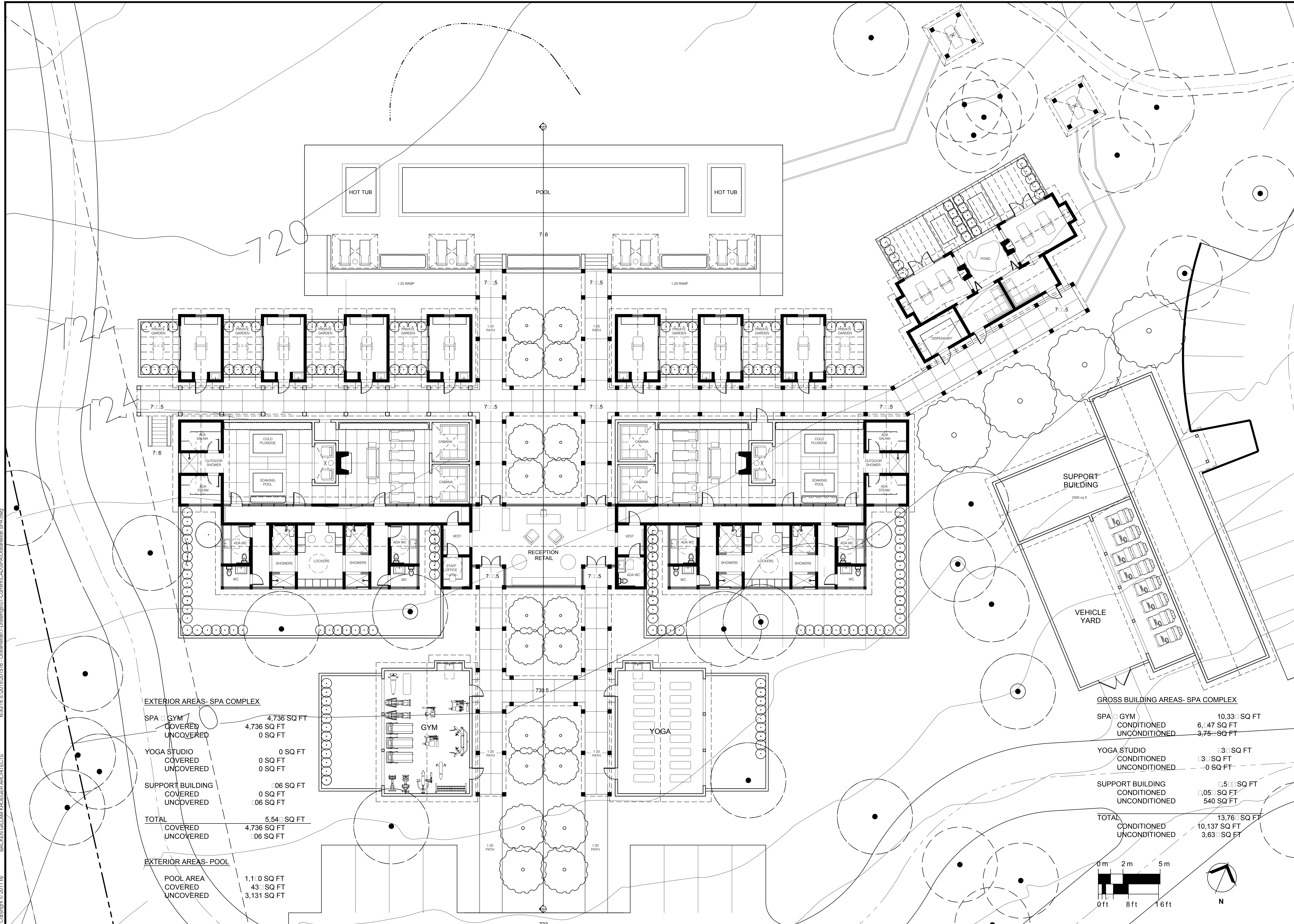
Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS
Project No.	201516
Date	6.30.16
Issue	DRG SUBMITTAL

**SECTIONS -  
MAIN HOUSE**

SCALE: 3/32" = 1'-0"

**A3.2**

630116 S:\2015\201516 - Oceanview\1-Drawings\01-Current\CAD\SPA\Oceanview SPA.dwg  
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS



**EXTERIOR AREAS- SPA COMPLEX**

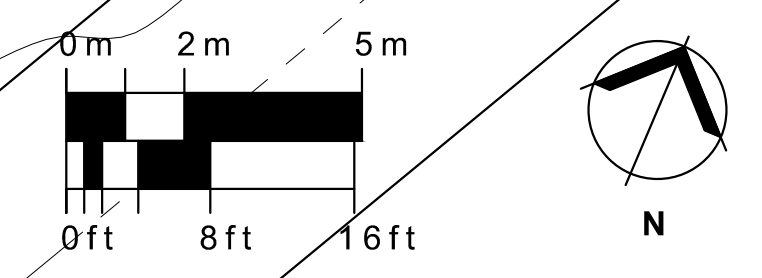
SPA GYM	4,736 SQ FT
COVERED	4,736 SQ FT
UNCOVERED	0 SQ FT
YOGA STUDIO	0 SQ FT
COVERED	0 SQ FT
UNCOVERED	0 SQ FT
SUPPORT BUILDING	06 SQ FT
COVERED	0 SQ FT
UNCOVERED	06 SQ FT
<b>TOTAL</b>	<b>5.54 SQ FT</b>
COVERED	4,736 SQ FT
UNCOVERED	06 SQ FT

**EXTERIOR AREAS- POOL**

POOL AREA	1,110 SQ FT
COVERED	43 SQ FT
UNCOVERED	3,131 SQ FT

**GROSS BUILDING AREAS- SPA COMPLEX**

SPA GYM	10,330 SQ FT
CONDITIONED	6,477 SQ FT
UNCONDITIONED	3,753 SQ FT
YOGA STUDIO	130 SQ FT
CONDITIONED	130 SQ FT
UNCONDITIONED	0 SQ FT
SUPPORT BUILDING	1,500 SQ FT
CONDITIONED	1,050 SQ FT
UNCONDITIONED	540 SQ FT
<b>TOTAL</b>	<b>13,760 SQ FT</b>
CONDITIONED	10,137 SQ FT
UNCONDITIONED	3,623 SQ FT



These documents are the property of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN GILLAM KROEGER**  
architects  
1024 MAIN STREET  
ST. HELENA, CALIF. 94753  
FAUSTMILLER 707 287 2324  
2332 MARINSHIP WAY  
SUISUNO CALIF 94065  
FAUSTMILLER 415 288 8866

**THE RESORT AT SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TSL
Project No.	201516
Date	6.30.16
Issue	DRG SUBMITTAL

**SPA PLAN**  
3/31"= 1'-0"

**S1**











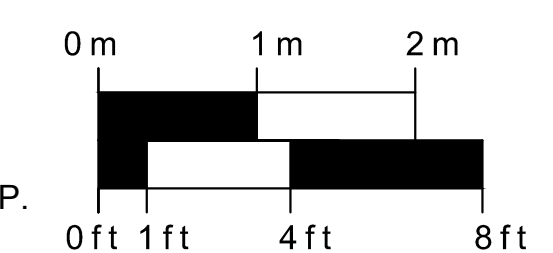
1  
B5  
LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)



2  
B5  
BUILDING SECTION

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.  
 FENCES: STAINED WOOD, TYP.



These documents are the property of  
 Backen Gillam Kroeger Architects.  
 No part of these documents may be  
 reproduced, stored in a retrieval  
 system, or transmitted in any form  
 or by any means, electronic, mechanical,  
 photocopying, recording, or by any  
 information storage and retrieval  
 system, without the prior written  
 consent of Backen Gillam Kroeger  
 Architects. Backen Gillam Kroeger  
 Architects disclaims responsibility for the  
 documents if used whole or in part at  
 any other location.

**B A C K E N  
 G I L L A M  
 K R O E G E R**  
 architects  
 1033 MAIN STREET  
 STE. BELLA CALIF. 94808  
 FAUCETTILLE 415 290 8866  
 FAUCETTILLE 707 267 1024

**THE RESORT AT  
 SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

**NOT FOR  
 CONSTRUCTION**  
 FOR COOPERATION ONLY

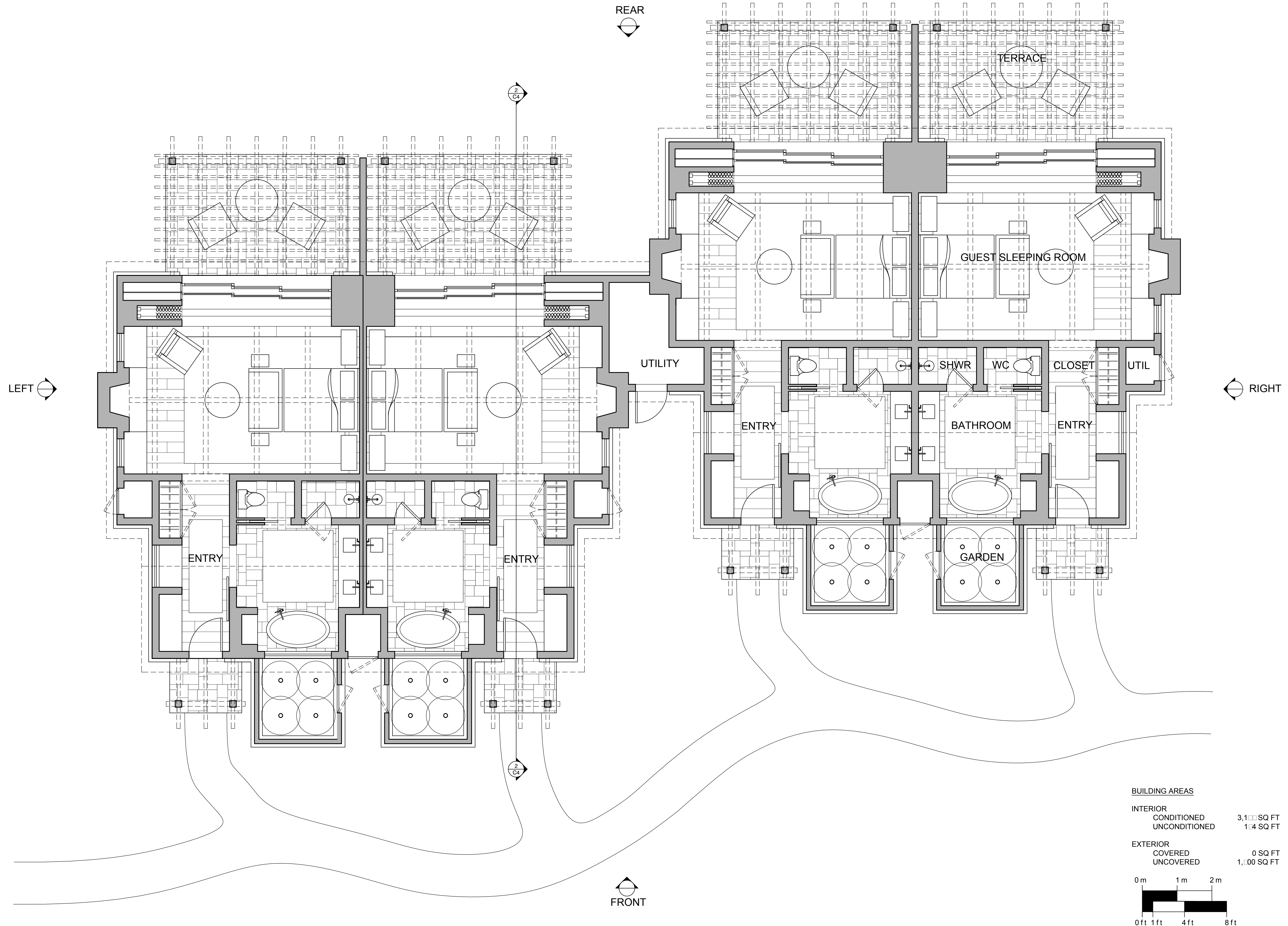
Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

**UNIT TYPE B  
 ELEVATION  
 AND SECTION**

SCALE: 1/4"=1'-0"

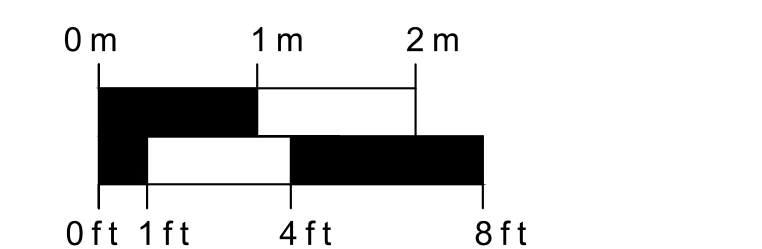
**B5**





**BUILDING AREAS**

INTERIOR	
CONDITIONED	3,100 SQ FT
UNCONDITIONED	104 SQ FT
EXTERIOR	
COVERED	0 SQ FT
UNCOVERED	1,000 SQ FT



These documents are the property of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects' written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN GILLAM KROEGER**  
architects  
1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
FAUCETTILE 310.399.8866  
FAUCETTILE 310.399.1024

**THE RESORT AT SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR CONSTRUCTION**  
FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRG SUBMITTAL

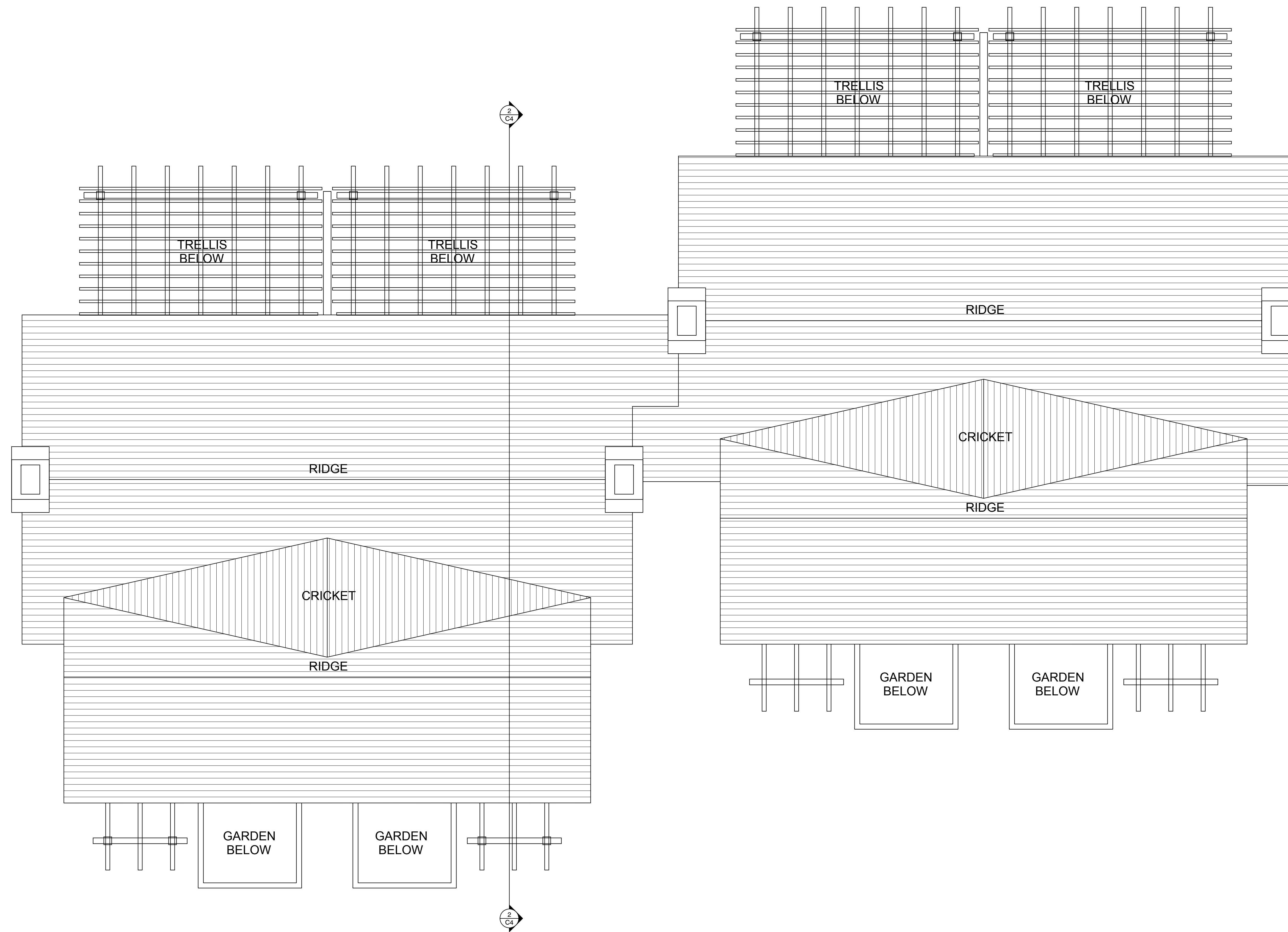
**UNIT TYPE C PLAN**  
SCALE: 1/4"=1'-0"

**C1**

63016 S:\2015\201516 - Oceanview\1-Drawings\01-Current\CAD\Units\Building Type C.dwg

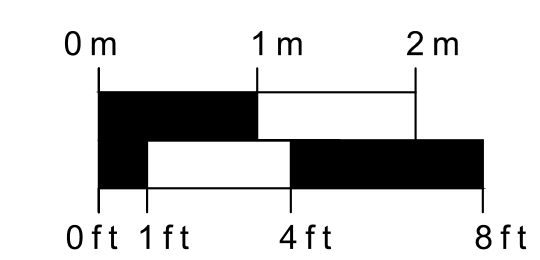
BACKEN GILLAM KROEGER ARCHITECTS

Copyright © 2011 by



**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

2112 MARSHWIP WAY  
SALISALITO CALIF 94965  
FACSIMILE 415 239 1869

**THE RESORT AT  
SONOMA COUNTRY INN**

KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

**UNIT TYPE C  
ROOF PLAN**

SCALE: 1/4"=1'-0"

**C2**

These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use of these documents without the written consent of Backen Gillam Kroeger Architects is prohibited. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
architects

1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
310.310.1234  
1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
310.310.1234

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	IS, LR
Project No.	201516
Date	6.30.16
Issue	DRG SUBMITTAL

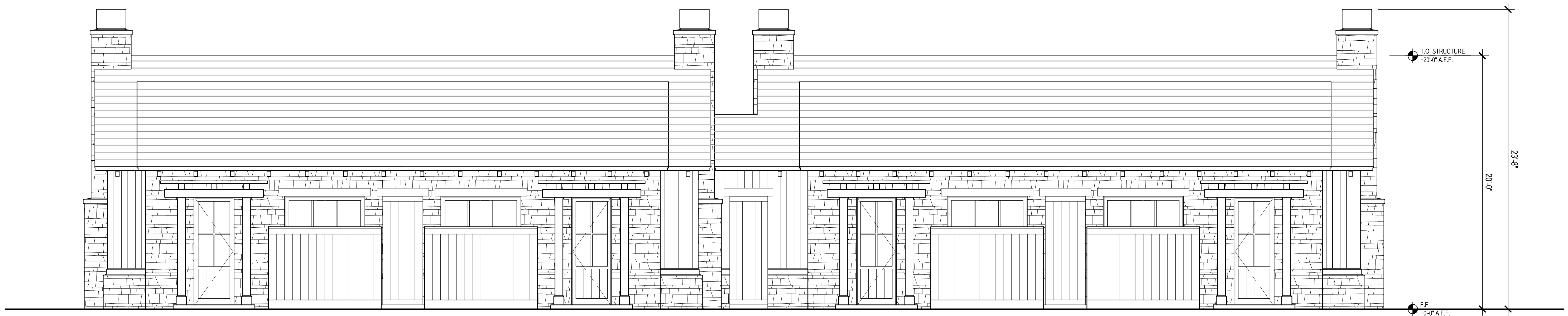
**UNIT TYPE C  
ELEVATIONS**

SCALE: 1/4"=1'-0"

**C3**



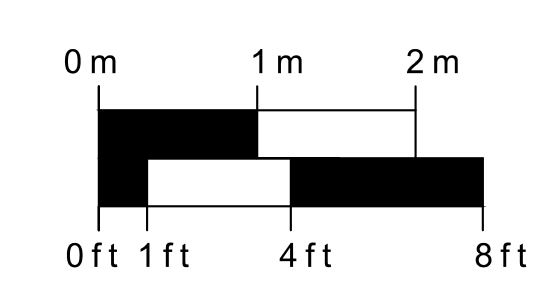
**1**  
C3 REAR EXTERIOR ELEVATION



**2**  
C3 FRONT EXTERIOR ELEVATION

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 630116 S:\2016\201516 - Oceanview\1-Drawings\01-Current\CAO Units\Building Type C.dwg



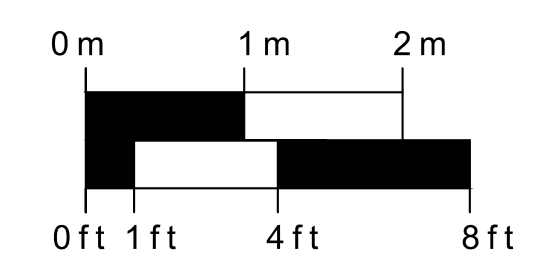
1 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)  
C4



2 BUILDING SECTION  
C4

EXTERIOR MATERIALS

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written consent. Any use of these documents without the written consent of Backen Gillam Kroeger Architects is prohibited. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
architects

1031 MAIN STREET  
ST. HELENA, CALIF. 94753  
FACSIMILE 707 987 1024

THE RESORT AT  
SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA

NOT FOR  
CONSTRUCTION  
FOR COOPERATION ONLY

Plot Date 6.15.2016  
 Drawn By DC: LJ, JB  
 Checked By IS: LR  
 Project No. 201516

Date 6.30.16 Issue DRC SUBMITTAL

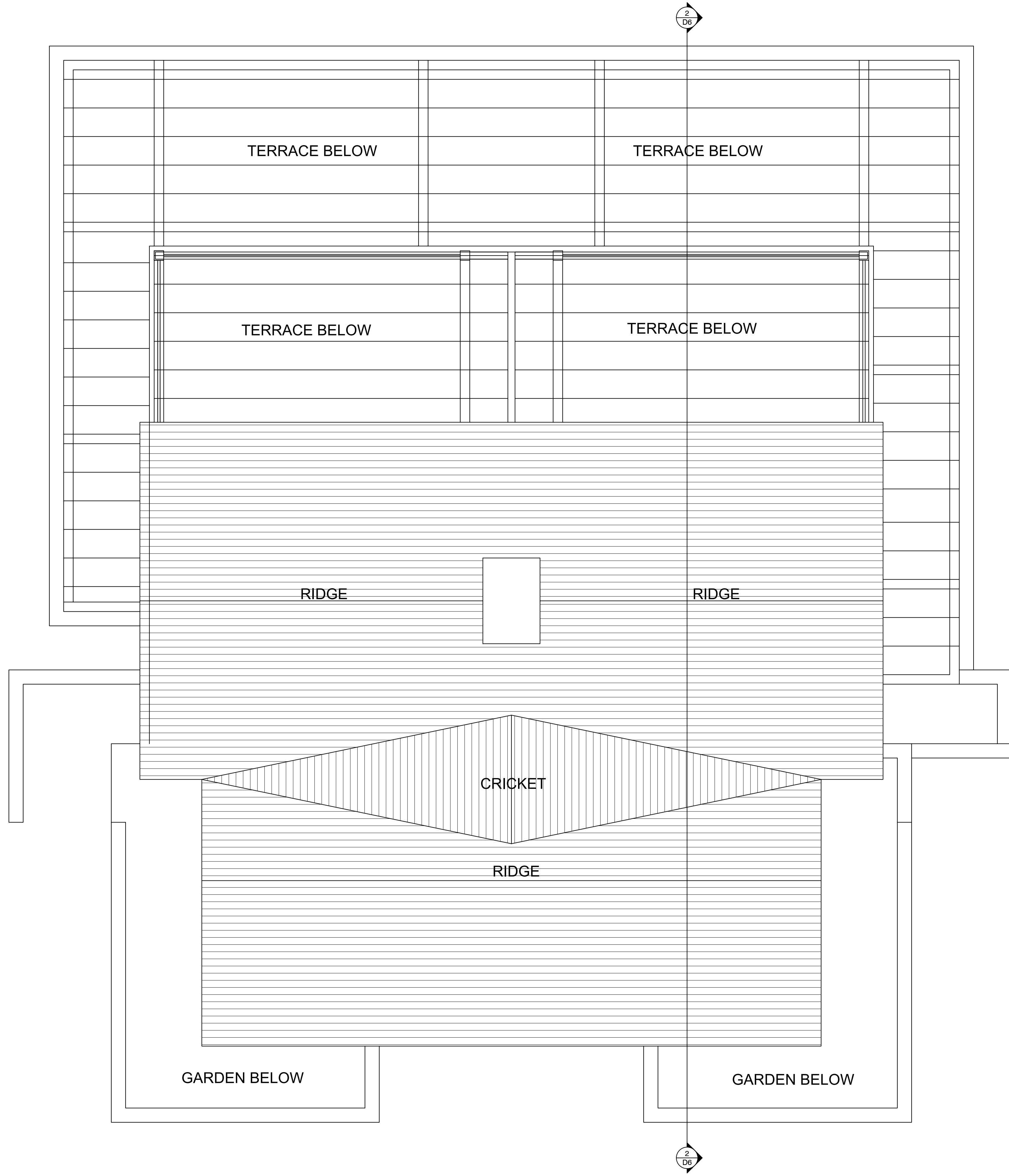
UNIT TYPE C  
ELEVATION  
AND SECTION

SCALE: 1/4"=1'-0"

C4

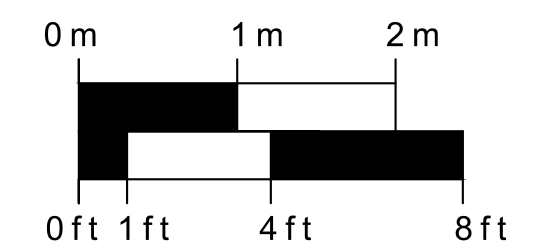






EXTERIOR MATERIALS

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
TRELLIS AND PERGOLAS: METAL AND STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
310.310.1234  
1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
310.310.1234

THE RESORT AT  
SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA

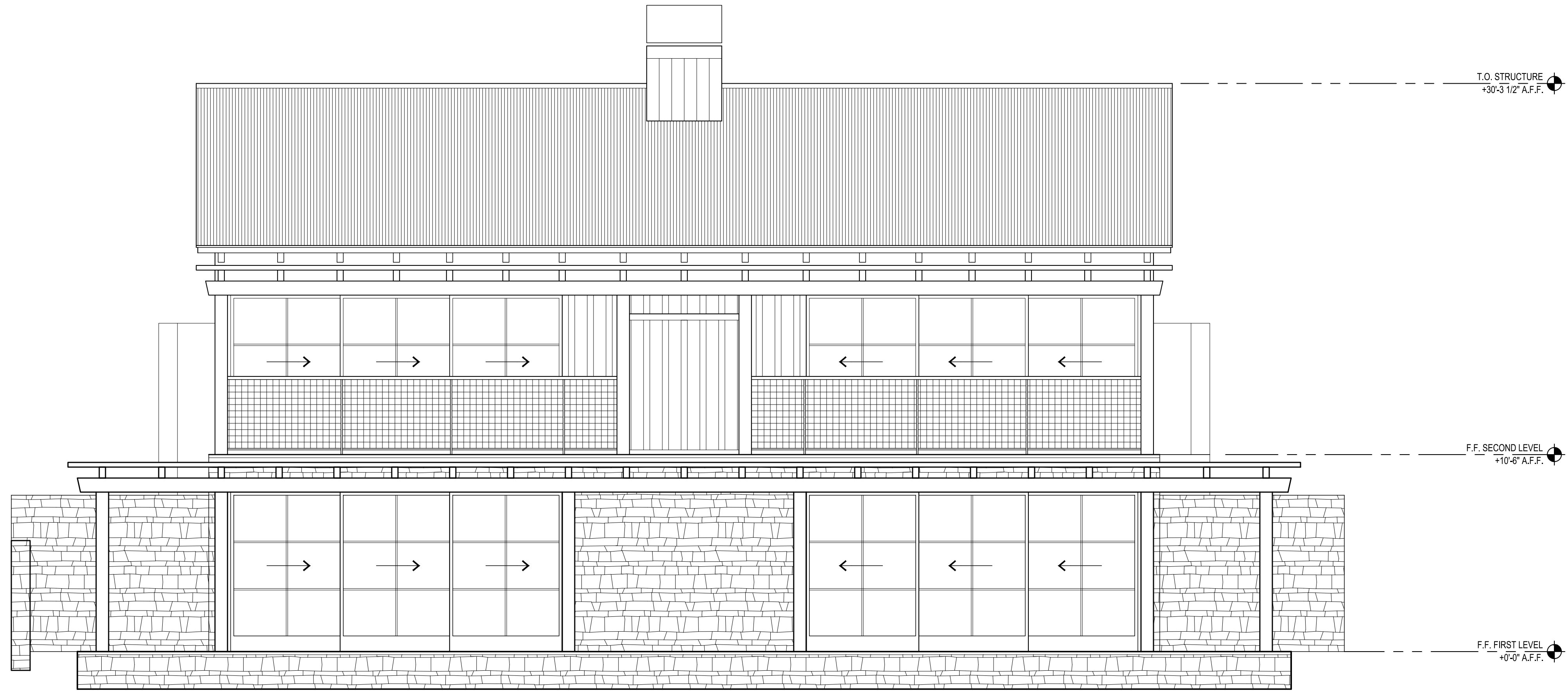
NOT FOR  
CONSTRUCTION  
FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	IS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

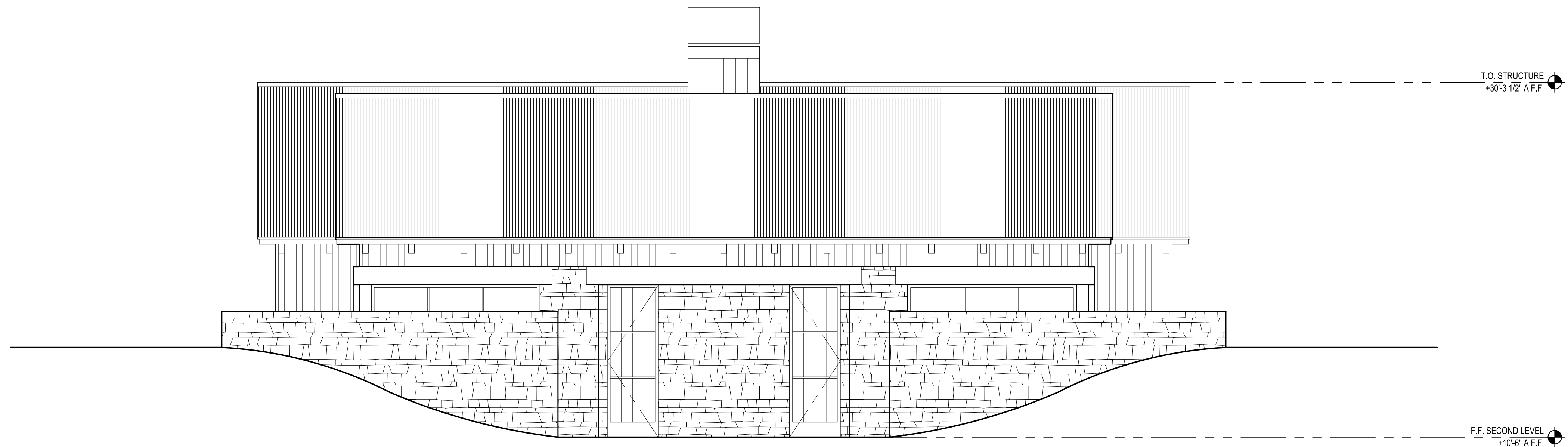
UNIT TYPE D  
ROOF PLAN

SCALE: 1/4"=1'-0"

D3



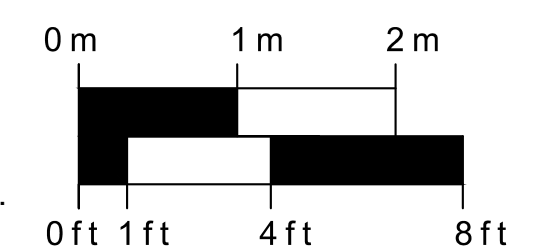
1  
D4 REAR EXTERIOR ELEVATION



2  
D4 FRONT EXTERIOR ELEVATION

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
architects

1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
405 450 8866  
3132 MARSHSHIP WAY  
SANTA MONICA, CALIF. 90405  
405 450 8866  
1031 MAIN STREET  
SANTA MONICA, CALIF. 90405  
405 450 8866

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRG SUBMITTAL

UNIT TYPE D  
ELEVATIONS

SCALE: 1/4"=1'-0"

**D4**

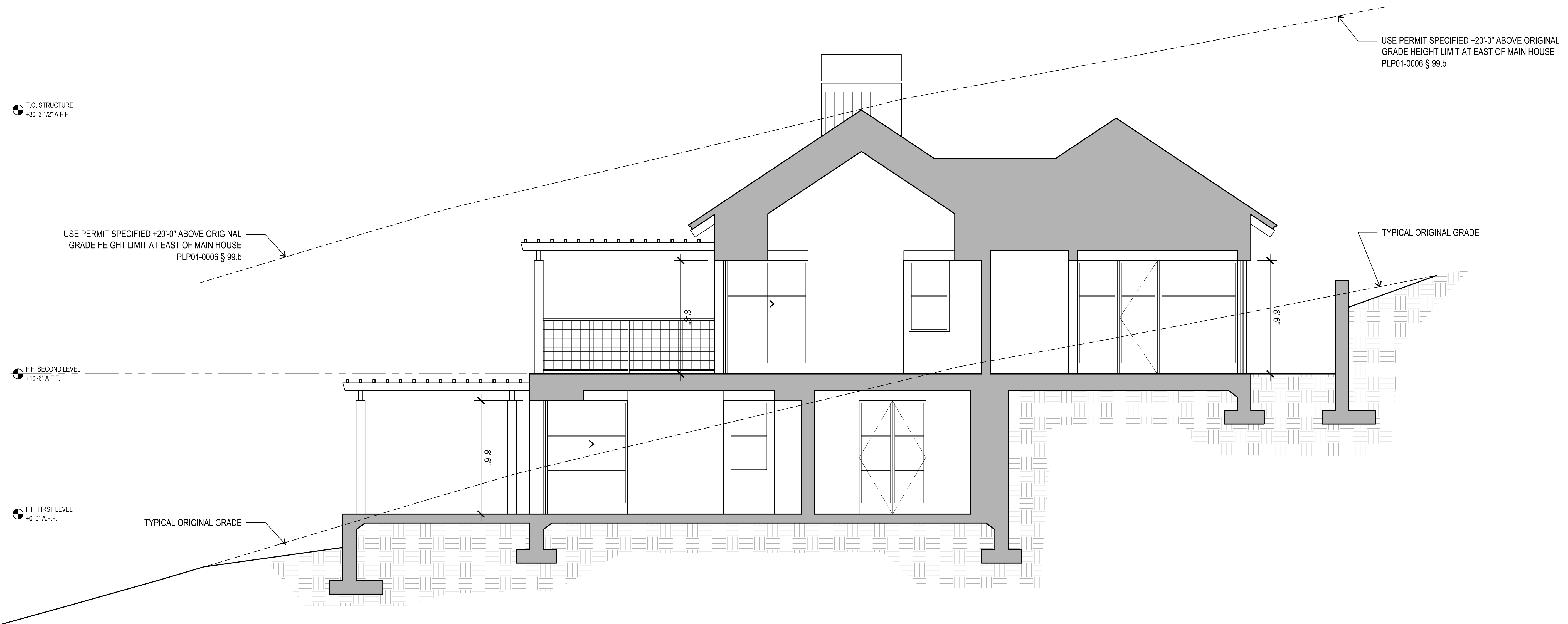




63016 S:\2016\201516 - Oceanview\1-Drawings\01-Current\CAD\Units\Building Type D.dwg

BACKEN GILLAM KROEGER ARCHITECTS

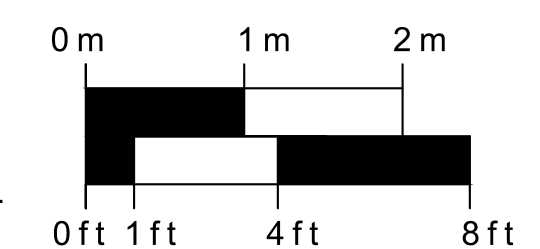
Copyright © 2011 by



2 BUILDING SECTION  
D5

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

2112 MARSHWIP WAY  
SALISALITO CALIF. 94965  
FACSIMILE 415 239 1866

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

Plot Date 6.15.2016  
Drawn By DC, LJ, JB  
Checked By TS, LR  
Project No. 201516

Date 6.30.16  
Issue DRC SUBMITTAL

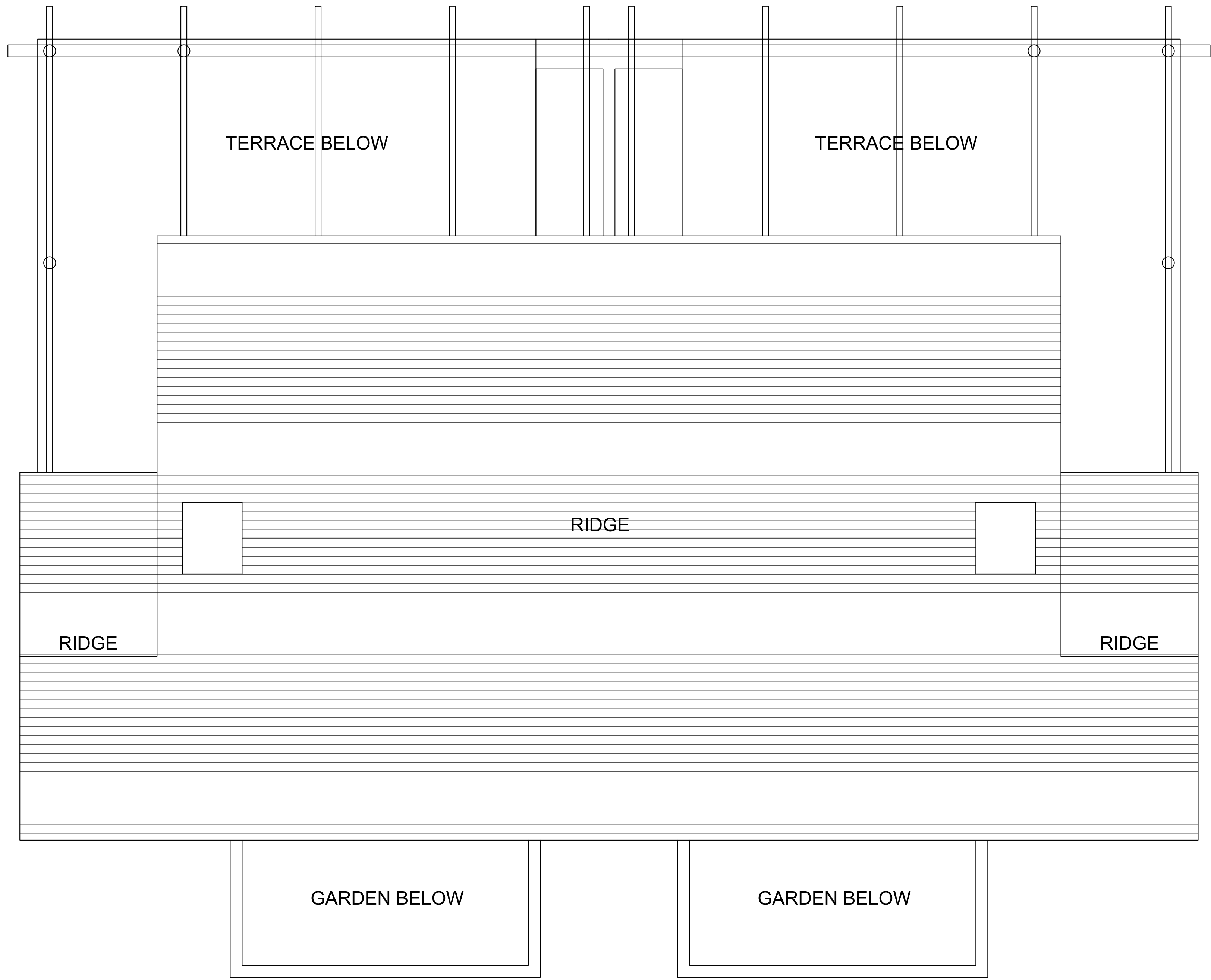
**UNIT TYPE D  
SECTION**

SCALE: 1/4"=1'-0"

**D6**

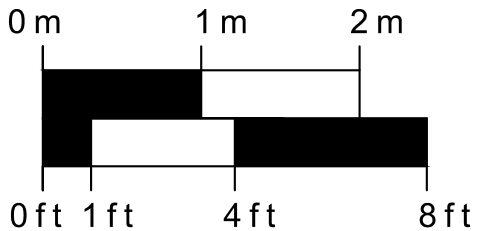






EXTERIOR MATERIALS

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
TRELLIS AND PERGOLAS: METAL AND STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced or transmitted in any form or by any means, electronic or mechanical, without written consent. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**B A C K E N  
G I L L A M  
K R O E G E R**  
a r c h i t e c t s

2112 MARSHWIP WAY  
SALISALITO CALIF 94965  
FACSIMILE 415 239 3869

**THE RESORT AT  
SONOMA COUNTRY INN**

KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COORDINATION ONLY

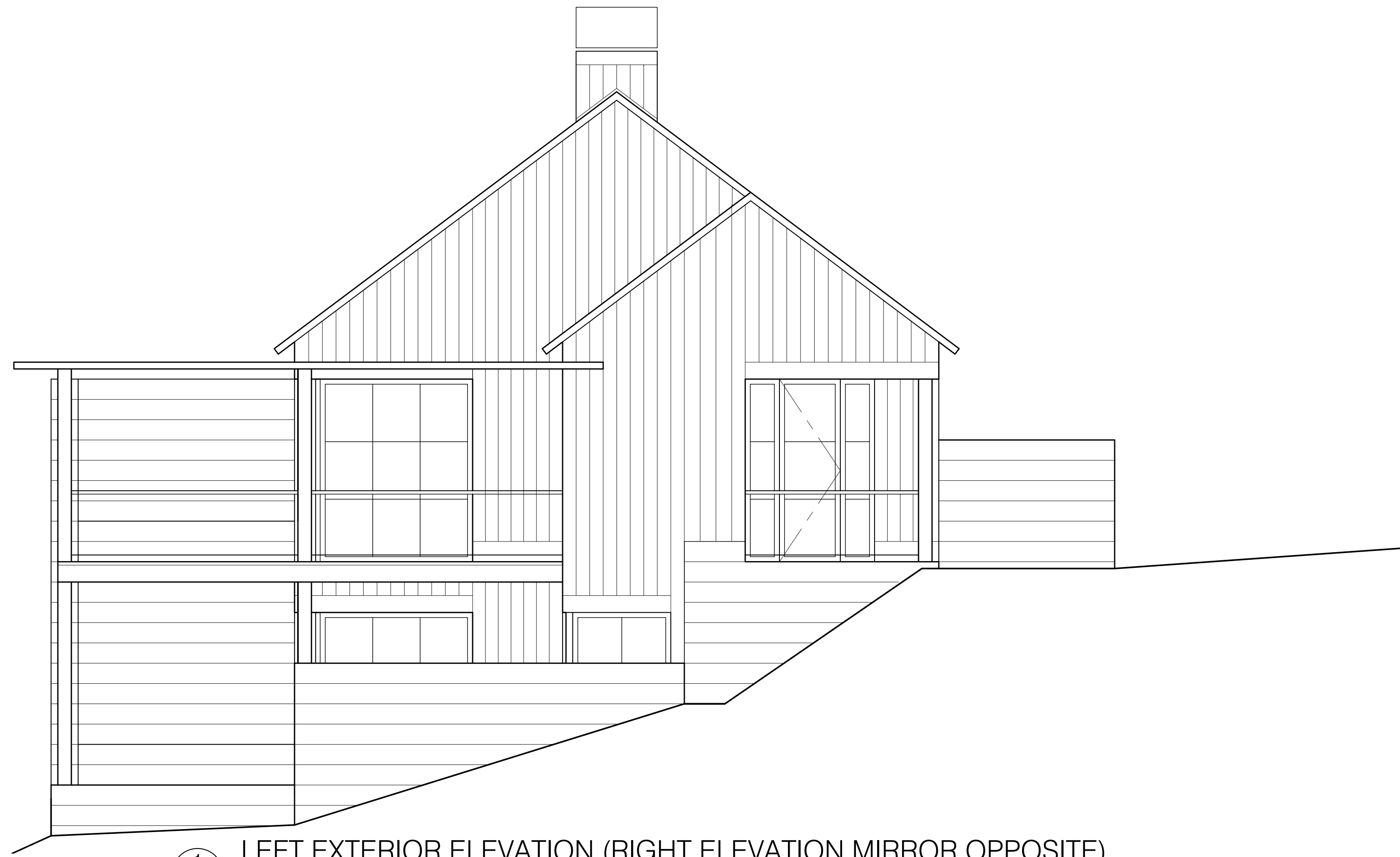
Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	
6.30.16	Issue
	DRC SUBMITTAL

**UNIT TYPE E  
ROOF PLAN**

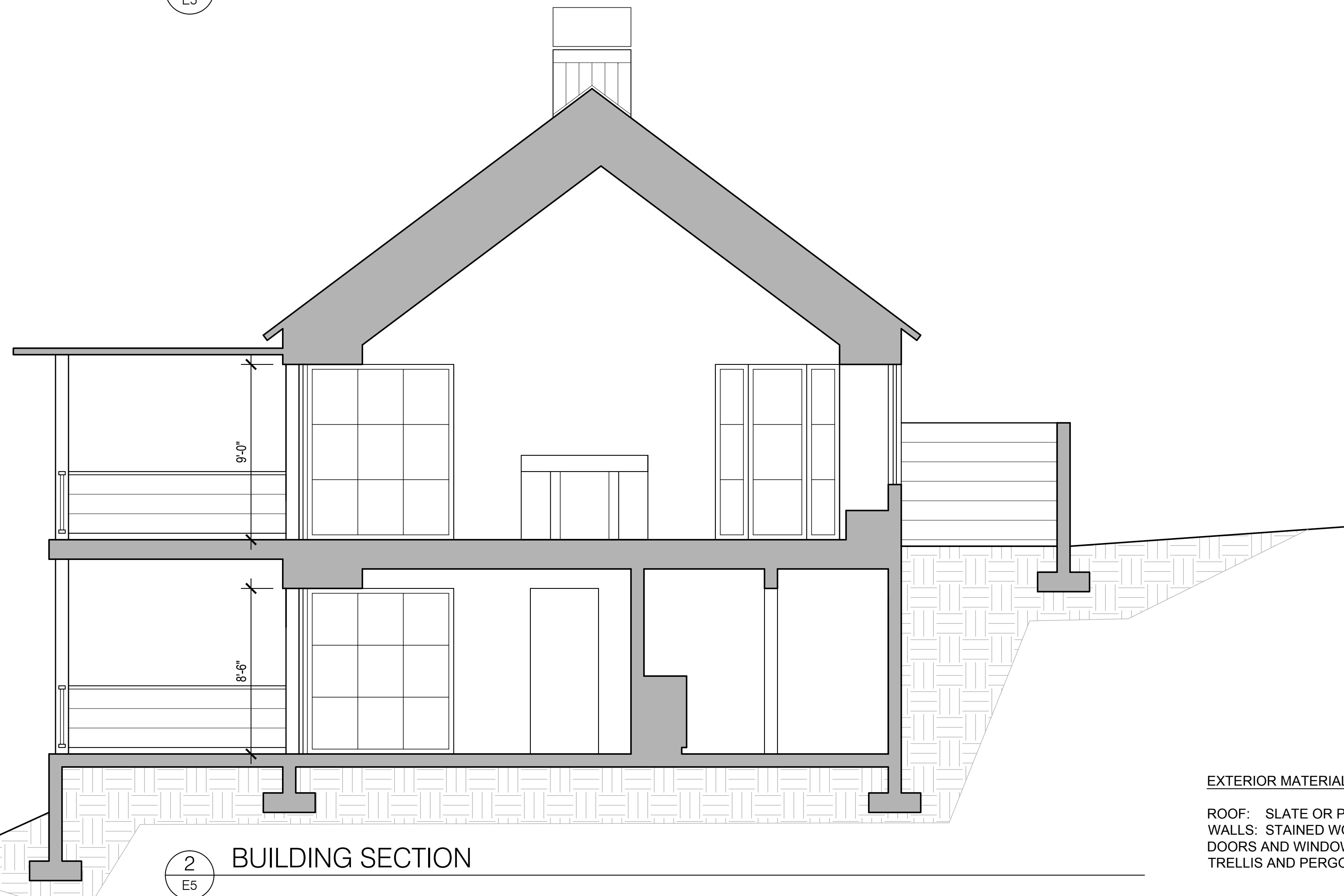
SCALE: 1/4"=1'-0"

**E3**





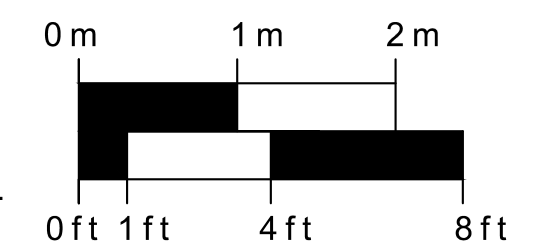
1 LEFT EXTERIOR ELEVATION (RIGHT ELEVATION MIRROR OPPOSITE)  
E5



2 BUILDING SECTION  
E5

EXTERIOR MATERIALS

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of  
 Backen Gillam Kroeger Architects.  
 No part of these documents may be  
 reproduced, stored in a retrieval system,  
 or transmitted in any form or by any  
 means, electronic, mechanical, photocopying,  
 recording, or by any information storage  
 and retrieval system, without the prior  
 written consent of Backen Gillam Kroeger  
 Architects. Backen Gillam Kroeger Architects  
 disclaims responsibility for the use of  
 these documents if used whole or in part at  
 any other location.

**B A C K E N  
 G I L L A M  
 K R O E G E R**  
 architects

1031 MAIN STREET  
 STE. BELLA CALIF. 94924  
 FAUCETTILLE 415 239 9866  
 737 987 1024

**THE RESORT AT  
 SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

**NOT FOR  
 CONSTRUCTION**  
 FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

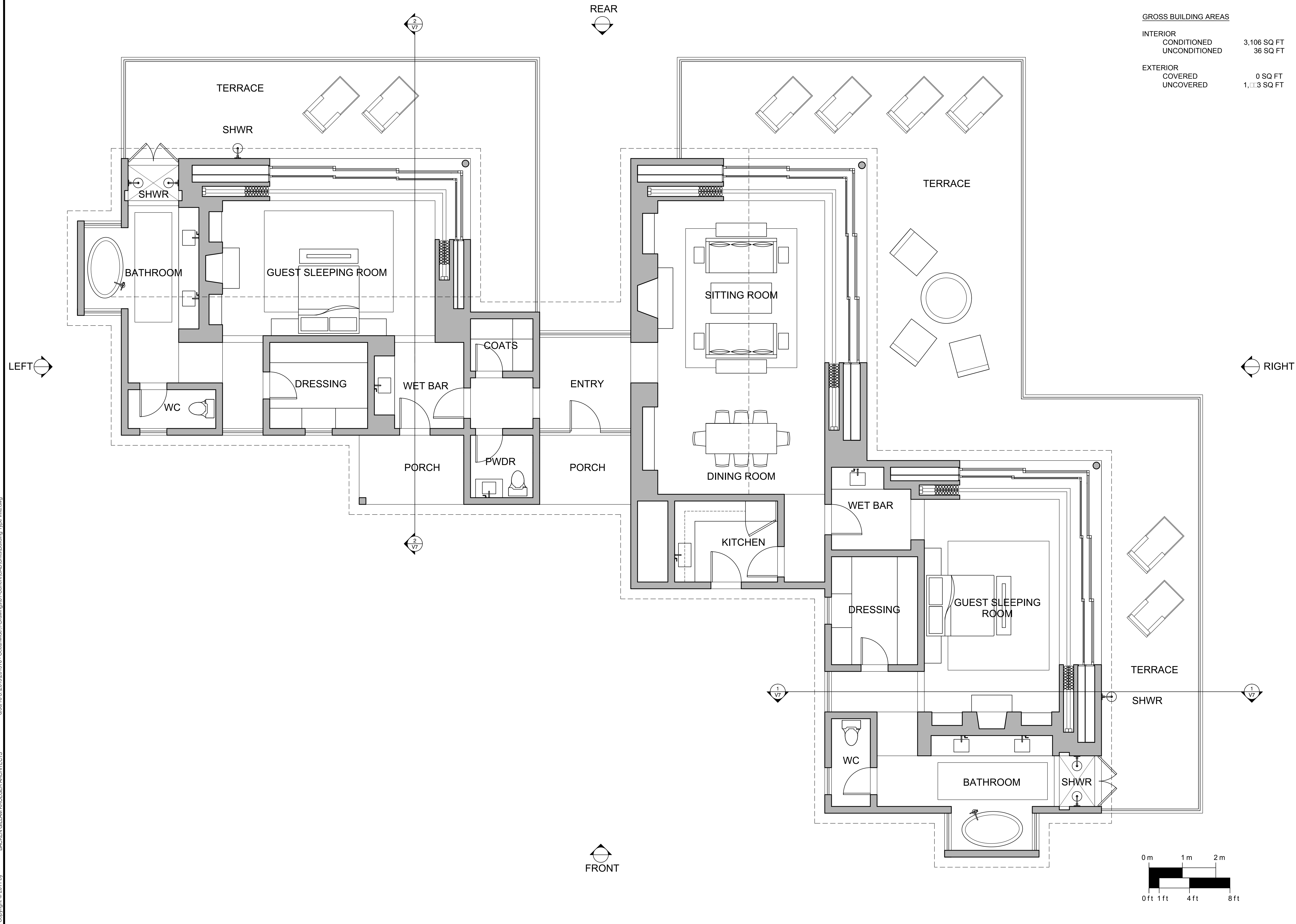
UNIT TYPE E  
 ELEVATION  
 AND SECTION

SCALE: 1/4"=1'-0"

**E5**

63016 S:\2016\201516 - Oceanview\1-Drawings\01-Current\CAO\Units\Building\_Type\_Villa.dwg

Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS



GROSS BUILDING AREAS

INTERIOR	
CONDITIONED	3,106 SQ FT
UNCONDITIONED	36 SQ FT
EXTERIOR	
COVERED	0 SQ FT
UNCOVERED	1,113 SQ FT

These documents are the property of Backen Gillam Kroeger Architects. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Backen Gillam Kroeger Architects. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN GILLAM KROEGER**  
architects

1031 MAIN STREET  
SALISALITO CALIF 94965  
FACSIMILE 415 299 9866  
TEL 415 299 1024

**THE RESORT AT SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

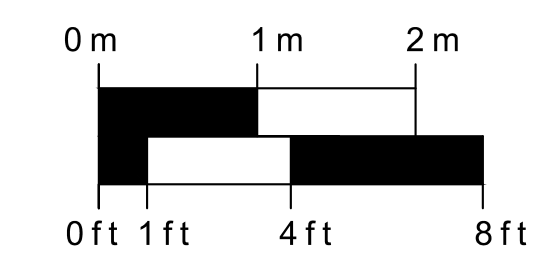
**NOT FOR CONSTRUCTION**  
FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

VILLA FLOOR PLAN

SCALE: 1/4"=1'-0"

**V1**









63016 S:\2016\201516 - Oceanview\1-Drawings\01-Current\CAD\Units\Building Type Villa.dwg

BACKEN GILLAM KROEGER ARCHITECTS

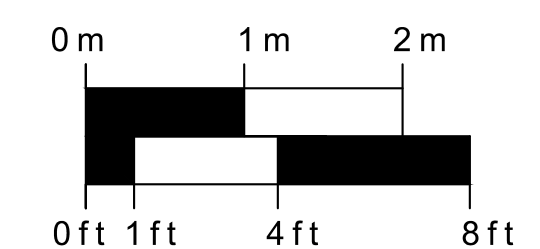
Copyright © 2011 by



1 LEFT EXTERIOR ELEVATION  
V4

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of  
 Backen Gillam Kroeger Architects.  
 No part of these documents may be  
 reproduced, stored in a retrieval system,  
 or transmitted in any form or by any means,  
 electronic, mechanical, photocopying, recording,  
 or by any information storage and retrieval system,  
 without consent in writing from Backen Gillam  
 Kroeger Architects. Backen Gillam Kroeger Architects  
 disclaims responsibility for the use of these  
 documents if used whole or in part at  
 any other location.

**B A C K E N  
 G I L L A M  
 K R O E G E R**  
 architects  
 1031 MAIN STREET  
 Sausalito, CA 94965  
 415 299 8866  
 FAX 415 299 1024

**THE RESORT AT  
 SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

**NOT FOR  
 CONSTRUCTION**  
 FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	
6.30.16	Issue
	DRC SUBMITTAL

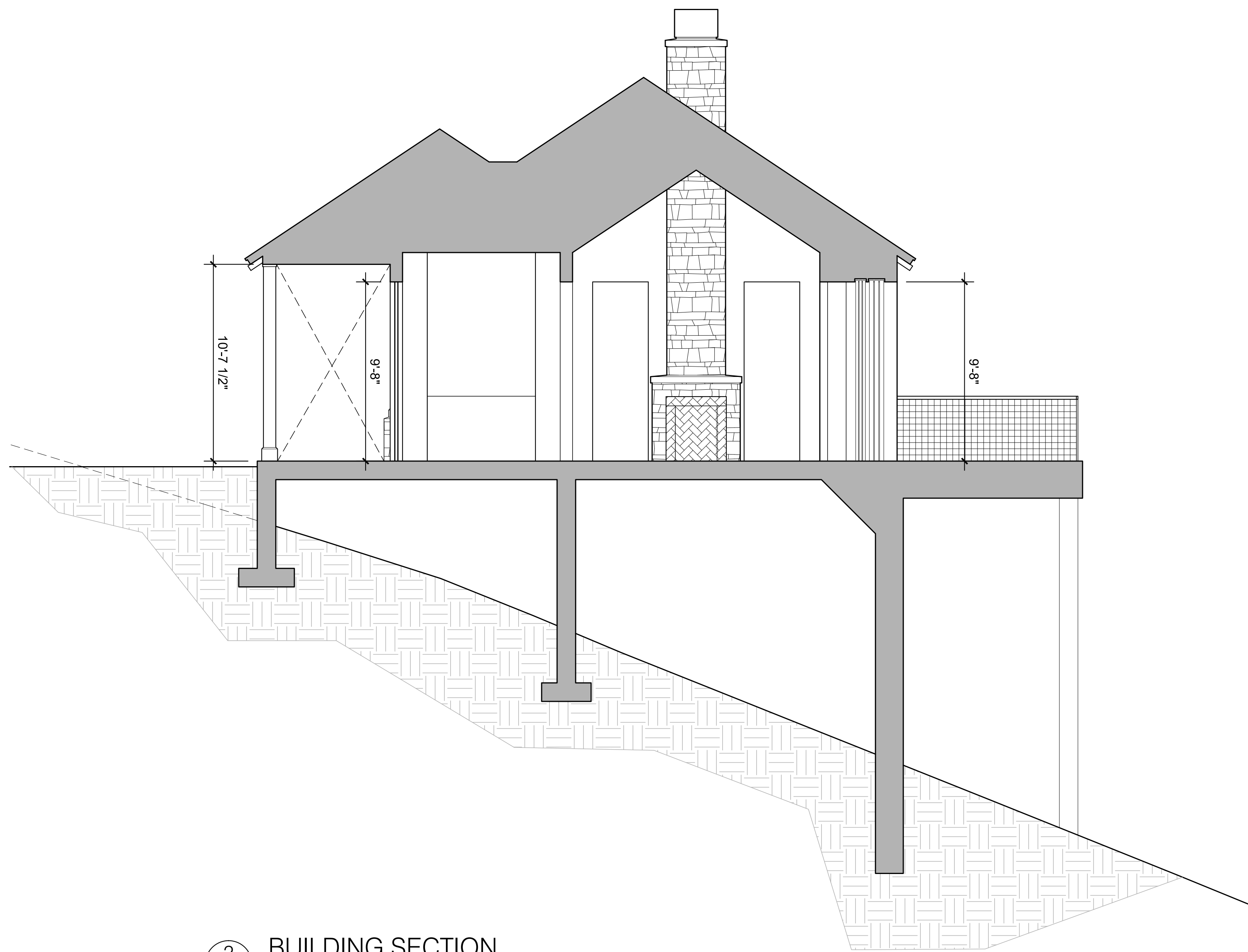
VILLA  
ELEVATION

SCALE: 1/4"=1'-0"

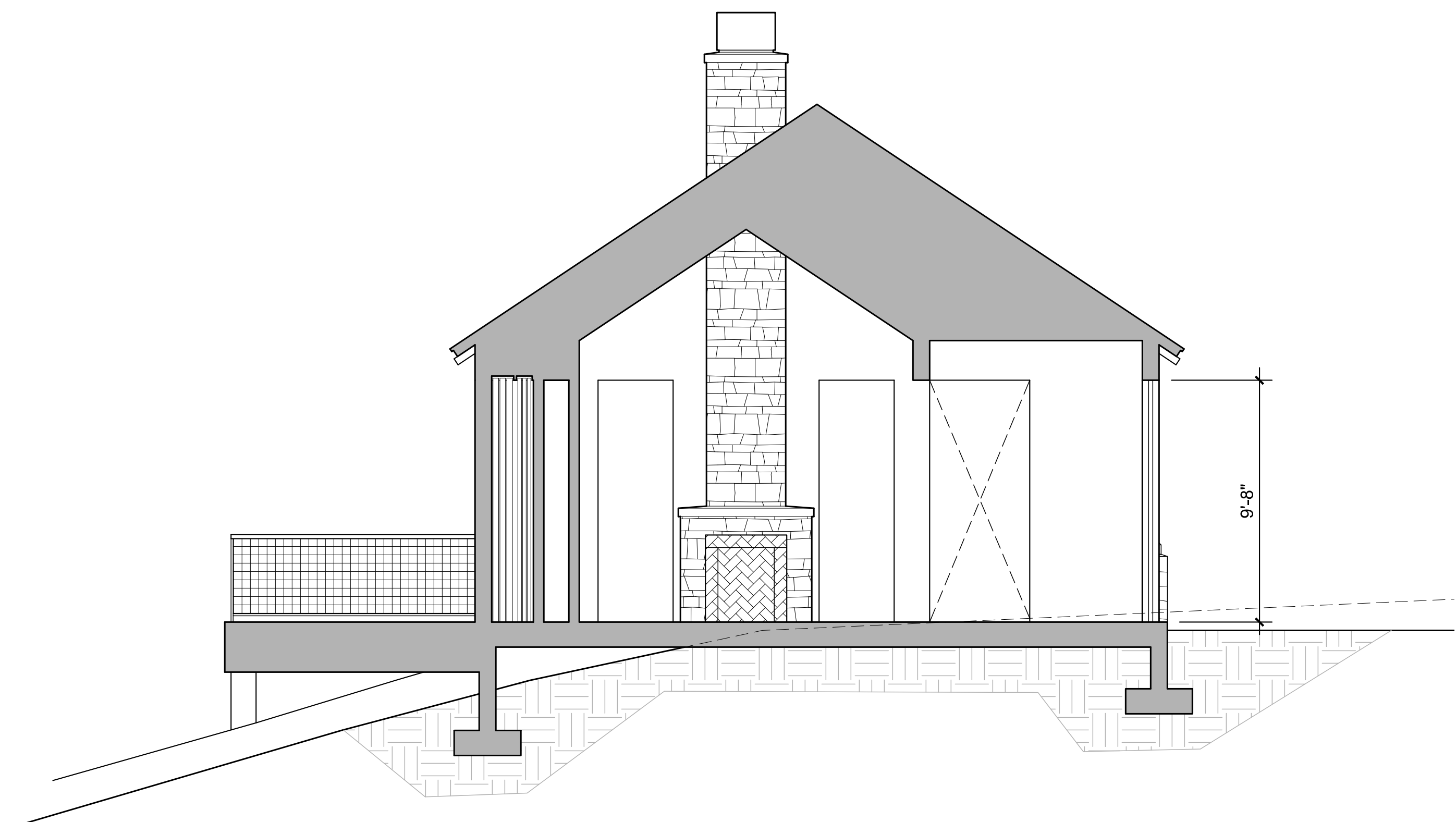
V4







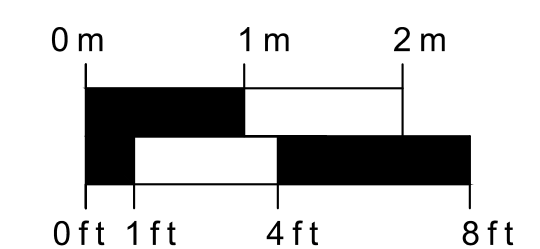
2 BUILDING SECTION  
V7



1 BUILDING SECTION  
V7

**EXTERIOR MATERIALS**

ROOF: SLATE OR PAINTED CORRUGATED METAL, TYP.  
 WALLS: STAINED WOOD BOARD OR LOCAL STONE, TYP.  
 DOORS AND WINDOWS: STEEL WITH LOW REFLECTIVE GLASS, TYP.  
 TRELLIS AND PERGOLAS: STAINED WOOD, TYP.



These documents are the property of Backen Gillam Kroeger Architects. Any reproduction or use without written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

**BACKEN  
GILLAM  
KROEGER**  
architects

2112 MARSHHIP WAY  
SALISALITO CALIF 94965  
FACSIMILE 415 239 1869

**THE RESORT AT  
SONOMA COUNTRY INN**  
KENWOOD, CALIFORNIA

**NOT FOR  
CONSTRUCTION**  
FOR COOPERATION ONLY

Plot Date	6.15.2016
Drawn By	DC, LJ, JB
Checked By	TS, LR
Project No.	201516
Date	Issue
6.30.16	DRC SUBMITTAL

VILLA  
SECTIONS

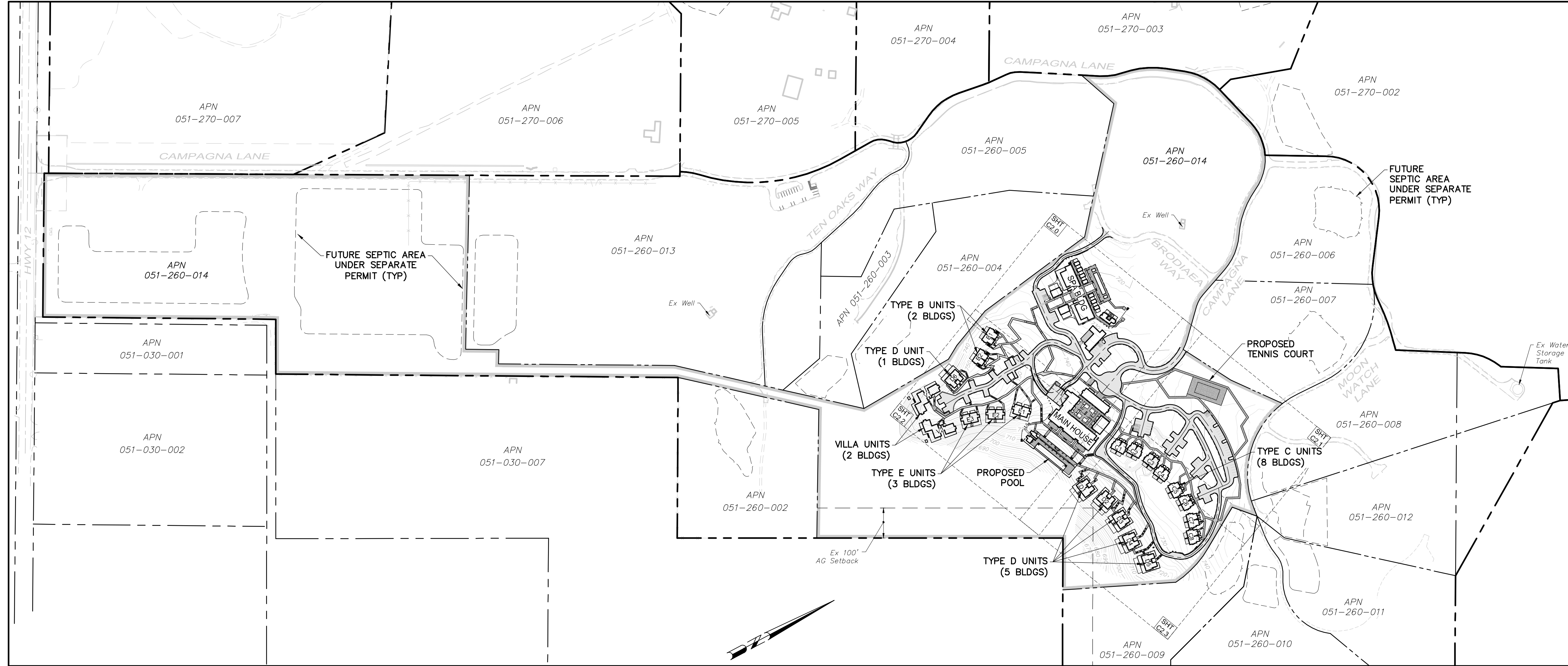
SCALE: 1/4"=1'-0"

**V7**

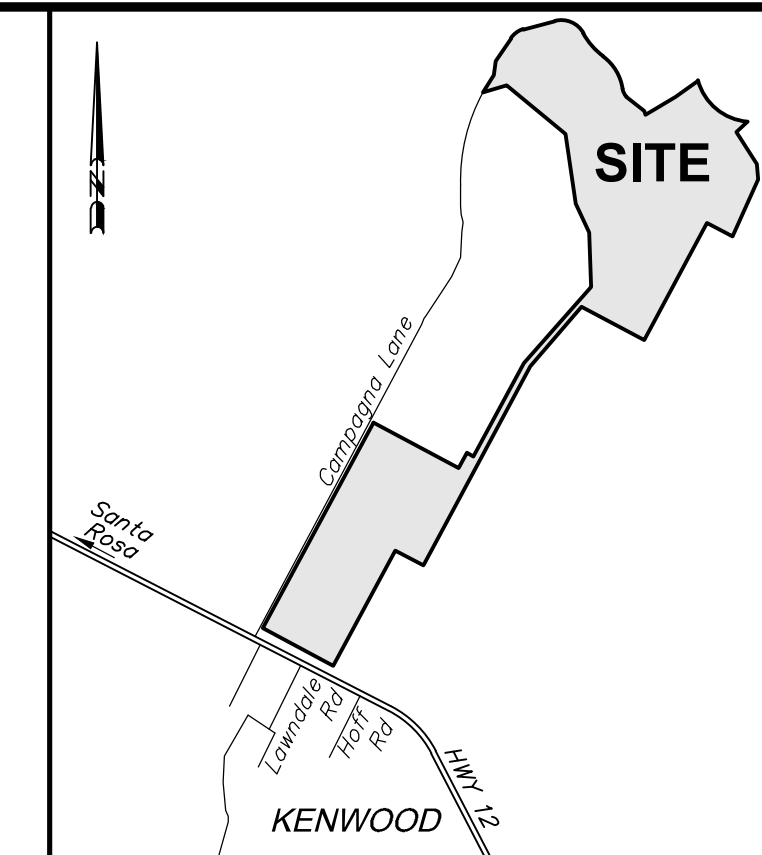
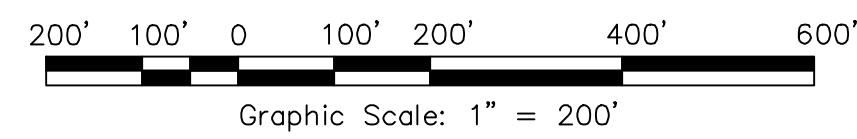
# THE RESORT AT SONOMA COUNTRY INN PRELIMINARY IMPROVEMENT PLANS

Kroeger, Backen  
APN 051-60-014

APN 051-60-014



SITE PLAN



LOCATION MAP  
NOT TO SCALE

These documents are the property of Backen Gillem Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillem Kroeger Architects disclaims any responsibility for documents if used whole or in part at any other location.

**BACKEN  
GILLEM  
KROEGER**  
architects

1028 MAIN STREET  
ST. HELENA, CALIF. 94754  
2352 MARINSHIP WAY  
SALISALITO, CALIF. 94965  
FACSIMILE: 415.289.8866  
PHONE: 707.961.1924

**THE RESORT AT  
SONOMA COUNTRY INN**

ENWOOD CALIFORNIA



Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	Issue
XX.XX.XX	Drawing set

TITLE NOTES

SCALE : AS NOTED

C1.0

T:\2015 PROJECTS\15200\dwg\Adobe-Design\15200-C1.0 Title Sheet.dwg, Quan, Nguyen, 6/30/2016 4:36:49 PM

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		STREET SIGN
		TRANSFORMER (BY OTHERS)
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
		DETAIL X ON SHEET CX.X
		DRAINAGE SWALE

ABBREVIATIONS	DESCRIPTION
AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
Bay	BAY LAUREL
BC	BEGIN HORIZONTAL CURVE
BCR	BEGIN CURB RETURN
BLDG	BUILDING
BM	BENCHMARK
BNDY	BOUNDARY
BO	BLACK OAK
Blo	BLUE OAK
BVC	BEGIN VERTICAL CURVE
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
Class	CLASS
Co	CALIFORNIA LIVE OAK
CO	CLEANOUT
CONC	CONCRETE
D Fir	DOUGLAS FIR
DI	DRAINAGE INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
EC	END HORIZONTAL CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND/GRADE
EP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FS	FINISHED SURFACE
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
IG	INVERT GRADE
LF	LINEAR FEET
LAT	LATERAL
LS	LANDSCAPE
Mad	MADRONE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
Oregon	OREGON WHITE OAK
Ow-h	OREGON WHITE OAK HYBRID
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVDE	PRIVATE DRAINAGE EASEMENT
PVAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTION (DEVICE)
R/W	RIGHT OF WAY
S	SLOPE
SCH	SCHEDULE
SCWA	SONOMA COUNTY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FEET
SHT	(PLAN) SHEET
SL	STREET LIGHT
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
VAR	VARIES
VC	VERTICAL CURVE
VERT	VERTICAL
VO	VALLEY OAK
W	WATER
WM	WATER METER
WV	WATER VALVE

**BENCHMARK**  
FOUND 1/2" IRON PIPE 65± SOUTHERLY OF ENTRANCE GATE AND 19± EAST OF CENTERLINE OF ENTRANCE ROAD. WGS 84 DETERMINED FROM GPS OBSERVATIONS 5/25/00 BY RAY CARLSON & ASSOCIATES, INC. ELEVATION: 513.50 (ASSUMED).

**PROJECT BENCHMARK**  
BEING AN 8" SET SPK (CONTROL POINT #436), LOCATION AS SHOWN ON THE OVERALL SITE PLAN. ELEVATION = 769.71 (ASSUMED).

SHEET INDEX	TITLE SHEET
C1.0	TITLE SHEET
C1.1	OVERALL SITE PLAN
C2.0-C2.3	PRELIMINARY GRADING & DRAINAGE PLANS



T:\2015 PROJECTS\15200\dwg\Adobe-Design\Design\_Review\15200-C1.1-Overall Site Plan.dwg, Quan Nguyen, 6/30/2016 4:38:49 PM  
 APN 051-260-002

These documents are the  
 property of Backen  
 Gilleam Kroeger  
 Architects. Any  
 unauthorized use without the  
 written consent is prohibited  
 by law. Backen Gilleam  
 Kroeger Architects disclaims  
 any responsibility for the  
 documents if used whole or  
 in part at any other  
 location.

**BACKEN  
 GILLEAM  
 KROEGER**  
 architects  
 1025 N MAIN STREET  
 SUITE 200  
 SAN ANTONIO, CALIF 78204  
 TEL: 214.241.1111  
 FAX: 214.241.1112

**THE RESORT AT  
 SONOMA COUNTRY INN**  
 ENWOO, CALIFORNIA

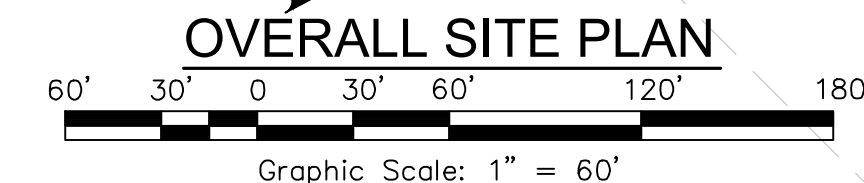


Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	Issue
XX.XX.XX	Drawing set

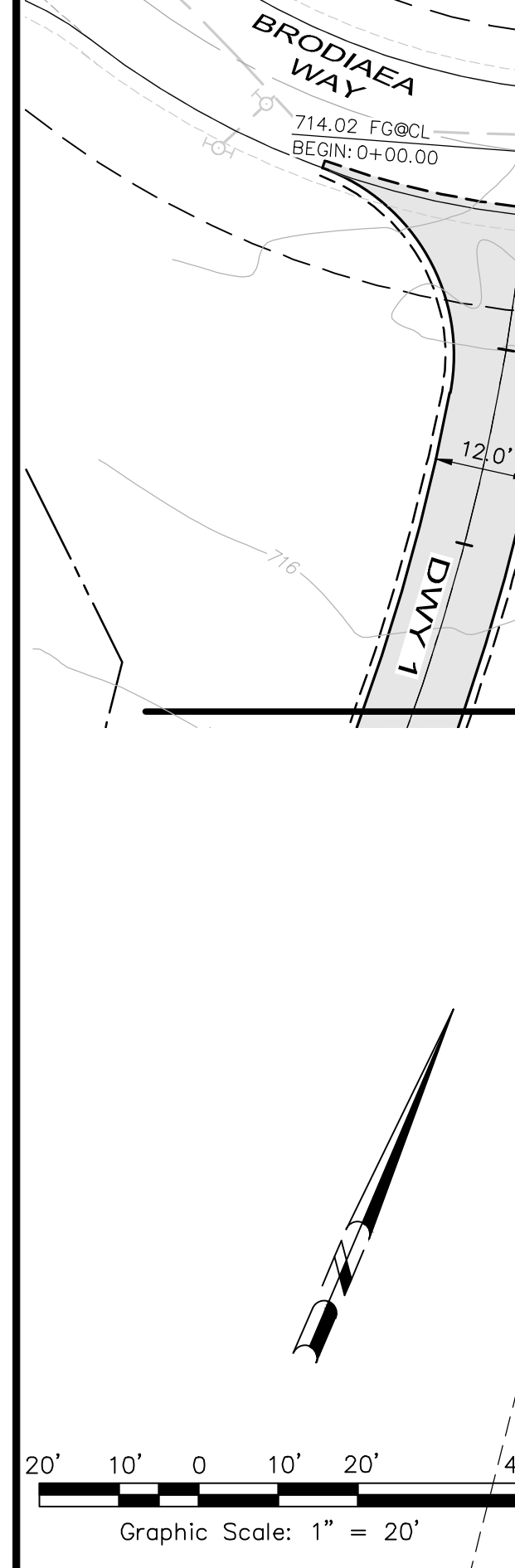
OVERALL SITE PLAN

SCALE : AS NOTED

C1.1







APN 051-260-004

**PAVING LEGEND:**


T:\2015 PROJECTS\15200\Arch\Adobe-Design\Review\15200-C2.0-2.3 Preliminary Grading & Drainage Plan.dwg, Quan Nguyen, 6/30/2016 4:36:00 PM

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims any liability for any other location.

**BACKEN  
GILLAM  
KROEGER**  
architects

1025 MAIN STREET  
ST. HELENA, CALIF. 94753  
SAUSALITO, CALIF. 94965  
FACSIMILE: 415 299 3866

**THE RESORT AT  
SONOMA COUNTRY INN**

ENWOO, CALIFORNIA

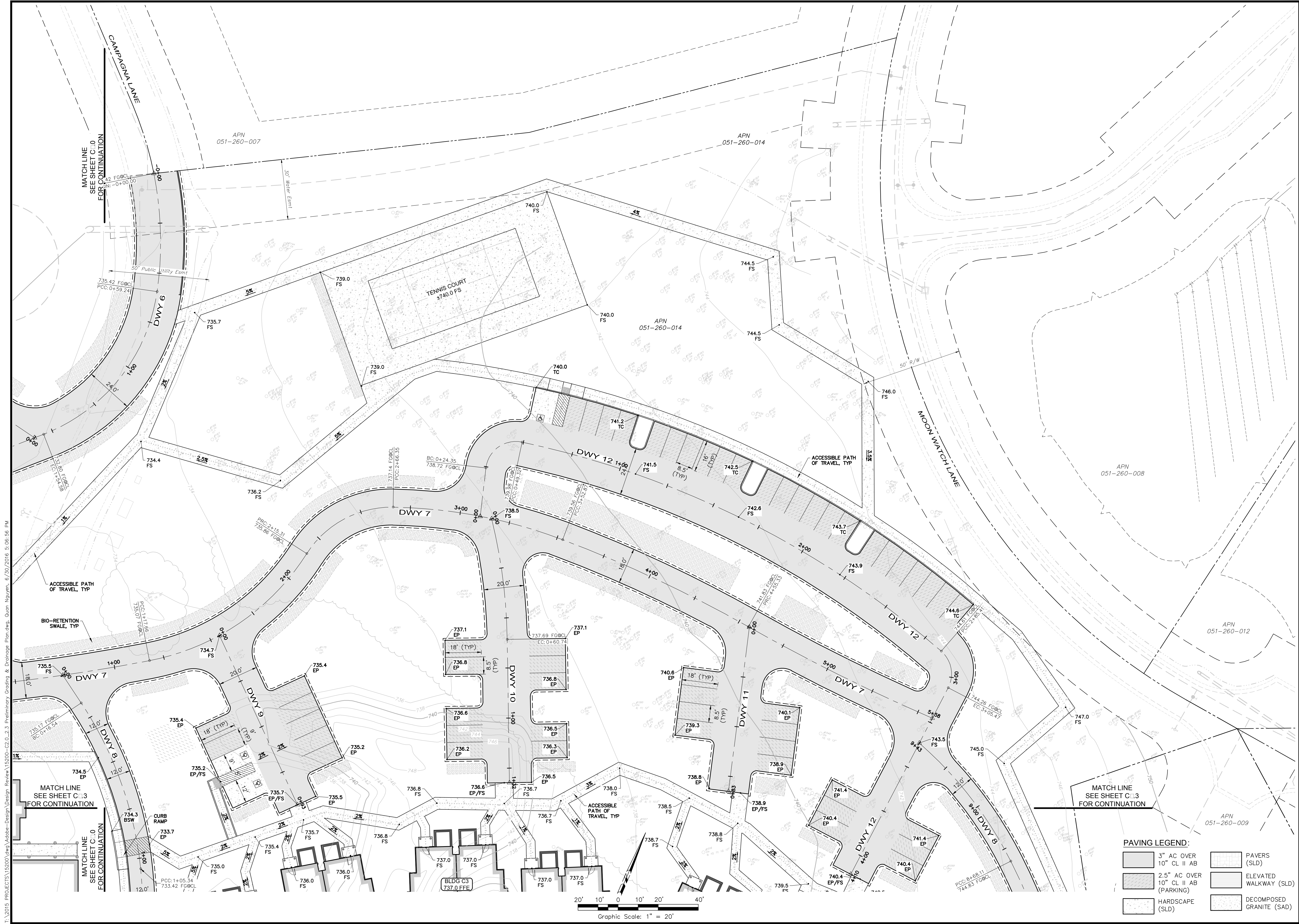


Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	XX.XX.XX
Issue	Drawing set

**PRELIMINARY  
GRADING  
DRAINAGE PLAN**

SCALE : AS NOTED

**C2.0**

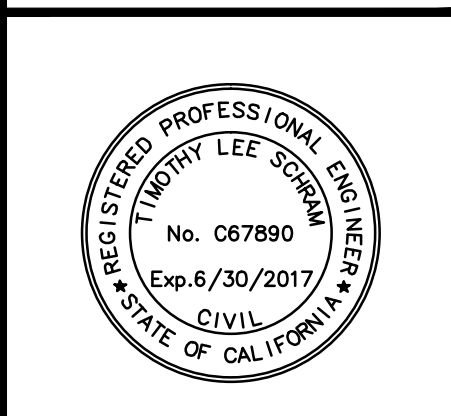


T:\2015 PROJECTS\15200\Draw\Adobe-Design\Review\15200-C2.0-2.3 Preliminary Grading & Drainage Plan.dwg, Quan Nguyen, 6/30/2016 5:06:56 PM  
 PROJECT: 15200\Draw\Adobe-Design\Review\15200-C2.0-2.3 Preliminary Grading & Drainage Plan.dwg, Quan Nguyen, 6/30/2016 5:06:56 PM

These documents are the  
 property of Backen  
 Gillem Kroeger  
 Architects. Any  
 unauthorized use without the  
 written consent is prohibited  
 by law. Backen Gillem  
 Kroeger Architects disclaims  
 any responsibility for the  
 documents if used whole or  
 in part at any other  
 location.

**BACKEN  
 GILLEM  
 KROEGER**  
 architects  
 1028 MAIN STREET  
 ST. HELENA, CALIF. 95759  
 SAUSALITO, CALIF. 94965  
 FACSIMILE: 415.286.3866  
 TELEPHONE: 707.961.1924

**THE RESORT AT  
 SONOMA COUNTRY INN**  
 ENWOO, CALIFORNIA

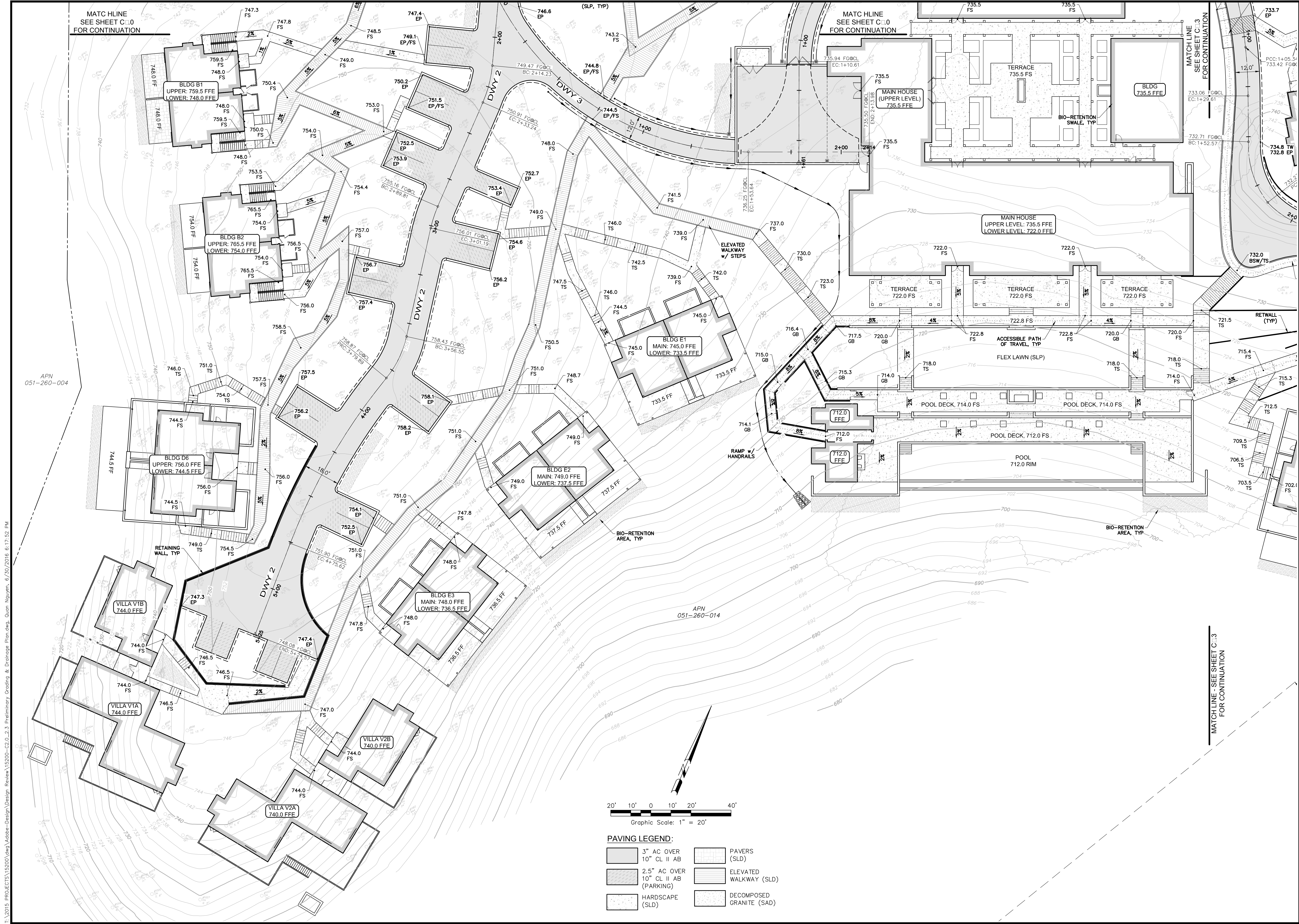


Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	XX.XX.XX
Issue	
Drawing set	

**PRELIMINARY  
 GRADING  
 DRAINAGE PLAN**  
 SCALE: AS NOTED

**C2.1**

**PAVING LEGEND:**

APN 051-260-004

T:\2015 PROJECTS\15200\15200-C2.0-2.3 Preliminary Grading & Drainage Plan.dwg, Quan Nguyen, 6/30/2016 6:17:52 PM

These documents are the property of Backen Gilleam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gilleam Kroeger Architects disclaims any responsibility for the use of these documents if used whole or in part at any other location.

**BACKEN GILLEM KROEGER**  
architects

2332 MARINSHIP WAY  
SUISUNO CALIF 94965  
TEL: 707.433.3333  
FAX: 707.433.3366

**THE RESORT AT SONOMA COUNTRY INN**  
ENWOO CALIFORNIA



Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	XX.XX.XX
Issue	
Drawing set	

**PRELIMINARY GRADING**  
DRAINAGE PLAN

SCALE : AS NOTED

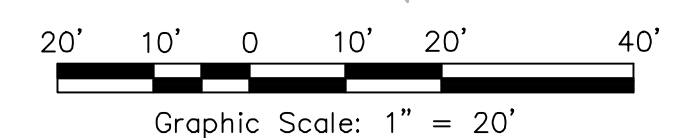
**C2.2**



T:\2015 PROJECTS\15200\dwg\15200-C2.0-2.3 Preliminary Grading & Drainage Plan.dwg, Quan Nguyen, 6/30/2016 4:11:36 PM

**PAVING LEGEND:**

- 3" AC OVER 10" CL II AB
- 2.5" AC OVER 10" CL II AB (PARKING)
- HARDSCAPE (SLD)
- PAVERS (SLD)
- ELEVATED WALKWAY (SLD)
- DECOMPOSED GRANITE (SAD)



These documents are the property of G. Gilman Kroeger Architects. Any reproduction or unauthorized use without the written consent is prohibited by law. Backen G. Gilman Kroeger Architects disclaims any liability for the use of these documents if used whole or in part at any other location.

**BACKEN  
GILMAN  
KROEGER**  
architects

2352 MARINSHIP WAY  
SALISBURY, CALIF. 94965  
TEL: 415.399.3866  
FAX: 415.399.3866

**THE RESORT AT  
SONOMA COUNTRY INN**  
ENWOO, CALIFORNIA



Plot Date	06.06.2016
Drawn By	
Checked By	
Project No.	15200
Date	Issue
XX.XX.XX	Drawing set

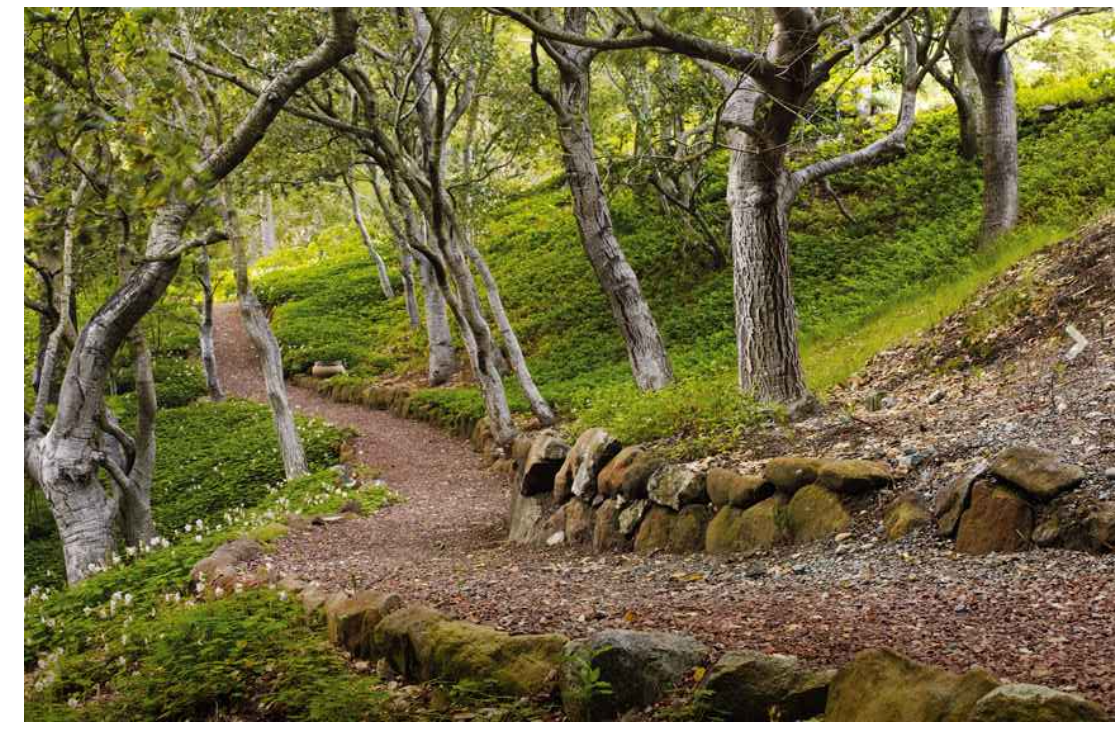
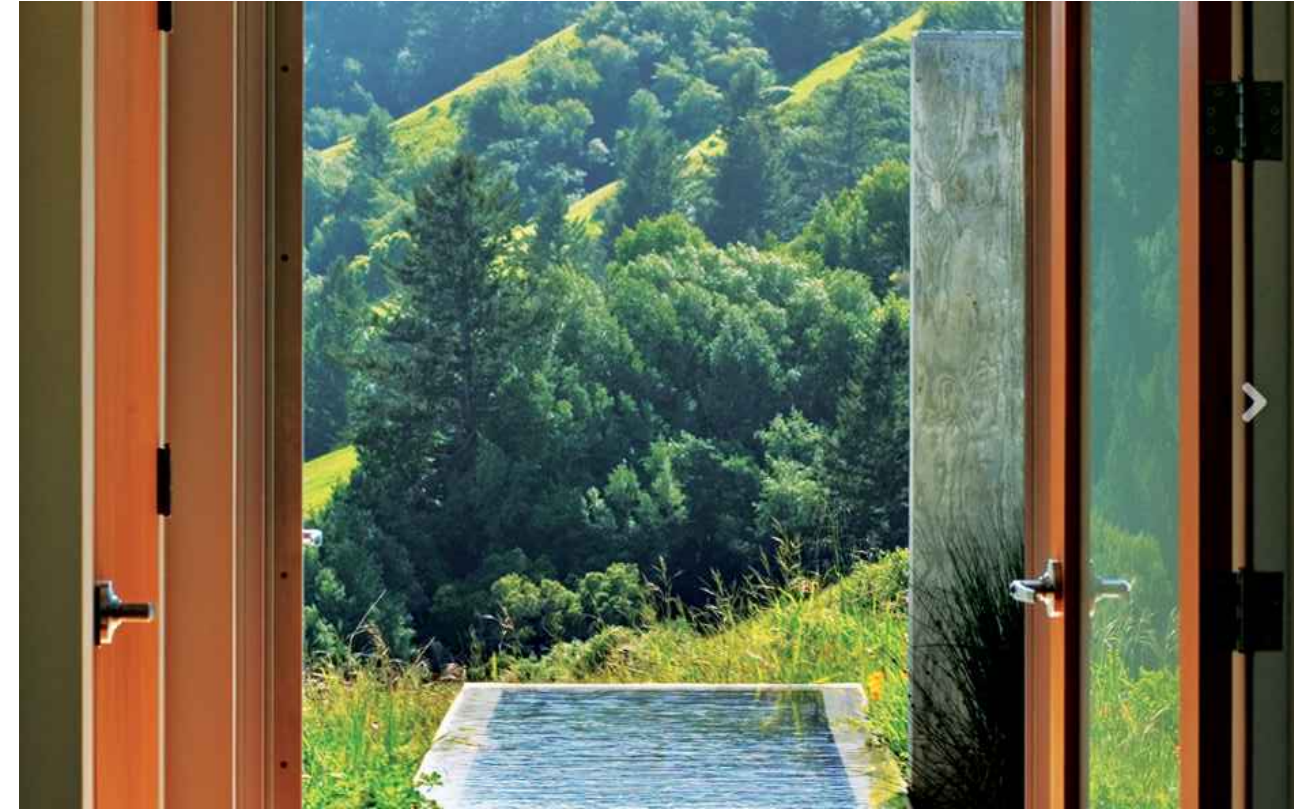
**PRELIMINARY  
GRADING  
DRAINAGE PLAN**

SCALE : AS NOTED

**C2.3**







RESORT LANDSCAPE REFERENCE IMAGES

RESORT PLANT LIST

	BOTANICAL NAME	COMMON NAME	WATER USE
<b>SPECIMEN TREES</b>			
	ACER MACROPHYLLUM	BIG LEAF MAPLE	LOW
	QUERCUS LOBATA	VALLEY OAK	VERY LOW
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	LOW
	QUERCUS KELLOGGII	BLACK OAK	LOW
	ARBUTUS MENZIESII	MADRONE	LOW
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	LOW
<b>ORNAMENTAL TREES</b>			
	DIOSPYROS KAKI	PERSIMMON	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW
	OLEA EUROPAEA	OLIVE	VERY LOW
<b>SHRUBS</b>			
	RHAMNUS CALIFORNICUM	COFFEEBERRY	VERY LOW
	LEUCODENDRON DISCOLOR	YELLOW CONEBUSH	LOW
	ROMNEYA COULTERI	MATIJA POPPY	LOW
	JUSTICIA CALIFORNICA	CHUPAROSA	VERY LOW
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW
	MAHONIA EURBRACTEATA 'SOFT CARESS'	OREGON GRAPE	LOW
	ESCALLONIA 'APPLE BLOSSOM'	ESCALLONIA	LOW
	AGAVE ATTENUATA	AGAVE	VERY LOW
	RIBES SPECIOSUM		LOW
	CEANOTHUS	CALIFORNIA LILAC	LOW
	RHODODENDRON MACROPHYLLUM	BIG LEAF RHODO	MEDIUM
	RHODODENDRON OCCIDENTALE	WESTERN AZALEA	MEDIUM
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	LOW
	CALYCANTHUS OCIDENTALIS	BUSH ANEMONE	LOW
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	MEDIUM
<b>RAIN GARDEN PLANTING</b>			
	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	LOW
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	LOW
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	LOW
	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW
	LIMONIUM PEREZII	SEA LAVENDER	LOW
<b>GROUNDCOVERS</b>			
	ARCTOSTAPHYLOS UVA-URSI	MANZANITA	LOW
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	LOW
	PLANTAGO ERECTA	CALIFORNIA PLANTAIN	LOW
	LUPINE ARBOREUS	LUPINE	LOW
	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	LOW
	LUPINUS BICOLOR	MINIATURE LUPINE	LOW
	SEDUM SPATHULIFOLIUM	STONE CROP	LOW
<b>GRASSES</b>			
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
	FESTUCA RUBRA 'MOLATE'	MOLATE RED FESCUE	LOW
	NESSELLA PULCHRA	PRUPLE NEEDLEGRASS	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	LOW
	SESLERIA AUTUMNALIS	MOOR GRASS	LOW
	SESLERIA 'GREENLEE HYBRID'	MOOR GRASS	LOW
<b>VINES</b>			
	FICUS PUMILA	CREEPING FIG	LOW
	WISTERIA FLORIBUNDA	WISTERIA	LOW

These documents are the property of SWA Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kreger Architects, Inc. discloses responsibility for the documents if used whole or in part at

**swa**

LANDSCAPE ARCHITECT:

301 Battery Street  
2 Mezzanine  
San Francisco, California  
94111-3212  
www.swagroup.com  
+1.415.858.8770

THE RESORT AT  
SONOMA COUNTRY INN

KENWOOD, CALIFORNIA

NOT FOR CONSTRUCTION OR COORDINATION ONLY

Plot RC  
Design TS  
Checked OCL5601  
Project  
Date Issue  
07.01.16 DRC Submittal

PLANT LIST AND REFERENCE IMAGES

**L1.02**

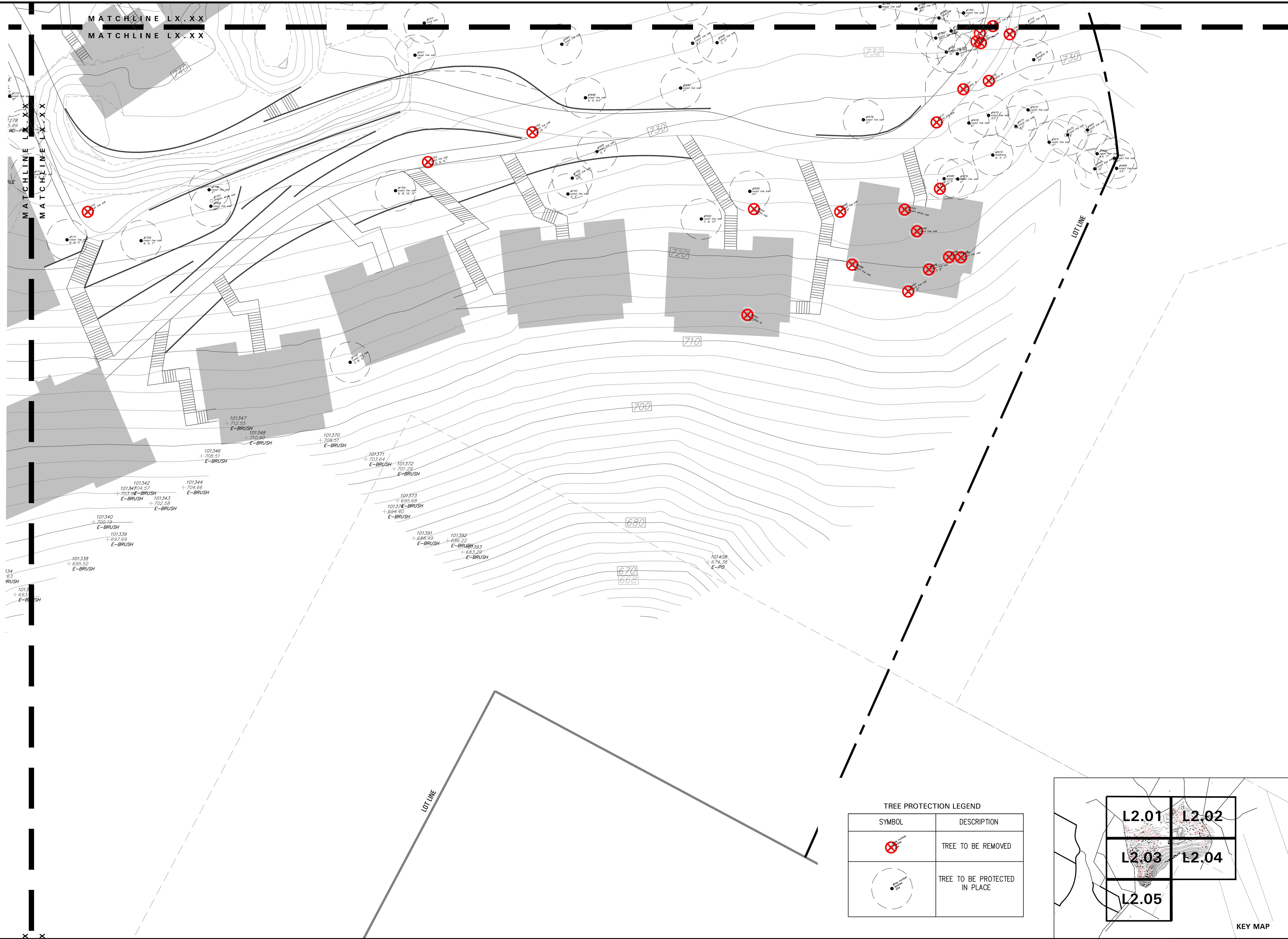






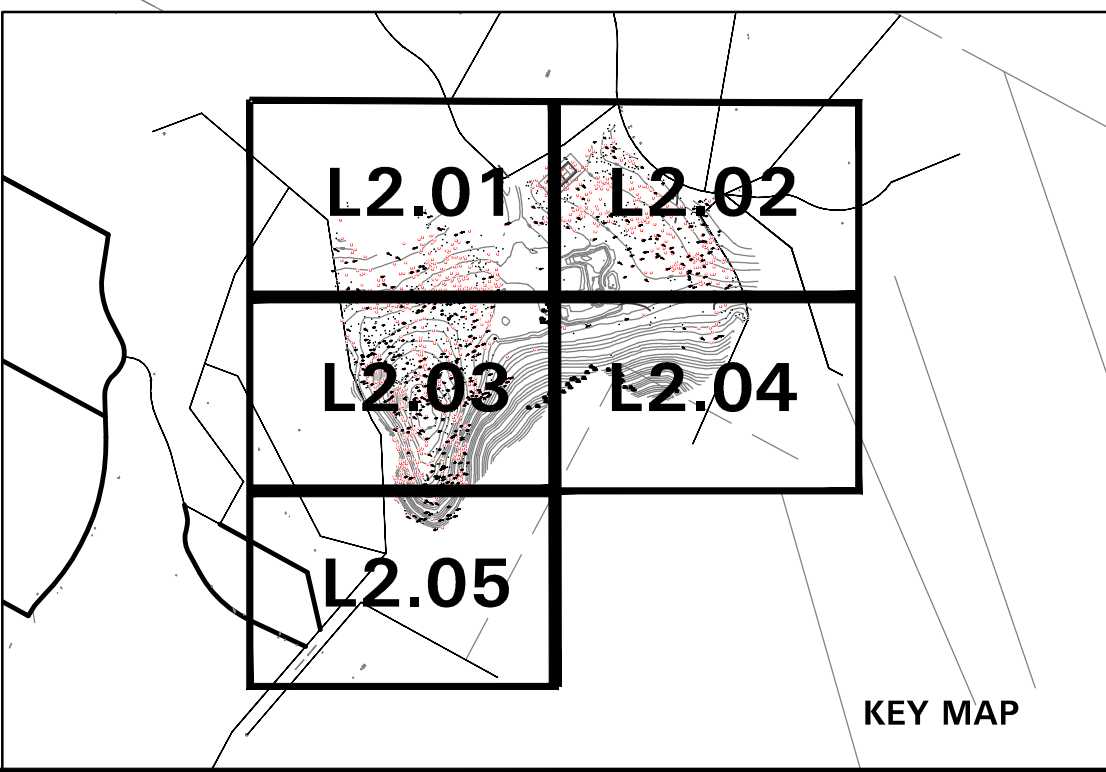


Copyright ©2011 by BACKEN GILLAM KROEGER ARCHITECTS 6/29/16 p:\DCL\ocls601\_sonoma\_county\_inn\4\_drawings\graphics\AutoCAD\Sheets\L2.04 Tree Protection Plan.dwg  
 p:\DCL\ocls601\_sonoma\_county\_inn\4\_drawings\graphics\AutoCAD\Sheets\L2.04 Tree Protection Plan.dwg | ARCH D (24.00 X 36.00 INCHES) | 07/29/2016



**TREE PROTECTION LEGEND**

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE



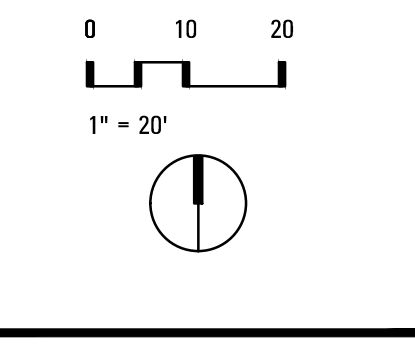
These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any time.

**swa**  
 LANDSCAPE ARCHITECT  
 301 Battery Street  
 2 Mezzanine  
 San Francisco, California  
 94111-3212  
 www.swagroup.com  
 +1.415.858.8770

**THE RESORT AT SONOMA COUNTRY INN**  
 KENWOOD, CALIFORNIA

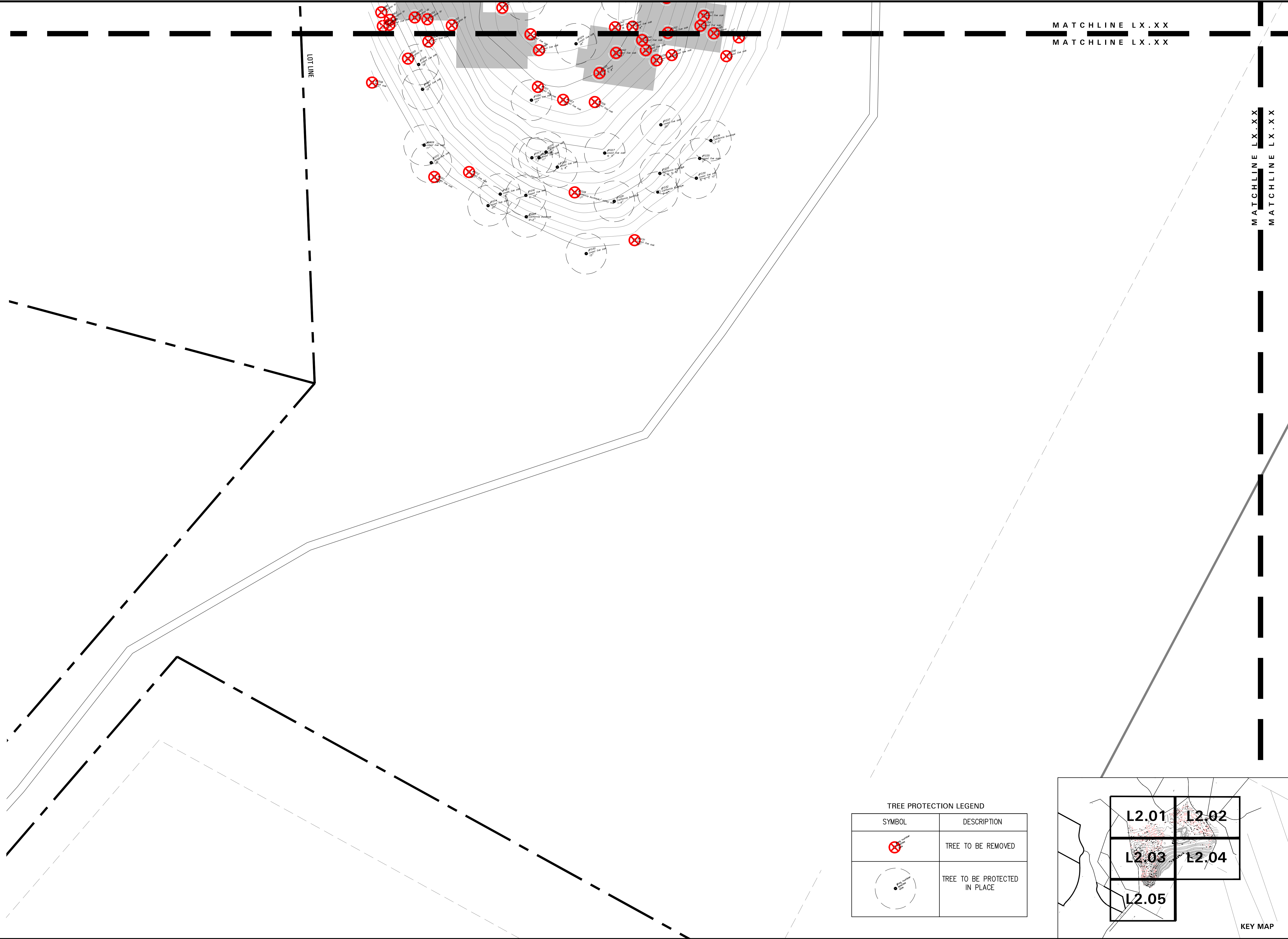
**NOT FOR CONSTRUCTION**  
 BY COORDINATION ONLY

Plot	RC
Drawn	TS
Checked	
Project	OCL5601
Date	Issue
07.01.16	IRC Submittal



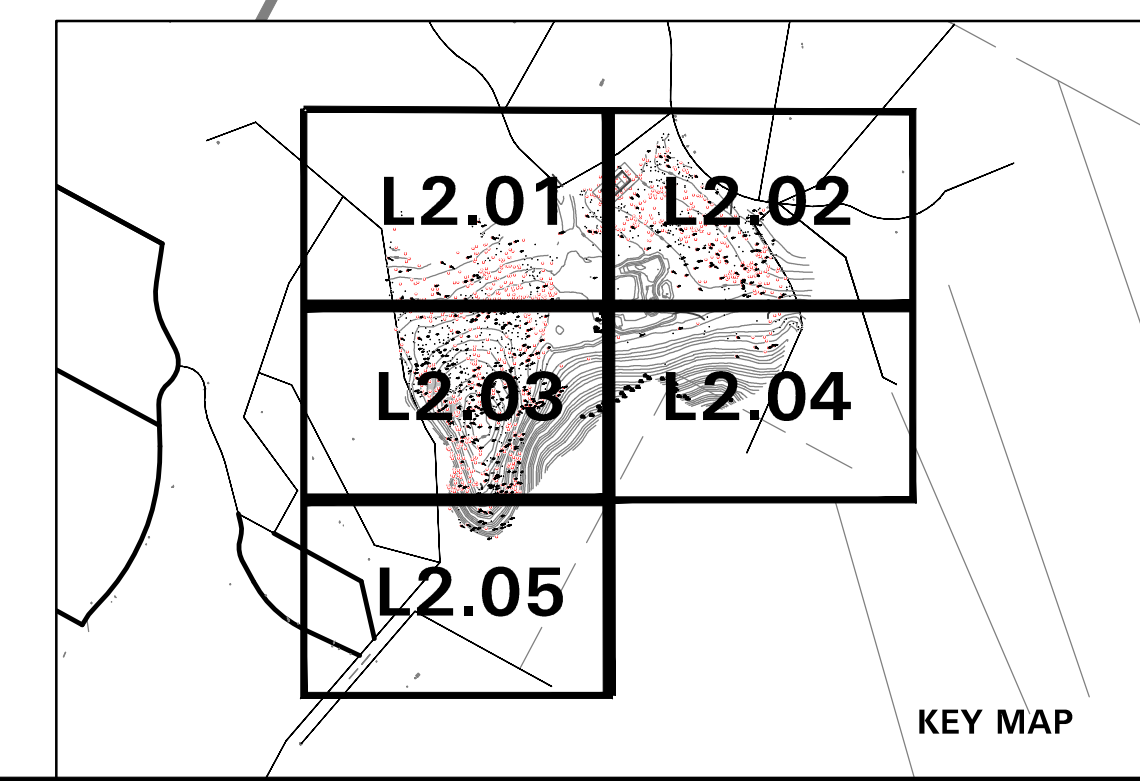
TREE PROTECTION PLAN  
**L2.04**

Copyright ©2011 by BACKEN GILLAM KROEGER ARCHITECTS 6/29/16 p:\DCL\ocls601\_sonoma\_county\_inn\4\_drawings\graphics\AutoCAD\Sheets\L2.05 Tree Protection Plan.dwg  
 p:\DCL\ocls601\_sonoma\_county\_inn\4\_drawings\graphics\AutoCAD\Sheets\L2.05 Tree Protection Plan.dwg | ARCH D | 24.00 X 36.00 INCHES | 07/29/2016



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PROTECTED IN PLACE



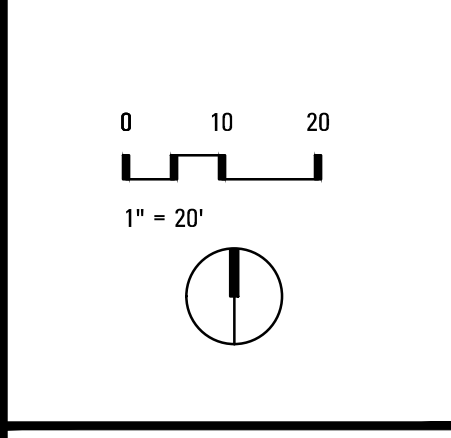
These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent of Backen Gillam Kroeger Architects is prohibited. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any time.

LANDSCAPE ARCHITECT:  
**swa**  
 301 Battery Street  
 2 Mezzanine  
 San Francisco, California  
 94111-2212  
 www.swagroup.com  
 +1.415.858.8770

THE RESORT AT  
 SONOMA COUNTRY INN  
 KENWOOD, CALIFORNIA

NOT FOR  
 CONSTRUCTION  
 OR COORDINATION ONLY

Plot	RC
Drawn	TS
Checked	
Project	OCLS601
Date	Issue
07.01.16	DRC Submittal



TREE PROTECTION PLAN  
**L2.05**

## **Sec. 26-90-120. - Taylor/Sonoma/Mayacamas Mountains (MTN).**

- (a) Purpose. These standards are intended to reduce the visual impacts of residential related development within the Scenic Landscape Units of Taylor, Sonoma, and Mayacamas Mountain areas as visible from public roads.
- (b) Additional Permit Requirements or Exemptions. In addition to the requirements of Section 26-90-040 above (Permit requirements for all Local Area Guidelines and Standards), the following applies:
  - (1) Deed Restriction. A deed restriction shall be recorded stating the conditions of the Design Review or Administrative Design Review approval.
  - (2) Structures and Site Development. These standards apply to single-family dwellings, second dwelling units, residential accessory structures, and other associated site development including but not limited to roadways, site grading, and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from public roads.
  - (3) Board Appointed Citizen Advisory Committee Referral. These standards shall be utilized by the Department and applicable Board appointed local citizen's advisory committees in compliance with Chapter 26, Article 64 (Scenic Resources Combining Zone) to evaluate any Building Permit applications for proposed single-family dwellings, second dwelling units, and any other associated site development.
  - (4) Effect on Existing Structures. Legal single-family dwelling(s) or appurtenant structure(s) existing on the effective date of this Section shall be deemed to comply with this Section. Expansions to existing single-family dwelling(s) and/or appurtenant structure(s) shall be required to comply with this Section.
  - (5) Exempt Structures. The requirements of this section shall not apply to:
    - a. Accessory structure(s) that do not require a Building Permit;
    - b. Agricultural structure(s) or use;
    - c. Farm family, agricultural employee, and seasonal or year round farmworker housing; and
    - d. Structure(s) that are not or would not be visible at the time of construction from public roads. Nothing in this section shall apply to the appearance of a single-family dwelling(s) or appurtenant structure(s) where viewed from a non-vehicular pedestrian, bicycle, or equestrian trail open to the public.
  - (6) Exemption for sites rendered unbuildable. One or more of the requirements of this Section may be waived or modified where the applicable review authority determines that strict compliance with these standards would render a legal parcel unbuildable, provided that the review authority shall first find that:
    - a. A single-family dwelling or second dwelling unit and each appurtenant structure, road, driveway, and utility line will be located where the least visual impact would result; and

- b. The proposed development will not conflict with Chapter 26, Article 64 (Scenic Resources Combining Zone).
- (c) Standards. The following standards apply:
- (1) Site Planning Standards.
    - a. Applicability. The provisions of this subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway except on a site where a building envelope was previously established by way of a recorded subdivision map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope.
    - b. Siting Criteria. All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from public roads. The term "viewed" shall mean what is visible to a person of normal eyesight from public roads.
    - c. Alternative Siting. The location of site development in compliance with this Section shall be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic, and other constraints. Where these constraints make it infeasible to substantially screen the structures and related site development, they shall be located in the least visible location on the parcel and shall be subject to the architectural and landscaping standards in specified in subsections e. and f., below.
    - d. Use of existing vegetation and site features.
      - 1. Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from public roads.
      - 2. Grading and removal of trees and other mature vegetation should be minimized. Avoid removal of specimen trees, tree groupings, and windbreaks.
      - 3. The applicant shall provide the Department with a site plan indicating if any vegetation is proposed, or topographic features proposed to be removed as well as vegetation to be retained and used to substantially screen the site development.
      - 4. Where existing topography and vegetation would not screen structures from view from public roads, landscaping shall be installed consisting of native vegetation in natural groupings that fit with the character of the area in order to substantially screen structures from view.
    - e. Ridge-line Development. On hills and ridges, no portion of a single-family dwelling, appurtenant structure(s), or any portion of a structure shall appear against the sky when viewed from public roads.
    - f. Roads and Driveways. The grade and alignment of each new access road, including any driveway, related to the construction of any single-family dwelling and/or appurtenant structure(s) shall be located and designed to minimize the visibility of each road and road cut, as viewed from public roads.
    - g. Grading.

1. All exposed slopes and disturbed soil resulting from site development shall be graded so as to be gently sloping and blend with the natural topography.
  2. Regraded slopes and disturbed soils shall be revegetated with indigenous plants, or other plants with similar massing and coverage characteristics suitable to minimize soil erosion.
- (2) Architectural Standards. Each single-family dwelling and appurtenant structures, including fences, shall comply with the following standards, except as may be exempted in compliance with subsection (b)(5) (Exempt Structures), above.
- a. Rural Character.
    1. All new structures shall be designed to respect the rural character of the surrounding environment.
    2. The architectural form of the structure(s) and site development shall utilize appropriate form and massing to reduce the visual impact and blend with the environmental setting.
  - b. Building Materials and Exterior Colors.
    1. The exterior colors of the structure shall be local earth tones blending with the natural environment of the site and have a low reflectivity value.
    2. An exterior color may be changed to another new color, provided that the new color is consistent with these standards.
    3. Building materials (e.g., bricks, natural wood, or stone) may be considered, provided the material used is an appropriate color and has a low reflectivity value.
  - c. Windows. Window glazing shall be nonreflective.
  - d. Lighting, Exterior.
    1. Exterior lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent glare and light pollution.
    2. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.
    3. Luminaires shall have a maximum output of 1000 lumens per fixture.
    4. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.
    5. All roadway, parking, and driveway lights shall be low profile utilizing full cut-off fixtures.
    6. Flood lights are not allowed.
    7. If security lighting is necessary, it shall be motion-sensor activated only.

- (3) Landscaping. Site development in compliance with this section shall require landscaping as follows, consistent with Section 7D-3 (Water Efficient Landscape Regulations), County Code Chapter 13 (Fire Safety Ordinance), and Emergency Services Department Vegetation Management Guidelines, except as provided by Subsection (c)(3)c., below.
- a. Size and Density of Plant Materials. Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within ten (10) years following installation.
  - b. Plant Species. Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the review authority. Planting shall also comply with the fire safe standards.
  - c. Waiver or Modification of Landscaping Requirements. Where the Director determines that because of soil, climatic conditions, or topographic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements, provided that the dwelling and/or appurtenant structure(s) is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director has first determined that the applicant has:
    - 1. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures, and associated site development, to the same degree as the landscaping requirements that would be waived; and
    - 2. Proposed an alternative or demonstrated that landscaping is not necessary and/or feasible for the particular structure and/or site development at issue.
  - (d) Boundaries. The standards of this Section apply to all properties within the boundary shown in the Zoning Database as being within the LG/MTN (Local Guidelines/Taylor Sonoma Mayacamas Mountains) combining zone.

(Ord. No. 6057, § III(a), Exh. A, 2-4-2014)





Adobe  
Associates, Inc.  
Civil Engineering,  
Land Surveying &  
Land Development  
Services

May 1, 2017

TOHIGH INVESTMENT SF LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105

Att: Flora Li

Sonoma Country Inn: Water Usage Information

Job Number: 15200

Dear Flora:

The purpose of this letter is to compare evaporation losses from swimming pools and hot tubs surfaces as it was initially proposed in the original design to evaporation losses from swimming pools and spa hot tubs proposed by the current design, and to address comments made in paragraph B-4 of "DRH16-0006" Appeal letter addressed to Tennis Wick – Director of Sonoma County PRMD, dated October 31, 2016.

This analysis used an empirical equation (Willis Carrier's correlation equation, 1918<sup>1</sup>) which has been modified for the purpose of calculating evaporation in pools. This method has been widely accepted for estimation of evaporation losses in occupied public swimming pools (ASHRAE, 2007<sup>2</sup>). To account for proposed pools use, correction factors of 0.7 and 1.0 were applied for pool type and spa type activities respectively. Average climatic parameters such as temperature, relative humidity, wind speed, and precipitation were used to reflect monthly fluctuations in evaporation (Attachment 1). The precipitation numbers are based upon historical data of average annual rainfall near Santa Rosa/Sonoma. Temperature numbers are based on monthly averages registered by a weather station located in Sonoma. Relative humidity and wind speed are based upon averaged historical monthly values from Santa Rosa/Windsor/Petaluma weather stations. Steam tables (Attachment 2) were used to obtain values for saturated vapor pressure at surface water temperature and saturation pressure at ambient temperatures.

Assuming that all pools and spas are covered for 12 hours during the night time, no precipitation is captured on their surface during that time. During the day time, when exposed to atmosphere, it was assumed that half of total monthly precipitation is collected by the pools' surface areas during those 12 hours. Other assumptions include: latent heat of vaporization of water of 2,330 kJ/kg, water temperature in pools and hot tubs is at 60°F, 80°F and 100°F. Table 1 below summarizes two scenarios.

<sup>1</sup> – Carrier, W.H. 1918. The temperature of evaporation. *ASHVE Transactions* 24:25-50

<sup>2</sup> – ASHRAE. 2007. *2007 ASHRAE Handbook – HVAC Applications*. American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc.

1220  
North Dutton Ave.  
Santa Rosa,  
California  
95401  
707 541 2300  
707 541 2301 - Fax  
www.adobeinc.com

EXHIBIT H

**Table 1 Pool and Spa hot tubs comparison**

	Area ft <sup>2</sup>	Quantity	Covered at night	Water Temp. °F
<b>Pools &amp; hot tubs per original design</b>				
Pool 1	1,144	1	Yes	80
Pool 2	924	1	Yes	80
Spa Pool Irregular shape	1,380	1	Yes	80
Hot Tub	113	1	Yes	100
1 <sup>st</sup> Floor Hot Tub	58	5	Yes	100
Landscape Hot Tub	50	1	Yes	100
Total Area	3,901			
<b>Proposed pools &amp; hot tubs</b>				
Main Pool	2,184	1	Yes	80
Spa Lap Pool	900	1	Yes	80
Spa Cold Plunge	40	4	Yes	60
Unit D Upper Level Spa	36	6	Yes	100
Unit D Lower Level Spa	51	6	Yes	100
Villa Spa B	41	2	Yes	100
Villa Spa A	41	2	Yes	100
Spa Hot Tub	96	2	Yes	100
Main Pool Spa	98	1	Yes	100
Total Area	4,218			

The analysis showed that total annual evaporation from previously proposed pools is estimated 220,823 gallons per year, while evaporation from proposed new pools is approximately 299,398 gallons per year, the difference of 0.24 ac-ft (see evaporation comparison table, Attachment 3). Table 2 below outlines the results of the analysis.

**Table 2 Estimated evaporation losses**

	Annual Evaporation (gallons)	Average Daily Evaporation (gpd)
Pools & hot tubs per original design	220,823	605
Proposed pools	299,398	820

Do not hesitate to contact our office if you have any questions.

Sincerely,

Steven R. Brown, RCE 43825  
my license expires 6/30/17





## Attachment 1

Input climate data:

	Precipitation, (ft)	Wind speed, (mph)	Temperature, (°F)	Relative humidity, %
January	0.546	3.8	47	89
February	0.515	2.6	50.7	80
March	0.387	3.8	53.6	84
April	0.129	3.8	56.5	79
May	0.070	3.7	61.5	76
June	0.015	3.8	67.1	66
July	0.005	4.0	70	69
August	0.009	3.7	69.5	78
September	0.026	3.4	67.6	67
October	0.140	3.2	62.1	81
November	0.355	2.2	53.2	89
December	0.371	2.5	46.9	88



## Attachment 2

Steam tables:

STEAM TABLES												
Saturated Water - Temperature Table												
Temp. °C <i>T</i>	Sat. Press. kPa <i>P<sub>sat</sub></i>	Specific Volume m <sup>3</sup> /kg		Internal Energy kJ/kg			Enthalpy kJ/kg			Entropy kJ/(kg·K)		
		Sat. liquid <i>v<sub>f</sub></i>	Sat. vapor <i>v<sub>g</sub></i>	Sat. liquid <i>u<sub>f</sub></i>	Evap. <i>u<sub>fg</sub></i>	Sat. vapor <i>u<sub>g</sub></i>	Sat. liquid <i>h<sub>f</sub></i>	Evap. <i>h<sub>fg</sub></i>	Sat. vapor <i>h<sub>g</sub></i>	Sat. liquid <i>s<sub>f</sub></i>	Evap. <i>s<sub>fg</sub></i>	Sat. vapor <i>s<sub>g</sub></i>
0.01	0.6113	0.001 000	206.14	0.00	2375.3	2375.3	0.01	2501.3	2501.4	0.0000	9.1562	9.1562
5	0.8721	0.001 000	147.12	20.97	2361.5	2382.3	20.98	2489.6	2510.6	0.0761	8.9496	9.0257
10	1.2276	0.001 000	106.38	42.00	2347.2	2389.2	42.01	2477.7	2519.8	0.1510	8.7498	8.9008
15	1.7051	0.001 001	77.93	62.99	2333.1	2396.1	62.99	2465.9	2528.9	0.2245	8.5569	8.7814
20	2.339	0.001 002	57.79	83.99	2319.0	2402.9	83.96	2454.1	2538.1	0.2966	8.3706	8.6672
25	3.169	0.001 003	43.36	104.88	2304.9	2409.8	104.89	2442.5	2547.2	0.3674	8.1905	8.5580
30	4.246	0.001 004	32.89	125.78	2290.8	2416.6	125.79	2430.5	2556.3	0.4369	8.0164	8.4533
35	5.628	0.001 006	25.22	146.67	2276.7	2423.4	146.68	2418.6	2565.3	0.5053	7.8478	8.3531
40	7.384	0.001 008	19.52	167.56	2262.6	2430.1	167.57	2406.7	2574.3	0.5725	7.6845	8.2570
45	9.593	0.001 010	15.26	188.44	2248.4	2436.8	188.45	2394.8	2583.2	0.6387	7.5261	8.1648
50	12.349	0.001 012	12.03	209.32	2234.2	2443.5	209.33	2382.7	2592.1	0.7038	7.3725	8.0763
55	15.758	0.001 015	9.568	230.21	2219.9	2450.1	230.23	2370.7	2600.9	0.7679	7.2234	7.9913
60	19.940	0.001 017	7.671	251.11	2205.5	2456.6	251.13	2358.5	2609.6	0.8312	7.0784	7.9096
65	25.03	0.001 020	6.197	272.02	2191.1	2463.1	272.06	2346.2	2618.3	0.8955	6.9375	7.8310
70	31.19	0.001 023	5.042	292.95	2176.6	2469.6	292.98	2333.8	2626.8	0.9549	6.8004	7.7583
75	38.58	0.001 026	4.131	313.90	2162.0	2475.9	313.93	2321.4	2635.3	1.0155	6.6669	7.6824
80	47.39	0.001 029	3.407	334.86	2147.4	2482.2	334.91	2308.8	2643.7	1.0753	6.5369	7.6122
85	57.83	0.001 033	2.828	355.84	2132.6	2488.4	355.90	2296.0	2651.9	1.1343	6.4102	7.5445
90	70.14	0.001 036	2.361	376.85	2117.7	2494.5	376.92	2283.2	2660.1	1.1925	6.2866	7.4791
95	84.55	0.001 040	1.982	397.88	2102.7	2500.6	397.96	2270.2	2668.1	1.2500	6.1659	7.4159
	<b>MPa</b>											
100	0.101 35	0.001 044	1.6729	418.94	2087.6	2506.5	419.04	2257.0	2676.1	1.3069	6.0480	7.3549
105	0.120 82	0.001 048	1.4194	440.02	2072.3	2512.4	440.15	2243.7	2683.8	1.3630	5.9328	7.2958
110	0.143 27	0.001 052	1.2102	461.14	2057.0	2518.1	461.30	2230.2	2691.5	1.4185	5.8202	7.2387
115	0.169 06	0.001 056	1.0366	482.30	2041.4	2523.7	482.48	2216.5	2699.0	1.4734	5.7100	7.1835
120	0.198 53	0.001 060	0.8919	503.50	2025.8	2529.3	503.71	2202.6	2706.3	1.5276	5.6020	7.1296
125	0.2321	0.001 065	0.7706	524.74	2009.9	2534.6	524.99	2188.5	2713.5	1.5813	5.4962	7.0775
130	0.2701	0.001 070	0.6685	546.02	1993.9	2539.9	546.31	2174.2	2720.5	1.6344	5.3925	7.0269
135	0.3110	0.001 075	0.5822	567.35	1977.7	2545.0	567.69	2159.6	2727.3	1.6870	5.2907	6.9777
140	0.3633	0.001 080	0.5089	588.74	1961.3	2550.0	589.13	2144.7	2733.9	1.7391	5.1906	6.9299
145	0.4154	0.001 085	0.4463	610.18	1944.7	2554.9	610.63	2129.6	2740.3	1.7907	5.0926	6.8833
150	0.4758	0.001 091	0.3928	631.68	1927.9	2559.5	632.20	2114.3	2746.5	1.8418	4.9960	6.8379
155	0.5431	0.001 096	0.3468	653.24	1910.8	2564.1	653.84	2098.6	2752.4	1.8925	4.9010	6.7935
160	0.6178	0.001 102	0.3071	674.87	1893.5	2568.4	675.55	2082.6	2758.1	1.9427	4.8075	6.7502
165	0.7005	0.001 108	0.2727	696.56	1876.0	2572.5	697.34	2066.2	2763.5	1.9925	4.7153	6.7078
170	0.7917	0.001 114	0.2428	718.33	1858.1	2576.5	719.21	2049.5	2768.7	2.0419	4.6244	6.6663
175	0.8920	0.001 121	0.2168	740.17	1840.0	2580.2	741.17	2032.4	2773.6	2.0909	4.5347	6.6256
180	1.0021	0.001 127	0.194 05	762.09	1821.6	2583.7	763.22	2015.0	2778.2	2.1396	4.4461	6.5857
185	1.1227	0.001 134	0.174 09	784.10	1802.9	2587.0	785.37	1997.1	2782.4	2.1879	4.3586	6.5465
190	1.2544	0.001 141	0.156 54	806.19	1783.8	2590.0	807.62	1978.8	2786.4	2.2359	4.2720	6.5079
195	1.3978	0.001 149	0.141 05	828.37	1764.4	2592.8	829.98	1960.0	2790.0	2.2835	4.1863	6.4698
200	1.5538	0.001 157	0.127 36	850.65	1744.7	2595.3	852.45	1940.7	2793.2	2.3309	4.1014	6.4323
205	1.7230	0.001 164	0.115 21	873.04	1724.5	2597.5	875.04	1921.0	2796.0	2.3780	4.0172	6.3952
210	1.9062	0.001 173	0.104 41	895.53	1703.9	2599.5	897.76	1900.7	2798.5	2.4248	3.9337	6.3585
215	2.104	0.001 181	0.094 79	918.14	1682.9	2601.1	920.62	1879.9	2800.5	2.4714	3.8507	6.3221
220	2.318	0.001 190	0.086 49	940.87	1661.5	2602.4	943.62	1858.5	2802.1	2.5178	3.7683	6.2861
225	2.548	0.001 199	0.078 49	963.73	1639.6	2603.3	966.78	1836.5	2803.3	2.5639	3.6863	6.2503
230	2.795	0.001 209	0.071 58	986.74	1617.2	2603.9	990.12	1813.8	2804.0	2.6099	3.6047	6.2146
235	3.060	0.001 219	0.065 37	1009.89	1594.2	2604.1	1013.62	1790.5	2804.2	2.6558	3.5233	6.1791
240	3.344	0.001 229	0.059 76	1033.21	1570.8	2604.0	1037.32	1766.5	2803.8	2.7015	3.4422	6.1437
245	3.648	0.001 240	0.054 71	1056.71	1546.7	2603.4	1061.23	1741.7	2803.0	2.7472	3.3612	6.1083
250	3.973	0.001 251	0.050 13	1080.39	1522.0	2602.4	1085.36	1716.2	2801.5	2.7927	3.2802	6.0730
255	4.319	0.001 263	0.045 98	1104.28	1496.7	2600.9	1109.73	1689.8	2799.5	2.8383	3.1992	6.0375
260	4.688	0.001 276	0.042 21	1128.39	1470.6	2599.0	1134.37	1662.5	2796.9	2.8838	3.1181	6.0019
265	5.081	0.001 289	0.038 77	1152.74	1443.9	2596.6	1159.28	1634.4	2793.6	2.9294	3.0368	5.9662
270	5.499	0.001 302	0.035 64	1177.36	1416.3	2593.7	1184.51	1605.2	2789.7	2.9751	2.9551	5.9301
275	5.942	0.001 317	0.032 79	1202.25	1387.9	2590.2	1210.07	1574.9	2785.0	3.0208	2.8730	5.8938
280	6.412	0.001 332	0.030 17	1227.46	1358.7	2586.1	1235.99	1543.6	2779.6	3.0668	2.7903	5.8571
285	6.909	0.001 348	0.027 77	1253.00	1328.4	2581.4	1262.31	1511.0	2773.3	3.1130	2.7070	5.8199
290	7.436	0.001 366	0.025 57	1278.92	1297.1	2576.0	1289.07	1477.1	2766.2	3.1594	2.6227	5.7821
295	7.993	0.001 384	0.023 54	1305.2	1264.7	2569.9	1316.3	1441.8	2758.1	3.2062	2.5375	5.7437
300	8.583	0.001 404	0.021 67	1332.0	1231.0	2563.0	1344.0	1404.9	2749.5	3.2534	2.4511	5.7045
305	9.202	0.001 425	0.019 948	1359.3	1195.9	2555.2	1372.4	1366.4	2738.7	3.3010	2.3633	5.6643
310	9.856	0.001 447	0.018 350	1387.1	1159.4	2546.4	1401.3	1326.0	2727.3	3.3493	2.2737	5.6230
315	10.547	0.001 472	0.016 867	1415.5	1121.1	2536.6	1431.0	1283.5	2714.5	3.3982	2.1821	5.5804
320	11.274	0.001 499	0.015 488	1444.6	1080.9	2525.5	1461.5	1238.6	2700.1	3.4480	2.0882	5.5362
325	12.045	0.001 526	0.014 296	1505.3	993.7	2498.9	1523.3	1140.6	2665.9	3.5507	1.8909	5.4417
330	14.566	0.001 638	0.010 797	1570.3	894.3	2464.6	1594.2	1027.9	2622.0	3.6594	1.6763	5.3357
335	16.513	0.001 740	0.008 313	1641.9	776.6	2418.4	1670.6	893.4	2563.9	3.7777	1.4135	5.2112
340	18.651	0.001 893	0.006 945	1725.2	626.3	2351.5	1760.5	720.3	2481.0	3.9147	1.1379	5.0526
345	21.03	0.002 113	0.004 925	1844.0	384.5	2228.5	1890.5	441.6	2332.1	4.1106	0.6865	4.7971
350	22.09	0.003 155	0.003 155	2029.6	0	2029.6	2099.3	0	2099.3	4.3298	0	4.3298



### Attachment 3

Evaporation losses:

Month	Gallons per month	
	Pools, Previous Design	Pools, Current Design
January	19,115	25,644
February	11,590	16,669
March	18,720	25,808
April	21,661	28,879
May	24,432	32,095
June	21,476	28,637
July	20,443	27,671
August	18,455	25,254
September	19,601	26,242
October	17,241	23,588
November	12,126	17,142
December	15,962	21,769
Total (gallons per year)	220,823	299,398
Total (acre-feet)	0.68	0.92
Average (gallons per day)	605.0	820.3



Adobe  
Associates, Inc.  
Civil Engineering,  
Land Surveying &  
Land Development  
Services

February 14, 2017

TOHIGH INVESTMENT SF LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105

Att: Flora Li

Sonoma Country Inn: Water Use Information

Job Number: 15200

Dear Flora:

We have been asked to analyze whether the increase in the size of the swimming pool area and the hot top area, because of greater evaporation, could result in a new significant impact on the water supply. Based on our analysis, the answer is clearly no; there will be no new, significant impacts. The analysis, at the outset, is a bit challenging because it is not clear whether the original EIR analysis accounted for evaporation and if so, the amount. However, it is clear that even a conservative analysis demonstrates no new impacts.

We have reviewed the water use for the proposed project—"Sonoma Country Inn". The proposed inn, restaurant, spa, landscaping and swimming pools make up the water demand for the project. This report is based upon the information found within the final environmental impact report (EIR) dated February of 2004 (see "*Exhibit 5.5-4 (Revised). Average Water Use Estimates at Sonoma Country Inn*", page 9.00 – 73), the final conditions of approval dated November 2, 2004, and the current design of the proposed swimming pools.

Per the environmental impact report it is estimated that the project will maintain an average occupancy of 80% throughout the year which was accounted for in water use calculations.

**Commercial Use (Inn, Spa and Restaurant)**

The Inn, Restaurant and Spa water use is based upon the number of rooms (inn guests and inn employees), seats within the restaurant (water used to prepare meals, cleanup and restaurant employees), and spa employees and spa guests. The combined peak daily water demand is estimated at 12,650 gallons per day, which, at 80% occupancy, is equivalent to 3,693,800 gallons per year or 11.3 acre-feet.

**Spa/Laundry (Pools, hot tubs and soaking Spa hot tubs/Laundry)**

Per the environmental impact report soaking Spa tubs' peak daily water use is estimated at 750 gallons per day, which at 80% occupancy is equivalent to 0.7 acre-feet.

1220  
North Dutton Ave.  
Santa Rosa,  
California  
95401  
707 541 2300  
707 541 2301 - Fax  
www.adobeinc.com

EXHIBIT I



EIR study includes water use for on-site laundry which combined with Spa totaled to 1.6 acre-feet. The current design requires laundry to be taken off-site and the corresponding water use value for laundry of 1,000 gallons per day or 800 gallons per day (0.9 acre-feet) at 80% occupancy was taken out of the Spa/Laundry total.

The swimming pools and hot tubs will experience evaporation loss and precipitation gain throughout the year. It is unclear if these losses were accounted for in the EIR calculations. For the purpose of this report a conservative approach was followed and these losses are given as a separate value and were added to the overall water use. The net annual loss of water due to swimming pool and hot tub evaporation is 299,398 gallons or 0.9 acre-feet. The evaporation numbers are calculated using an empirical equation based on thermodynamics principles of vapor pressure difference and is a function of wind speed, relative humidity, ambient temperature, and pool activity coefficients.

### **Landscape Irrigation**

Per the EIR the project is limited to having a peak landscaping irrigation demand of 3,000 gallons of water per day. This correlates to a maximum annual water use of 1,095,000 gallons or 3.4 acre-feet. The landscape architect will be required to design within these parameters. This is also a conservative estimate, because it does not consider that the irrigation will be shut down when receiving rainfall.

### **Total water demand**

The total water demand of the project is determined to be 5,307,198 gallons or 16.3 acre-feet. See "Table IV – Total Water Demand of Sonoma Country Inn" below.

	<b>Acre-feet per year</b>	
	<b>EIR</b>	<b>Current Design Estimates</b>
Commercial Use	11.3	11.3
Spa/Laundry*	1.6	0.7
Evaporation losses**	N/A	0.9
Landscape Irrigation	3.4	3.4
<b>Total</b>	<b>16.3</b>	<b>16.3</b>

\* - EIR estimates included on-site laundry which is taken off-site in current design.

\*\* - Additional water use due to evaporation losses (may or may not have been accounted for in the EIR).

The environmental impact report estimated an annual water use of 16.3 acre-feet for the project and the final conditions of approval restrict the inn, spa, restaurant and associated landscaping to an annual water use of 19.4 acre-feet. In conclusion, the estimated water demand of 16.3 acre-feet is either equal or falls below both of these estimates. Based upon RCS's Hydrogeological Report dated December of 2002, which provided the basis of the water use data within the environmental impact report, the two wells on the parcel will have enough capacity to support the project and not impact the neighboring wells water source in normal and drought years.



Do not hesitate to contact our office if you have any questions.

Sincerely,

Gregory Schram, PE 73540  
my license expires 12-31-2018





**EXHIBIT “B”**  
**SIGNIFICANT IMPACTS THAT**  
**CANNOT BE FULLY MITIGATED**

The Final EIR identifies the following significant or potentially significant adverse environmental impacts of the Proposed Project that cannot be mitigated to an insignificant level and are, therefore, significant unavoidable impacts:

**Introduction**

The mitigation measures relating to the addition of center turn lanes (“center turn lanes”) for Randolph Lane and Lawndale Road are within the jurisdiction of Caltrans. Should Caltrans fail to approve these center turn lanes, then the Board makes the following findings.

**TRAFFIC AND CIRCULATION**

**Impact 5.2-1. 2005 Intersection Operation with Project and No Special Events.**

**Facts**

In Section 5.2 (Traffic and Circulation), the Final EIR found year 2005 base case-plus-project volumes would result in five seconds or more increase in average control delay for critical movements at the State Route 12 intersection with Randolph Avenue where base case conditions are at Level of Service F.

**Finding**

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 / Randolph Avenue intersection in 2005 with the Proposed Project and no special events will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38, and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed which will reduce Impact 5.2-1 to a less than significant level; however, these improvements will require permits and/or approval by the State of California Department of Transportation (“Caltrans”). While there is nothing in the record that suggests that Caltrans will modify its prior oral statements that these improvements are desirable, no final Caltrans approval has yet been obtained. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level, the

approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements, the Board finds that the mitigation measure may not be feasible.

In the event that the mitigation measure proves infeasible, the Board concludes that this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

## **Rationale**

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and that it would consider these improvements to mitigate project level of service impacts at these intersections to a less than significant level.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods

analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 / Randolph intersection in 2005 with the Proposed Project and no special events to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

### **Impact 5.2-2. 2012 Intersection Operation with Project and No Special Events.**

#### **Facts**

In Section 5.2 (Traffic and Circulation), the Final EIR found the project traffic contribution to cumulative (year 2012 plus project) traffic volumes would result in five seconds or more increase in average control delay for critical movements at the State Route 12 intersection with Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact unless specified mitigations are employed.

The project traffic contribution to year 2012 cumulative volumes at the State Route 12/Randolph Avenue intersection would add to Friday AM peak hour approach volumes meeting rural signal warrant levels. This would be a significant cumulative safety impact and the Proposed Project's incremental contribution of traffic would be cumulatively considerable unless specified mitigations are employed.

#### **Finding**

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 / Randolph intersection in 2012 with the Proposed Project and no special events will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements, the Board finds that the mitigation measure may not be feasible. In the event that the mitigation measure proves infeasible, the Board concludes that this impact would not be reduced to a level of

less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

## **Rationale**

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections, including Impact 5.2-2.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and a center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour). This would result in the Proposed Project's cumulative contribution being less than cumulatively considerable.

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 / Randolph intersection in 2012 with the Proposed Project and no special events to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

### **Impact 5.2-5. 2012 Intersection Operation with Proposed Project and Average Size Special Event.**

#### **Facts**

In Section 5.2 (Traffic and Circulation), the Final EIR found the project increment (project average size special event traffic) of cumulative condition (year 2012-plus-project with average size special event traffic) would increase average control delay for critical movements by more than five seconds at the State Route 12 intersections with Lawndale Road and Randolph Avenue where base case conditions are at LOS F. This would be a significant cumulative impact unless specified mitigations are employed.

#### **Finding**

Based upon the Final EIR and the entire record, the Board finds that operation of the State Route 12 intersections with Lawndale Road and Randolph Avenue in 2012 with the Proposed Project and an average size special event will be a significant and unavoidable impact unless specified mitigations are employed. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impacts to a less-than-significant level, the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements the Board finds that the mitigation measure may not be feasible. In the event that the mitigation measure proves infeasible, the Board finds that this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

#### **Rationale**

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic consultant, PRMD Staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections, including Impact 5.2-5.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the Proposed Project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level.

## **Impact 5.2-8. State Route 12 Operating Conditions at Specified Intersections with Cumulative Average Size Special Events.**

### **Facts**

In Section 5.2 (Traffic and Circulation), the Final EIR found cumulative event traffic volumes would result in significant additional delays at the Randolph Avenue, Adobe Canyon Road, and Lawndale Road / State Route 12 intersections operating at LOS E or F unless specified mitigations were employed. Subsequently, in response to comments on the Draft EIR, the projections were re-analyzed and the Final EIR concluded that impacts at Adobe Canyon Road were not cumulatively considerable nor cumulatively significant. The remaining impact at Randolph resulting from the Proposed Project's contribution of traffic would be cumulatively considerable unless specific mitigations are employed.

### **Finding**

Based upon the Final EIR and the entire record, the Board finds that Proposed Project's cumulatively considerable contribution to cumulative impacts at the State Route 12 / Randolph Avenue intersection will be a significant and unavoidable impact. Conditions of Approval 34, 35, 37, 38 and 39 of the Subdivision Conditions of Approval require specific roadway improvements to be completed; however, these improvements will require permits and/or approval by Caltrans. Although implementation of these improvements will reduce the identified impact to a less-than-significant level the approval and acceptance of the improvements are within the jurisdiction of Caltrans and not the County. Because it cannot be assured that Caltrans will issue the permits and accept the improvements the Board finds that the mitigation measure may not be feasible.

Accordingly, in the event that the mitigation measure proves infeasible, the Board concludes this impact would not be reduced to a level of less-than-significant. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

### **Rationale**

During the Planning Commission's review of the Proposed Project, the Project Applicant proposed alternative mitigation measures for the identified impacts at the State Route 12 intersections with Lawndale Road and Randolph Avenue. In general, the Project Applicant proposed construction of short segments of two-way center turn lanes on State Route 12 that could be used as refuge areas for vehicles turning left from

Lawndale Road and Randolph Avenue intersections. In addition, the Project Applicant proposed center turn lanes (i.e. left turn pockets) on the State Route 12 westbound approach to both intersections.

At a meeting attended by Caltrans staff, the Project Applicant's traffic engineer, County staff, and the EIR traffic consultant at Caltrans' office in Oakland on April 28, 2004, Caltrans staff agreed that the Project Applicant's mitigation was acceptable in concept and would consider these improvements to mitigate project level of service impacts at these intersections to a less than significant level.

The Conditions of Approval require that right-of-way along the north (Project Applicant's) side of State Route 12 shall be granted by separate grant deed to the State of California. The area to be dedicated shall accommodate eight foot wide shoulders the length of the project's frontage with State Route 12, and center turn lanes between the entrance to the Project Site and Lawndale Road, at a minimum.

Furthermore, the Conditions of Approval require that prior to building occupancy the following improvements will be completed: construction of center turn lanes on State Route 12 between the entrance to the Project Site and Lawndale Road and at the Randolph Avenue intersection.

Analysis of Friday PM and Sunday PM peak hour intersection level of service, taking into account the proposed center two-way center turn lanes, will result in acceptable intersection operation at the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods, including time periods analyzed with special events in progress (i.e. during the Friday PM peak hour and Sunday PM peak hour).

In sum, although a mitigation measure has been identified to reduce the impact of the operation of the State Route 12 intersections with Randolph Avenue and Lawndale Road for all analyzed time periods to a less-than-significant level, the Board does not have the jurisdiction to implement this measure. Implementation of this measure is within the jurisdiction of Caltrans. Therefore, it is concluded that this impact cannot be mitigated to a less-than-significant level at Randolph Avenue. The potential impact at Lawndale Road would not be significant, with or without the turn lane because there are fewer than 30 vehicles on either turn movement during the applicable peak period.

## **VISUAL AND AESTHETIC QUALITY**



## **Impact 5.8-4. Light Pollution.**

### **Facts**

In Section 5.8 (Visual and Aesthetic Quality), the Final EIR found that implementation of the Proposed Project would result in new lighting sources on the Project Site, which together with other proposed development, could lead to increased light pollution.

### **Finding**

The Board finds the light pollution impact to be significant and unavoidable notwithstanding evidence in the record which arguably could support a contrary finding. The applicant has proposed the use of lighting standards applicable to National Parks. The Ferguson Observatory was satisfied that the use of these lighting standards would address potential impacts to the night sky. Mitigation measure 5.8-4 has been incorporated into the Conditions of Approval. In addition, Conditions of Approval 101 and 102 of the Inn/Spa/Restaurant Conditions of Approval and Conditions of Approval 98 and 99 of the Winery Conditions of Approval require preparation of an exterior lighting plan to minimize lighting impacts. Nevertheless, while these measures will reduce light pollution impacts substantially, it is not certain that they would be effective enough to reduce this impact to a less-than-significant level. This impact is overridden by project benefits as set forth in Statement of Overriding Considerations.

### **Rationale**

Light pollution impacts will be reduced with the mitigation measures incorporated into the Inn/Spa/Restaurant and Winery Conditions of Approval. An exterior lighting plan will be prepared for the Inn/Spa/Restaurant and the Winery. Measures included in the exterior lighting plan include the full shielding of light sources from off-site view, the use of on-demand lighting systems where possible, and the prohibition of the use of mercury, sodium vapor, and similar intense and bright lights except where their need is specifically approved and their source of light is restricted. In addition, lighting standards are to be employed for the Inn/Spa/Restaurant, the Winery, and residential uses. These standards will be in accordance with the standards established for the LZ1 lighting zone as described in the 2005 California Energy Efficiency Building Standards being developed by the California Energy Commission. These restrictive standards are for parks, recreation areas, and wildlife preserves.

As discussed in the Final EIR, because there is no existing development there are no nighttime light sources on the Project Site (such as from vehicle headlamps, streetlights, outdoor landscape or safety lighting or interior lighting) visible from State Route 12 or Adobe Canyon Road. It is evident that there would be a number of new light sources with the Proposed Project and that nighttime lighting may be visible from State Route 12 and Adobe Canyon Road.

Therefore, even with the implementation of the stringent mitigation measures to reduce on-site light pollution, given the lack of existing sources of nighttime lighting on the Project Site, the number of new lighting sources associated with the Proposed Project, and the visual sensitivity of the Project Site, the Board finds that the increase in light pollution is a significant unavoidable impact.

## **CONCLUSION**

With respect to all of the unmitigated impacts referenced above and those impacts discussed in Exhibit "A", the Board finds that all feasible mitigation measures and alternatives have been adopted to avoid or substantially lessen the environmental impacts of the Proposed Project. For example, if, for any reason, Caltrans will not approve the mitigation measures described herein which will reduce all traffic impacts to an insignificant level, the County has provided for contingent and additional mitigation to substantially lessen impacts of the Proposed Project, albeit not to a level less than significant. Condition Number 36 requires the payment of traffic mitigation fees prior to the issuance of any building permit. Alternative mitigation is set forth in conditions 38 and 39 to the major subdivision approval. Conditions 40 and 41 to the major subdivision approval also address traffic related impacts and will be employed regardless of whether Caltrans ultimately approves the most desirable mitigation measures identified by the County herein. Accordingly, even in the absence of Caltrans approval, changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant environmental effects as identified in the final EIR to the extent feasible. Those changes or alterations are as discussed in this Exhibit B, in the main body of the Resolution and in other Exhibits appended hereto.

# *Resort at Sonoma Country Inn*

## Photometric Analysis Narrative

### **Purpose and Background**

The Resort at Sonoma Country Inn project was first approved by Sonoma County in 2004. At that time, the project was not 100% construction ready and many design choices were yet to be made. Therefore, the approval of the design required that any post-approval design changes and modifications would meet the standards set forth by the 2004 Conditions of Approval. The Conditions of Approval specifically mention lighting and set forth design limitations to ensure that the final design fits within the parameters of the approval.

The project was delayed indefinitely until a recent change in ownership. The original 2004 design has now been updated and, in some cases, changed. These changes were approved by the Sonoma Design Review Committee, but an appeal against the approval was filed by a third party calling for additional evidence that the design changes meet the standards set by the 2004 Conditions of Approval.

The redesigned roof terrace and courtyard areas in the Main House have been specifically called out in the appeal as being incompatible with the originally approved design. The following photometric analysis was created to show that these areas do not cause a significant light impact to the surrounding area, the night sky and the view from the valley floor.

### **Methodology**

#### **Model Creation:**

Each model was created by BGK Architects in Autodesk Revit software. The model was then converted to an Autodesk AutoCAD 3D DWG file and imported into the AGI32 for analysis.

#### **Light Fixture Illuminance:**

For each fixture type located within the design/model, a manufacturer supplied IES file was imported into AGI32. The IES files are created by the manufacturer using industry approved and established laboratory testing methods.

#### **Photometric Analysis and Parameter:**

Within AGI32, the models provided by BGK were inserted into the 3D environment and each fixture was placed within the model at the locations set forth in the design by BGK Arch and EJA. Vertical and horizontal grids that were calibrated to measure foot-candles were then placed at various distances and in various orientations in order to measure the light being emitted by the luminaires. In calculations, the results of the light contacting these grid points are represented by a number, each with a specific hue to represent their foot-candle value. These locations and orientations have been chosen because they provide an accurate measure of the luminance, range, and impact of the lighting within the areas being analyzed.

## Roof Terrace Analysis and Discussion

### TP-H0

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: **0" AFF**.
  - Grid Size: **306'x 185'**
  - Point Spacing: **5'x5'**
- Foot Candles
  - High: **5.84**
  - Low: **.01 FC**
  - Average: **.40 FC**

Foot-candle levels at finished floor of terrace. The average FC is at the minimum levels that the IES recommends for safety at exterior areas. Additionally, the brightest lighting is the result of very low step lights in the terrace walls.

### TP-H15

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: **15" AFF**
  - Grid Size: **306'x185'**
  - Point Spacing: **5'x5'**
- Foot candles:
  - High: **1.24 FC**
  - Low: **.01 FC**
  - Average: **.02 FC**

Foot-candle levels at 15 feet above finished floor. Unlike in TP-H0, this measurement plan faces downward and does not only factor in the lights themselves but also the reflectance off of the floor and other objects. The brightest areas are around 1 FC.

A real world example of 1 FC would be the brightness of 1 square foot of space with a candle's flame 1 foot above its center. It is also equivalent to the light at early to middle twilight.

### TP-H30

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: **30" AFF**
  - Grid Size: **306'x185'**
  - Point Spacing: **5'x5'**
- Foot candles:
  - High: **.43 FC**
  - Low: **.01 FC**
  - Average: **.02 FC**

Foot-candle levels at 30 feet above finished floor. The brightest points directly above the bar are approximately .4 FC. The image also shows the light spread as it travels up from the building. We can see that the levels quickly fade to .01 FC and then 0. A full moon on a clear night casts around .01 FC of light onto the Earth's surface.

### TP-H65

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: **65" AFF**
  - Grid Size: **306'x 185'**
  - Point Spacing: **5'x5'**
- Foot candles:
  - High: **.1 FC**
  - Low: **.01 FC**
  - Average: **> .01 FC<sup>1</sup>**

Foot-candle levels at 65 feet above the finished floor. The brightest points are above the floor and are around .1 FC. The perceptual equivalent of .1 FC is deep twilight. The image also shows the light spread as it travels up from the building. We can see that the levels are not higher than .1 FC anywhere and quickly fade to .01 FC and then 0 FC.

### TE-V0

- Elevation (Front View)
- Measurement Plane
  - Orientation: **Vertical**
  - Location: **0" from Terrace**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.32 FC**
  - Low: **.01 FC**
  - Average: **.02 FC**

Foot-candle levels at the edge of the Terrace. These renderings now utilize a vertical measurement screen. This is to show the light bubble created by the terrace. The orange in the center indicates 0.3 FC, the perceptive equivalent of very deep twilight on an overcast day. Additionally, the expanse of the light bubble can be seen to not travel more than 110 feet into the atmosphere. Thereafter, it fades to negligible levels.

### TE-V50

- Elevation (Front View)
- Measurement Plane
  - Orientation: **Vertical**
  - Location: **50" from Terrace**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.05 FC**
  - Low: **.01 FC**
  - Average: **>.01 FC<sup>1</sup>**

Foot-candle levels at 50 feet from the terrace edge. Again, the light bubble created by the terrace is visible and although it is larger, the average is far lower. For example, the yellow in the center is at most 0.05 FC.

The expanse of the light bubble can be seen to not travel more than 110 feet into the atmosphere. Additionally, the average has shrunk significantly.

---

<sup>1</sup> Architectural software is not designed to average FC values less than .01 FC and will round all averages up to .01 FC. This is due to the fact that they are far below the norm for architectural lighting. These levels are usually only found in the realm of astronomy. This is also why most of the perceptual comparison are evening/night sky related.

## TE-VB

- Elevation (Side View)
- Measurement Plane:
  - Orientation: **Vertical**
  - Location: **Bisecting Terrace**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **2.17 FC**
  - Low: **.01 FC**
  - Average: **.01 FC**

The vertical foot-candle levels at a plane that bisects the model near its center. Due to the measuring screens orientation, TE-VB does not show the full intensity of the lighting.

However, it does portray the pattern and directionality of the light bubble. Although projecting upward and outward, the light levels quickly drop to a negligible level.

## Courtyard Analysis

### CP-H0

- Plan View (Top Down)
- Measurement Plane:
  - Orientation: **Horizontal**
  - Location: **0" AFF**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **14.09 FC**
  - Low: **0.1 FC**
  - Average: **0.08 FC**

CP-H0 shows the foot-candle readings at the floor of a section of the courtyard walkway. The high is 14 FC but is near the edges of the hallway and as seen below, does not reflect into the sky. Also, the lights are being shown at 100% which is above normal operating level.

### CP-H30

- Plan View (Top Down)
- Measurement Plane:
  - Orientation: **Horizontal**
  - Location: **30" AFF**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.37 FC**
  - Low: **.01 FC**
  - Average: **.01 FC**

CP-H30 shows the foot-candle readings 30 feet. above the roof of the courtyard walkway. The hot spots from CP-H0 are shown to reflect only minimally and the highest FC levels are around .37 FC, the perceptible equivalent of very deep twilight on an overcast day.

The average is hovering around .01 FC, or deep twilight level.

### CP-H70

- Plan View (Top Down)
- Measurement Plane:
  - Orientation: **Horizontal**
  - Location: **70" AFF**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.15 FC**
  - Low: **.01 FC**
  - Average: **>.01 FC<sup>2</sup>**

CP-H70 shows the foot-candle readings 50 feet. above the roof of the courtyard walkway. At this point, much of the light has dispersed. The highest reading is .15 FC, the same as deep twilight.

Additionally, at 50 feet above the roof, the average light level is around that of a full moon night.

---

<sup>2</sup> Architectural software is not designed to average FC values less than .01 FC and will round all averages up to .01 FC. This is due to the fact that they are far below the norm for architectural lighting. These levels are usually only found in the realm of astronomy. This is also why most of the perceptual comparison are evening/night sky related.

## CE-VB

- Elevation (Side View)
- Measurement Plane:
  - Orientation: **Vertical**
  - Location: **Bisecting Section**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.22 FC**
  - Low: **.01 FC**
  - Average: **>.01 FC**

The vertical foot-candle levels at a plane that bisects the model near its center. Due to the measuring screens orientation, CE-VB does not show the full intensity of the lighting.

However, it does portray the pattern and directionality of the light bubble. Although projecting upward and outward, very little light escapes beyond the courtyard or far vertically into the sky.



## Conclusion

As stated, at the time of original approval of the project and the environmental review, there was not yet specific detail regarding the amount of lighting to be installed, the actual type of lighting fixtures to be used or the orientation of specific lighting or the exact locations. As a result, it is impossible to gauge any differences between the conceptual layout approved in 2004 and the now precise and specific development, site and lighting plans.

For example, one change that has been specifically referenced in the appeal is the roof-top lounge. Obviously, there will be lighting on the roof associated with patron use that was not included in the conceptual plan. On the other hand, the conceptual design included a large skylight that would have been a source of light escape. Without knowing the precise size of the contemplated skylight, the type of glass expected to be used or the intensity of the light inside the inn in proximity to the skylight, it is not possible to technically compare light emanating from the roof. The same limitation relates to the courtyard.

What we can report is that because the roof was originally a source of light and because all of the fixtures designed for the roof-top lounge will be in full compliance with the conditions of approval, there will be no new significant light impacts. The same is true for the courtyards.

Specifically, the project as a whole, including the roof-top lounge, will be in full compliance with Condition 101, which requires:

- a. All light sources shall be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere shall be minimized.
- d. Low intensity, indirect light sources shall be used where possible.
- e. On-demand lighting systems shall be used where possible.
- f. Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted.

In addition, the project lighting plan as a whole will comply with Condition 102, which requires it to meet the standards established for LZ1 lighting zones (standards applied to parks and wildlife preserves) and requires all lamps over 10 watts be fully shielded, no unshielded interior lamp shall be over 50 watts, maximum mounting height will be no more than 20 feet, and the maximum wattage of any lamp bulb shall be 100 watts.

As the photometric analysis above demonstrates, all light sources, as currently designed, quickly fade to a level of insignificance. There will be no new significant light impacts.

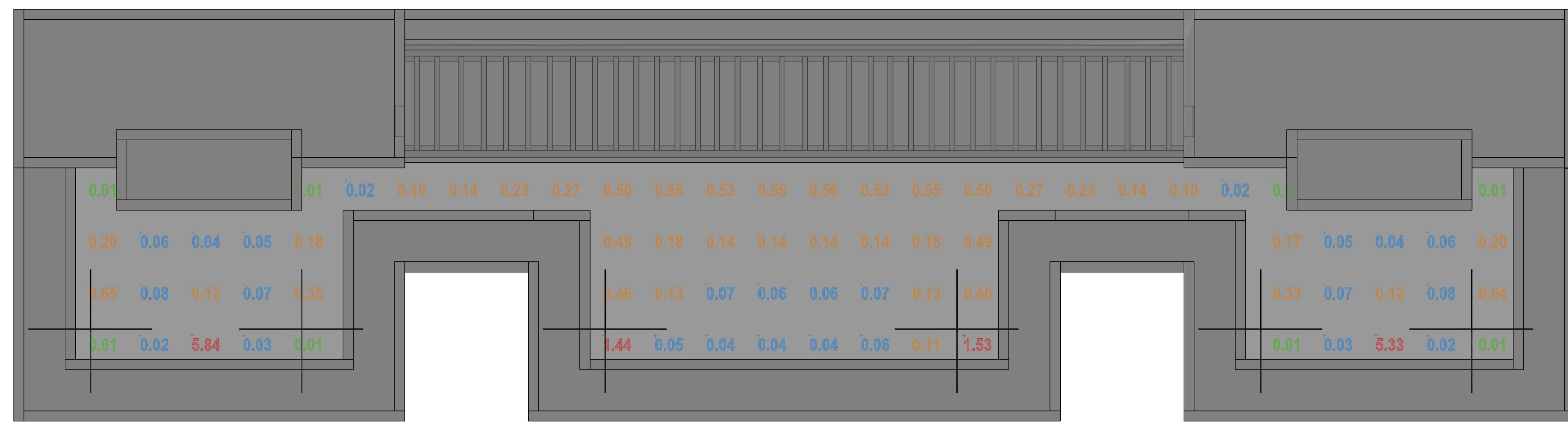
Condition	Illumination	
	( <i>footcd</i> )	( <i>lux</i> )
Sunlight	10000	107527
Full Daylight	1000	10752
Overcast Day	100	1075
Very Dark Day	10	107
Twilight	1	10.8
Deep Twilight	0.1	1.08
Full Moon	0.01	0.108
Quarter Moon	0.001	0.0108
Starlight	0.0001	0.0011
Overcast Night	0.00001	0.0001

REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

**UPPER TERRACE**  
**FOOT-CANDLE CALCULATION**  
**HORIZONTAL AT 0' AFF**

SCALE: N/A  
 DATE: 2/14/17



**TP-H0**

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: **0' AFF.**
  - Grid Size: **306'x 185'**
  - Point Spacing: **5'x5'**
- Foot Candles
  - High: **5.84**
  - Low: **.01 FC**
  - Average: **.40 FC**

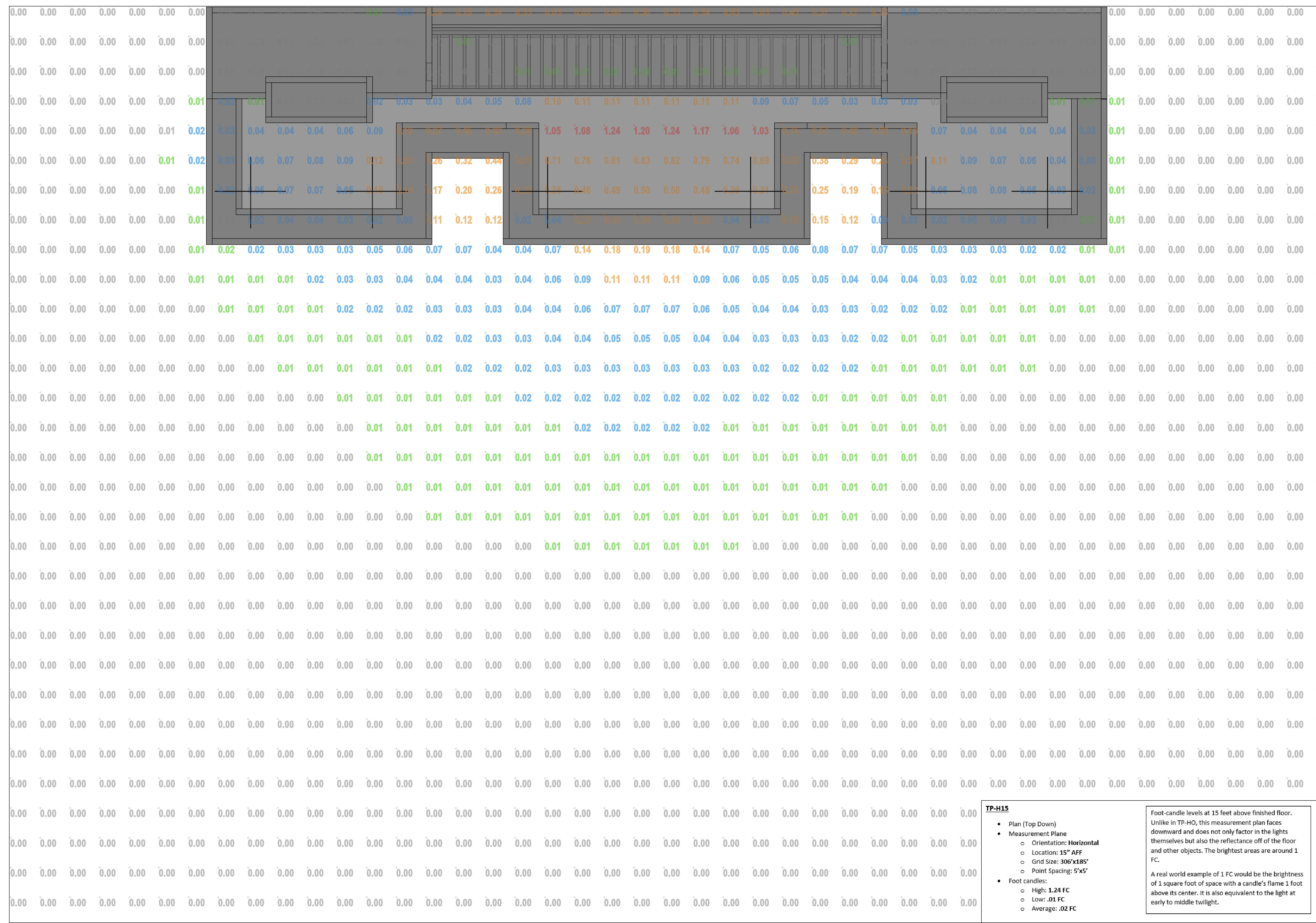
Foot-candle levels at finished floor of terrace. The average FC is at the minimum levels that the IES recommends for safety at exterior areas. Additionally, the brightest lighting is the result of very low step lights in the terrace walls.

REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

**UPPER TERRACE**  
**FOOT-CANDLE CALCULATION**  
**HORIZONTAL AT 15' AFF**

SCALE: N/A  
DATE: 2/14/17

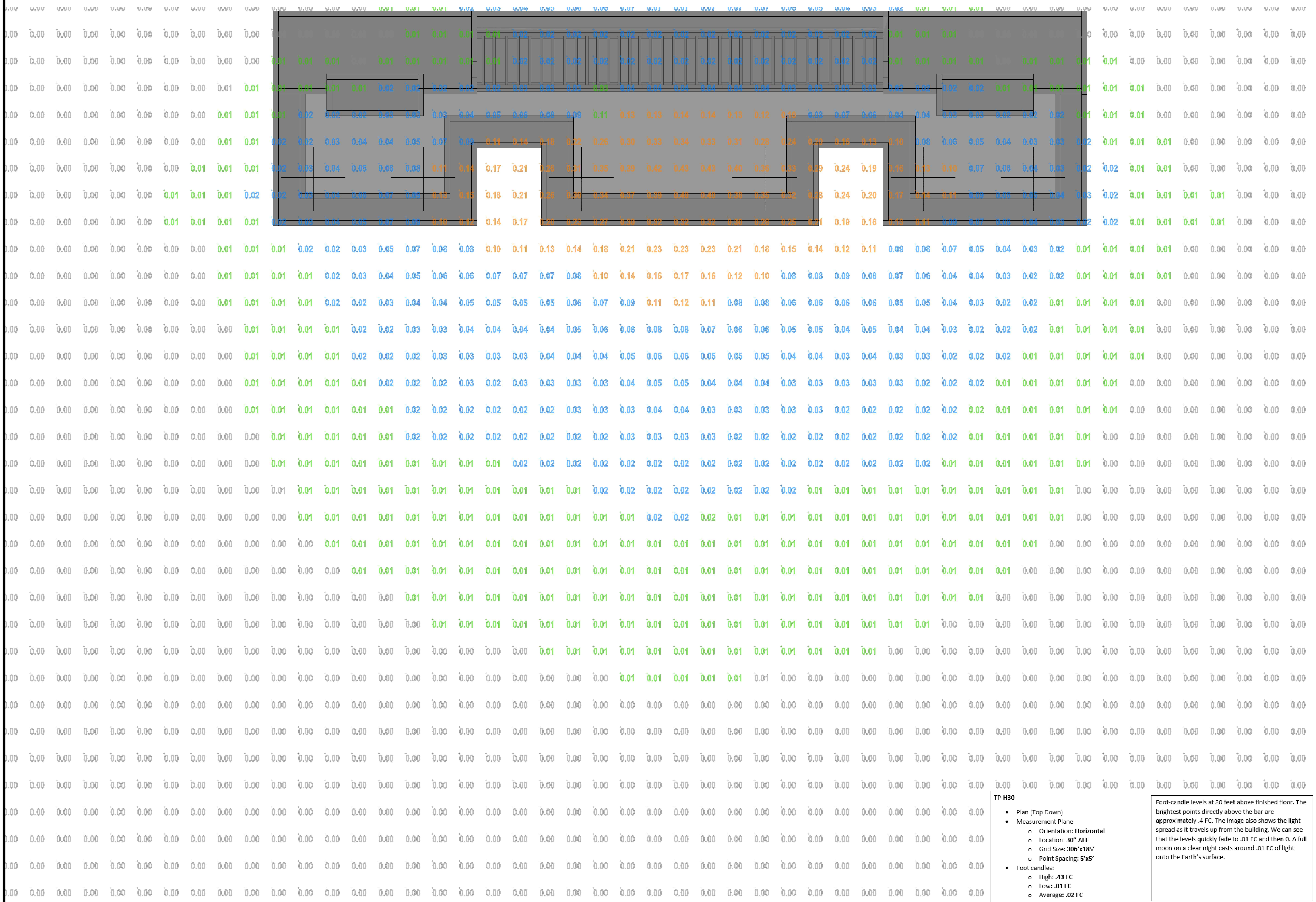


REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA**

**UPPER TERRACE  
FOOT-CANDLE CALCULATION  
HORIZONTAL AT 30' AFF**

SCALE: N/A  
DATE: 2/14/17



**TP-H30**

- Plan (Top Down)
- Measurement Plane
  - Orientation: **Horizontal**
  - Location: 30' AFF
  - Grid Size: 306"x185'
  - Point Spacing: 5"x5'
- Foot candles:
  - High: .43 FC
  - Low: .01 FC
  - Average: .02 FC

Foot-candle levels at 30 feet above finished floor. The brightest points directly above the bar are approximately .4 FC. The image also shows the light spread as it travels up from the building. We can see that the levels quickly fade to .01 FC and then 0. A full moon on a clear night casts around .01 FC of light onto the Earth's surface.

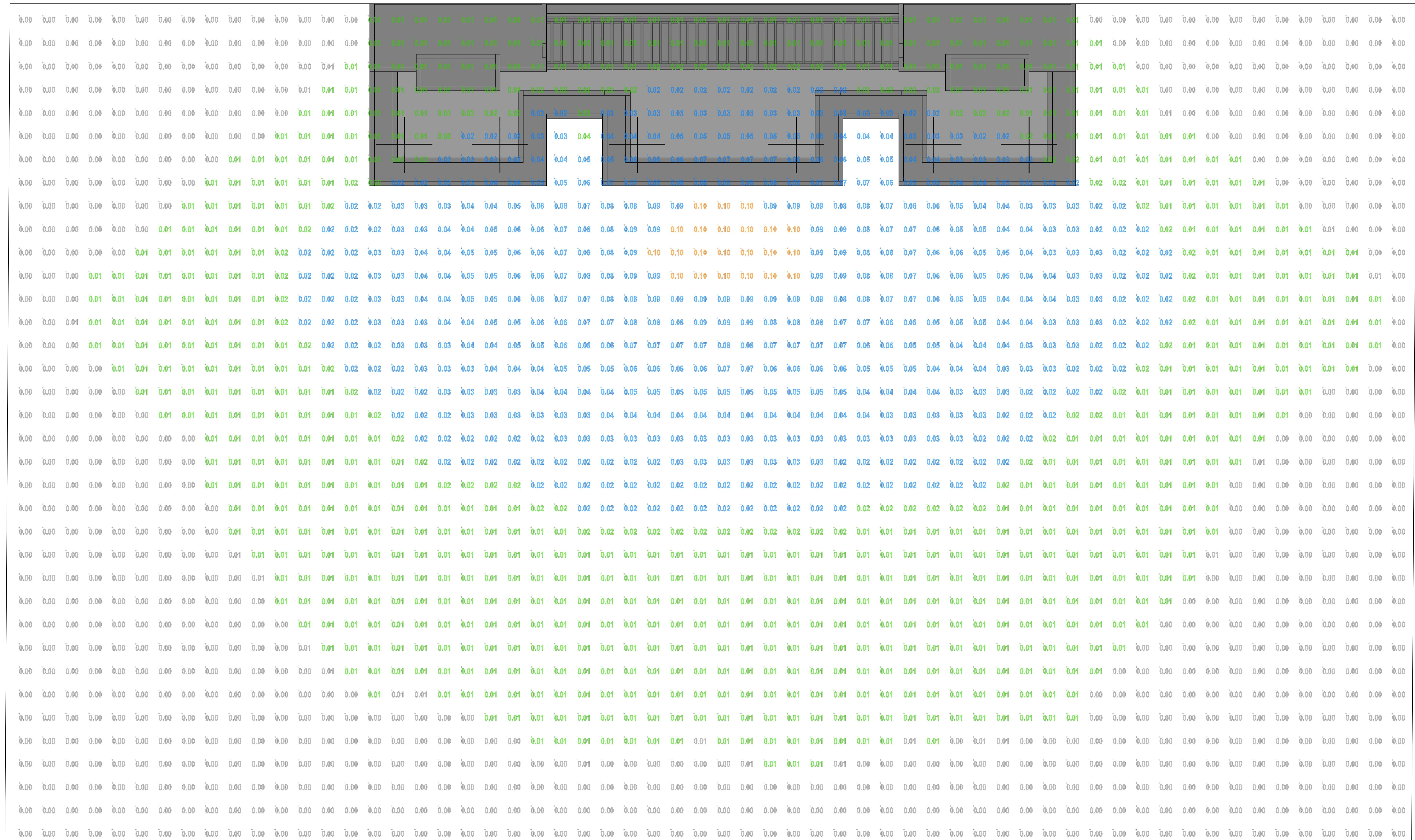
REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN  
KENWOOD, CALIFORNIA**

**UPPER TERRACE  
FOOT-CANDLE CALCULATION  
HORIZONTAL AT 65' AFF**

SCALE: N/A  
DATE: 2/14/17

**TP-H65**  
4 OF 11



**TP-H65**

- Plan (Top Down)
- Measurement Plane
  - o Orientation: **Horizontal**
  - o Location: **65' AFF**
  - o Grid Size: **306'x 185'**
  - o Point Spacing: **5'x5'**
- Foot candles:
  - o High: **.1 FC**
  - o Low: **.01 FC**
  - o Average: **> .01 FC<sup>1</sup>**

Foot-candle levels at 65 feet above the finished floor. The brightest points are above the floor and are around .1 FC. The perceptual equivalent of .1 FC is deep twilight. The image also shows the light spread as it travels up from the building. We can see that the levels are not higher than .1 FC anywhere and quickly fade to .01 FC and then 0 FC.

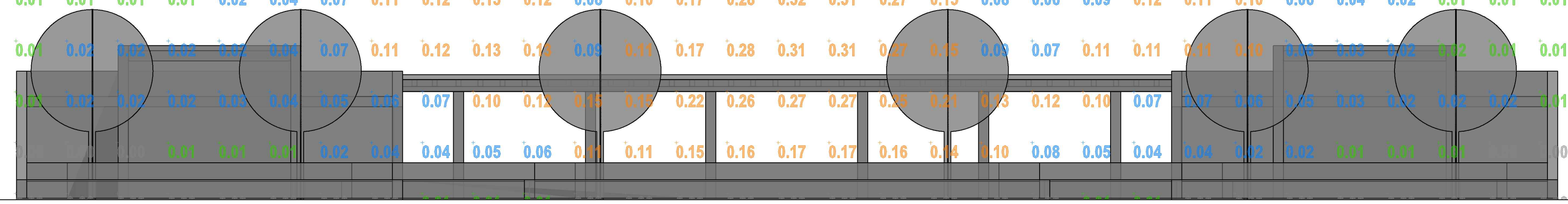
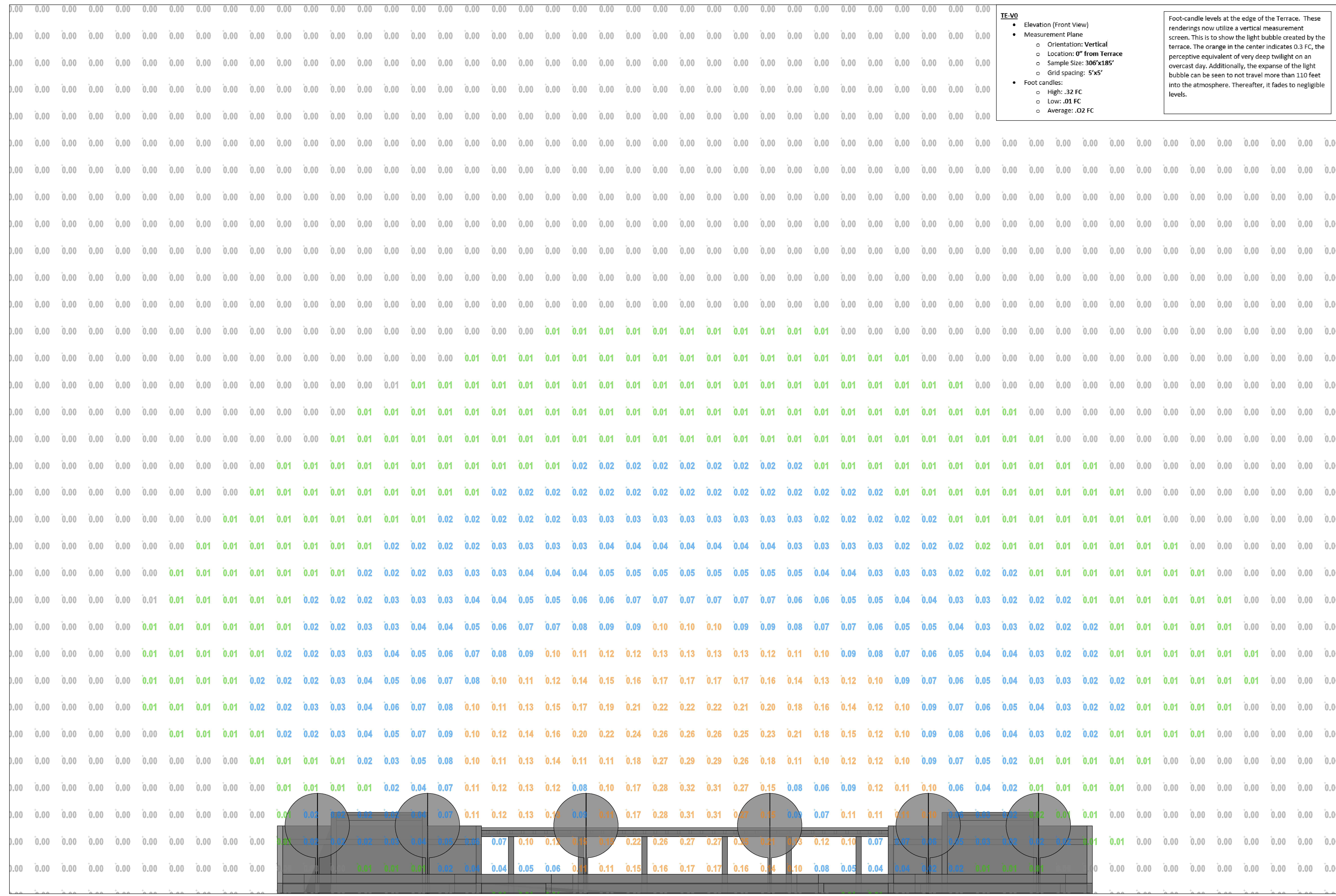
REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**

**KENWOOD, CALIFORNIA**

**UPPER TERRACE  
FOOT-CANDLE CALCULATION  
VERTICAL AT 0' FROM FACE**

SCALE: N/A  
DATE: 2/14/17

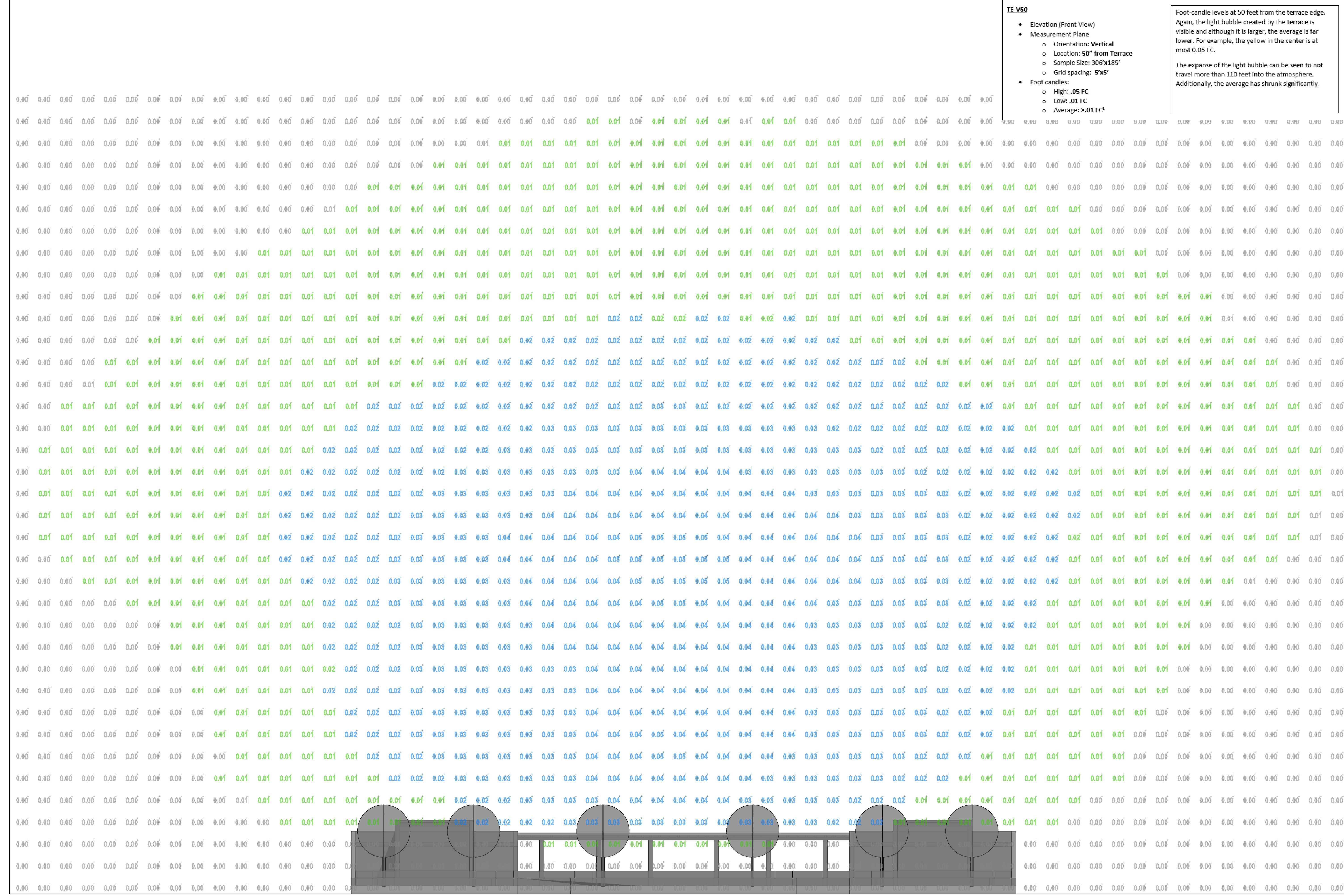


REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

**UPPER TERRACE**  
**FOOT-CANDLE CALCULATION**  
**VERTICAL AT 50' FROM FACE**

SCALE: N/A  
DATE: 2/14/17  
**TE-V50**  
6 OF 11



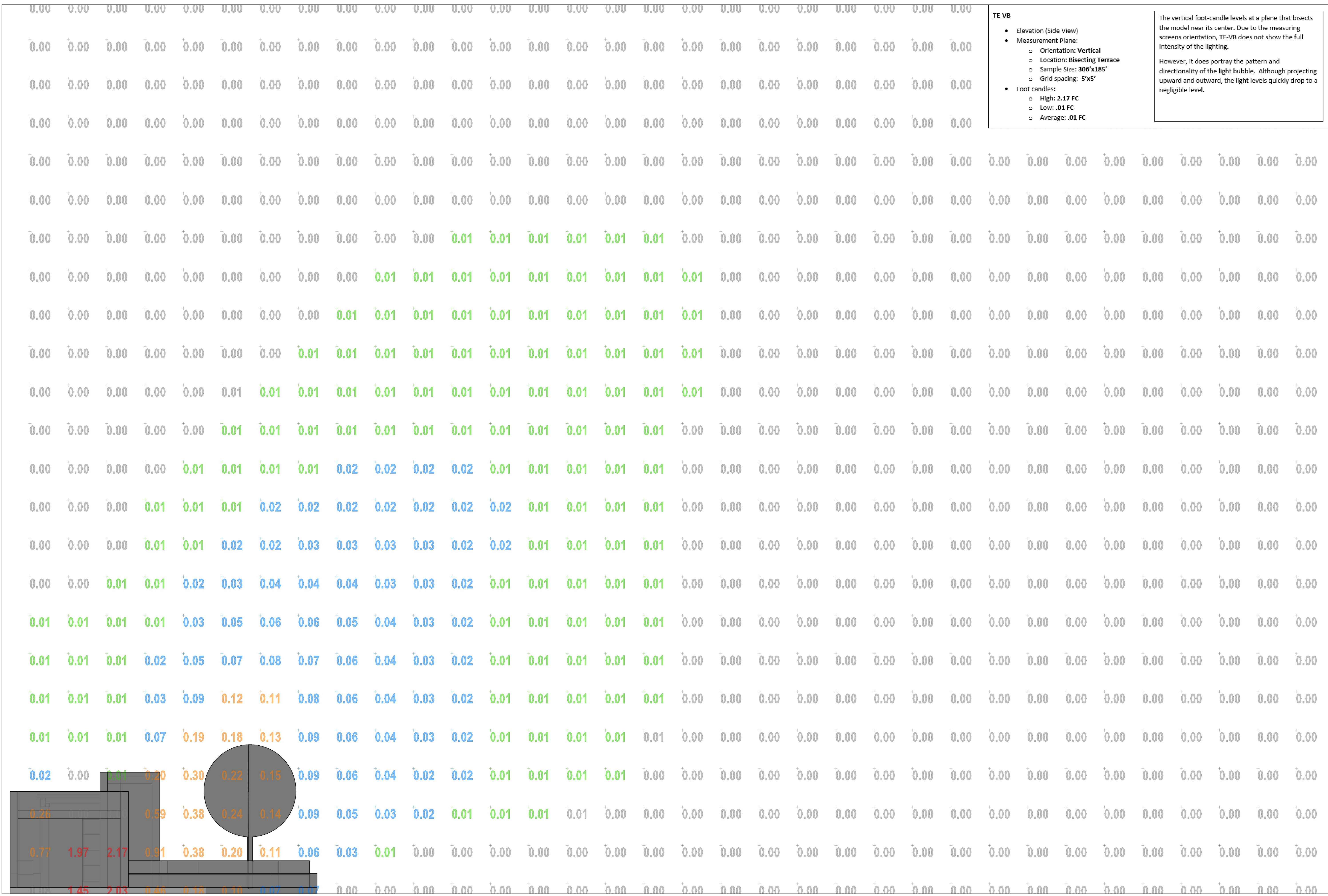


REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

**UPPER TERRACE**  
**FOOT-CANDLE CALCULATION**  
**VERT. BISECTING TERRACE**

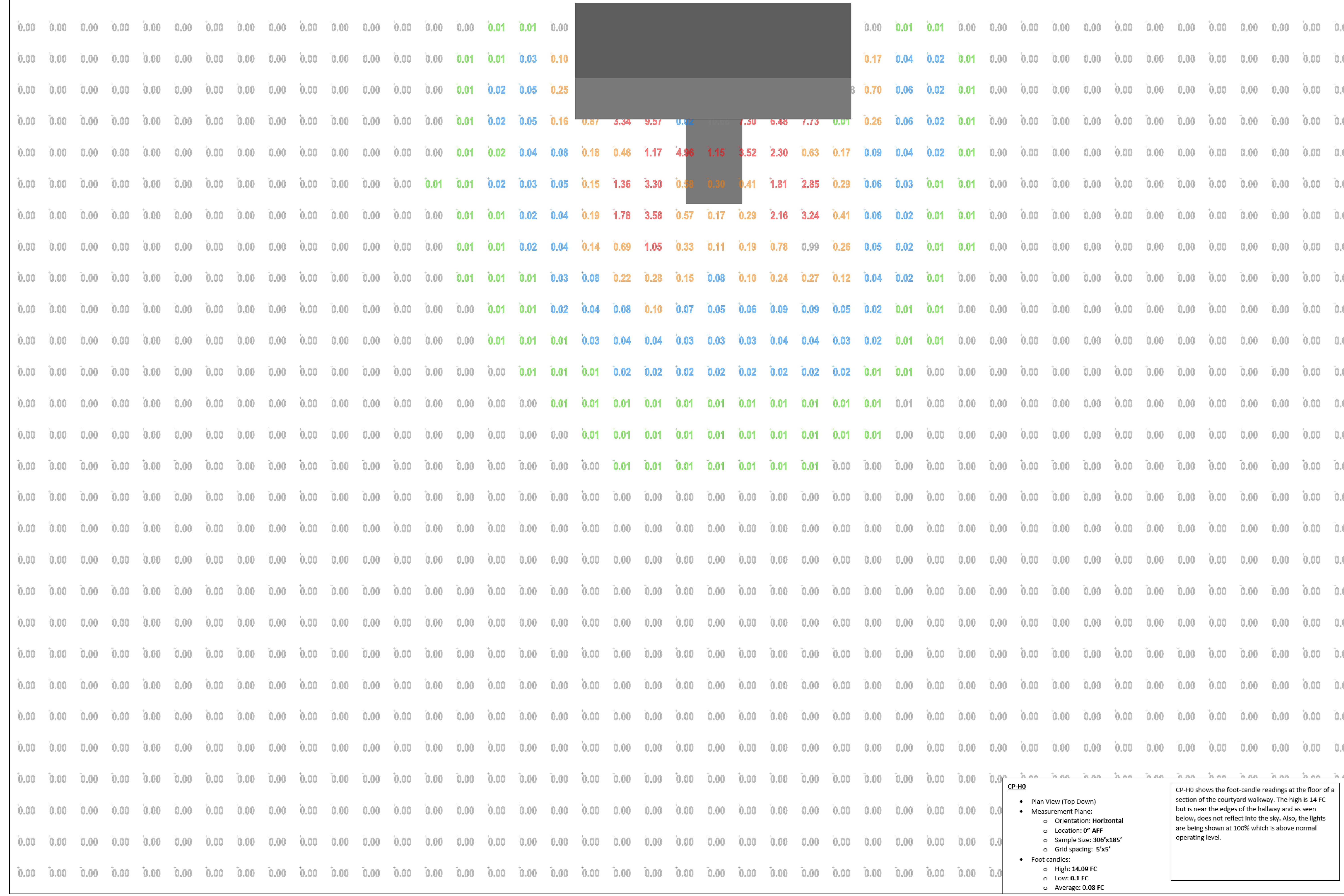
SCALE: N/A  
DATE: 2/14/17  
**TE-VB**  
7 OF 11



REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

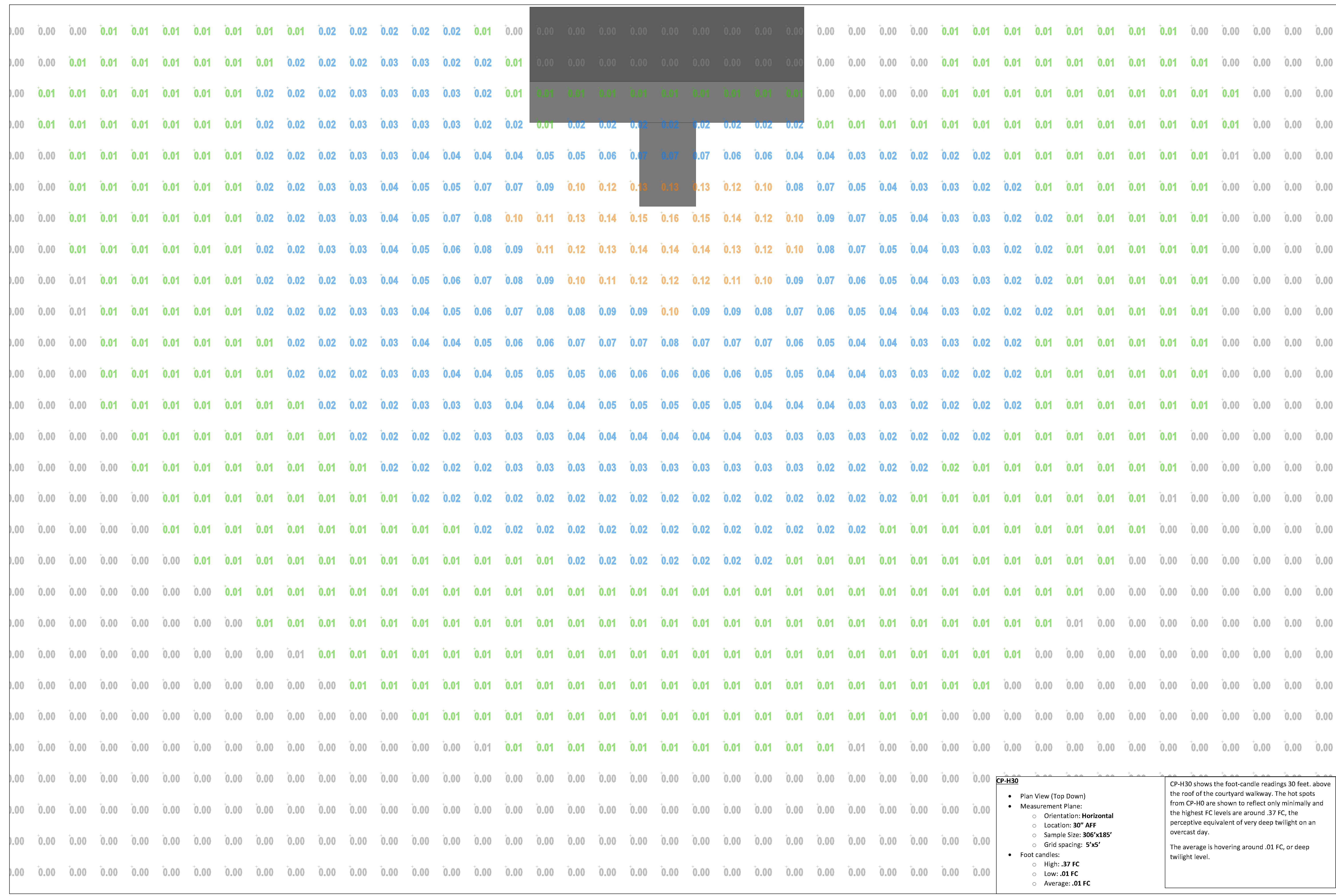
**COURTYARD WALKWAY**  
**FOOT-CANDLE CALCULATION**  
**HORIZONTAL AT 0' AFF**



REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN**  
**KENWOOD, CALIFORNIA**

**COURTYARD WALKWAY**  
**FOOT-CANDLE CALCULATION**  
**HORIZONTAL AT 30' AFF**



**CP-H30**

- Plan View (Top Down)
- Measurement Plane:
  - Orientation: **Horizontal**
  - Location: **30" AFF**
  - Sample Size: **306'x185'**
  - Grid spacing: **5'x5'**
- Foot candles:
  - High: **.37 FC**
  - Low: **.01 FC**
  - Average: **.01 FC**

CP-H30 shows the foot-candle readings 30 feet above the roof of the courtyard walkway. The hot spots from CP-H0 are shown to reflect only minimally and the highest FC levels are around .37 FC, the perceptive equivalent of very deep twilight on an overcast day.

The average is hovering around .01 FC, or deep twilight level.

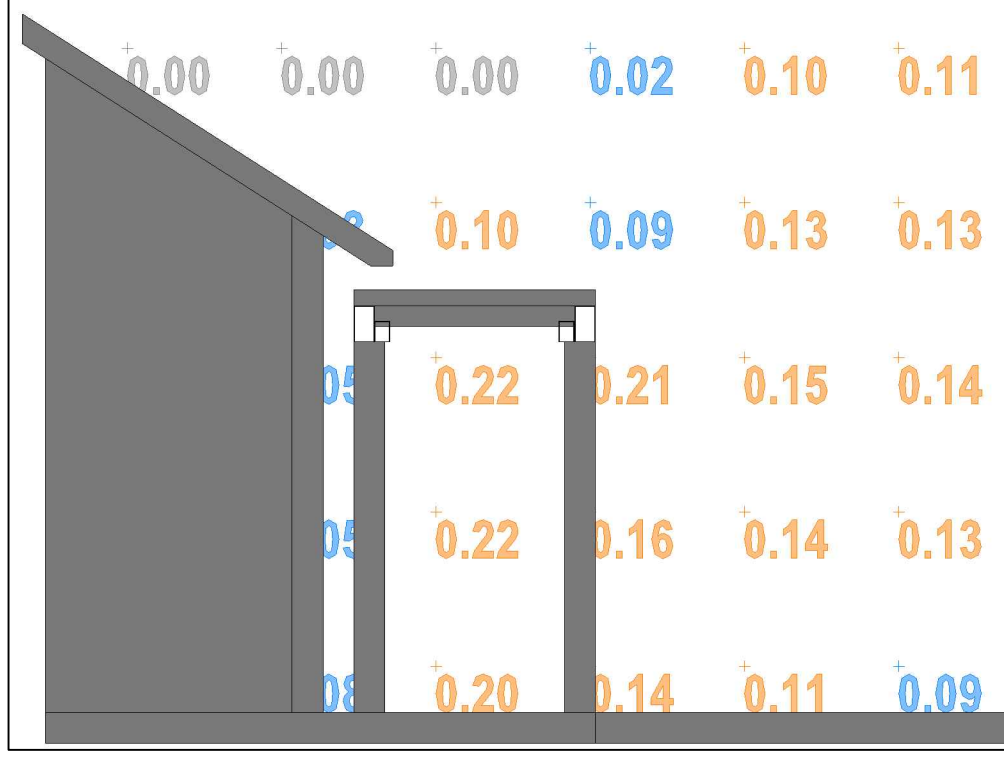
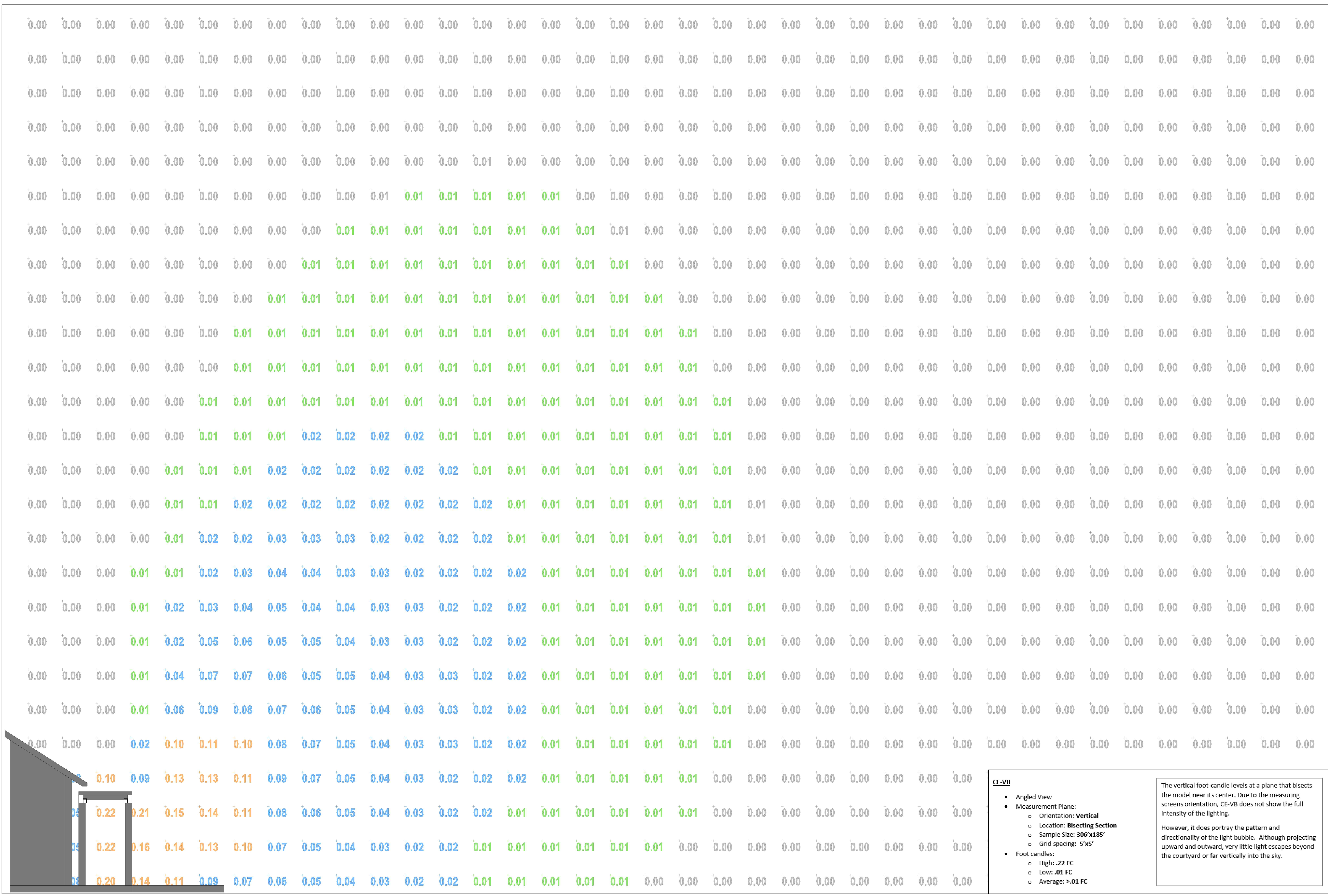


REVISIONS	
NO.	DATE

**THE RESORT AT SONOMA COUNTRY INN  
 KENWOOD, CALIFORNIA**

**COURTYARD WALKWAY  
 FOOT-CANDLE CALCULATION  
 VERT. BISECTING WALKWAY**

SCALE: N/A  
 DATE: 2/14/17



**CE-VB**

- Angled View
- Measurement Plane:
  - Orientation: Vertical
  - Location: Bisecting Section
  - Sample Size: 306'x185'
  - Grid spacing: 5'x5'
- Foot candles:
  - High: .22 FC
  - Low: .01 FC
  - Average: >.01 FC

The vertical foot-candle levels at a plane that bisects the model near its center. Due to the measuring screens orientation, CE-VB does not show the full intensity of the lighting.

However, it does portray the pattern and directionality of the light bubble. Although projecting upward and outward, very little light escapes beyond the courtyard or far vertically into the sky.

The 16 outdoor hot tubs at the cottages will not negatively impact the project's overall light impact nor negatively impact the night sky glare effect for the reasons below.

First, the fixtures have been selected only to provide the minimum amount of light necessary to ensure safe ingress and egress from the hot tubs. The W2 fixture is a niche-less underwater LED light from Jandy. It is 9W, dimmable, and has a very wide beam spread. It will be wall mounted in order to provide soft and evenly distributed light. Additionally, it comes with a half-dome shield which will direct the light downward onto the interior surfaces of the spa only.

Second, the light will be dimmed to the minimal level required by safety in order to minimize glare from the water's surface. Guests will not have the ability to raise the light level of the spa. This is motivated not only by the project's primary design objective to minimize its lighting impact on the night sky and the viewshed. It also supports the project's aim to provide a peaceful, relaxing and unspoiled view for its patrons. The spa lighting will not interfere with the views and ambiance from the spa itself, and just as importantly, it will be designed to not impact the experience of the neighboring cottages either.

Third, each of the hot tubs is located beneath a vine covered trellis away from the buildings. The trellis will block any vertically escaping light from reaching into the night sky, as well as absorb it before it can be reflected back down onto the patio. Similarly, the spa's distance from the wall will keep any horizontally leaking light from illuminating and refracting off of the building.

Fourth, the spas will not be lit unless they are in use. Rarely will all 16 spas be on at the same time. Nor is any individual spa likely to be on for more than the 1 or 2 hours it takes for the average spa session. An automatic off timer will be used to ensure the spas turn off even if a guest forgets to.

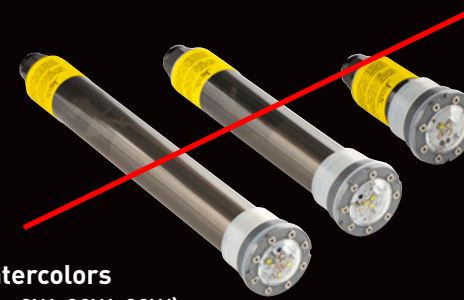
Lastly, the spas' interior plaster finish will be medium to dark. This ensures that the light only illuminates the contours of the spas' steps, seats and walls before being absorbed by the dark finish instead of refracting up and out.

Please see the attached specs below.



## W2 Spa Light

### FLEXIBLE OPTIONS



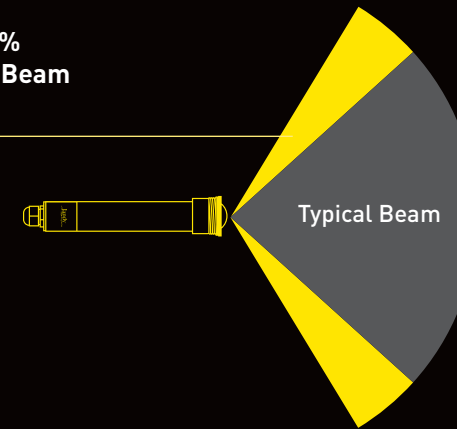
**RGBW Watercolors**  
(Available in 9W, 20W, 30W)



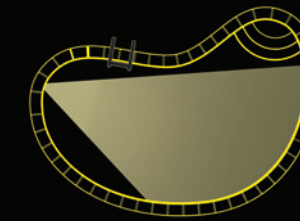
**White-Only**  
(Available in 9W, 20W, 30W)

### BETTER ILLUMINATION

Up to 25%  
Greater Beam  
Spread

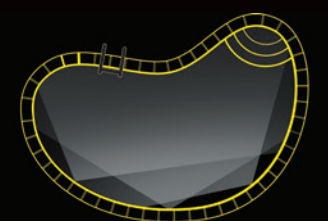


Use More Lights For More Even Lighting



1 Traditional  
Incandescent Light

VS



3 Jandy Pro Series  
Nicheless LED Lights

# Create a Brilliant Pool

Dynamic light design comes to life with brighter, more radiant illumination options.

## BEAUTY AND PERFORMANCE

### Brighter

RGBW technology produces up to 250% brighter than the first-generation nicheless light.

### Better Illumination

Provides wider beam spread to brighten the hardest-to-reach corners.

### Rich Colors, Display Options

Now featuring brilliant white light and 9 vibrant colors, and 5 exciting light shows with RGBW Watercolor lights.

### Energy-Efficient

Jandy Pro Series Nicheless LED Lights are low-voltage (12VAC) and available with 9W, 20W, and 30W max power draw options.

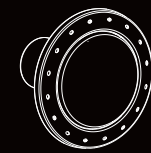
### Enhanced Output

Delivers a more radiant color experience featuring RGBW technology. Our RGBW Watercolors and White-Only models are offered in three different power levels.

### The Brightest Light You Will Never See

Two-inch (5cm) lenses are barely visible during the day. Smaller lens size allows more lights to be installed resulting in more even lighting while reducing hot spots.

## ENERGY SAVINGS



**500 Watts**

VS



**27 Watts**

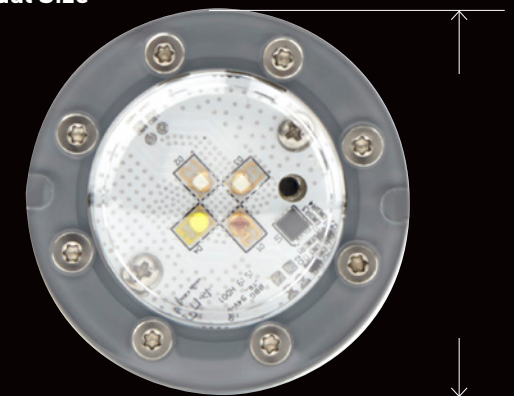
**BETTER ILLUMINATION**

**95%**

**LESS ENERGY**

## BARELY VISIBLE

Actual Size



## Go beyond accent lighting!

Jandy Pro Series offers one of the only nicheless lighting lines designed for general pool and spa lighting.

## OTHER LIGHTING OPTIONS



Laminar Jet



Lit Bubbler



Celestial



Lit Falls



Pool & Spa



Landscape

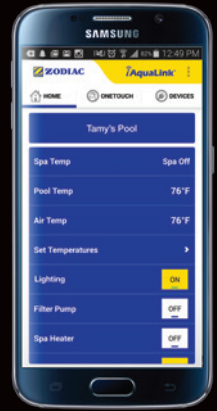
### Lighting Enhancements

Illuminate your backyard paradise with our other available products including lighted bubblers, lit falls, laminar jets, celestial fiber, and landscape lighting.

### Control Your Lights from Anywhere

Jandy Pro Series Nicheless LED Lights can be controlled anytime, anywhere with iAquaLink. Colors, settings, and light displays can be selected from virtually any web-connected smart device. Lighting can also be controlled with any AquaLink automation system.\*

\*AquaLink RS Firmware Rev R or newer, AquaLink PDA Firmware Rev 6 or newer



## TECHNICAL DETAILS

### Easy to Install

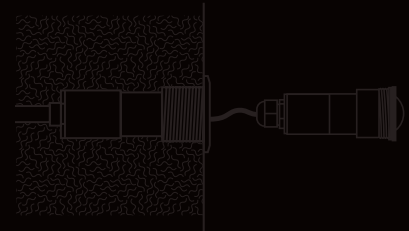
Requires no bonding or traditional niches, and are installed using a standard 1½-inch fitting.

### Easy to Upgrade

Use a longer niche conduit for easy upgrades

### Easy to Trust

Redundant seal technology ensures that the electrical conduit is not a potential leak path.



## Jandy Pro Series Underwater Nicheless LED Lights

Description	Power (Watts)	50' Cord	100' Cord	150' Cord
<b>RGBW Watercolors</b> Jandy Pro Series Nine Fixed Colors & Five Color Shows. For use with Jandy Automation.	9	JLU4C9W50	JLU4C9W100	JLU4C9W150
	20	JLU4C20W50	JLU4C20W100	JLU4C20W150
	30	JLU4C30W50	JLU4C30W100	JLU4C30W150
<b>White</b> Jandy Pro Series White-Only lights.	9	JLUW9W50	JLUW9W100	JLUW9W150
	20	JLUW20W50	JLUW20W100	JLUW20W150
	30	JLUW30W50	JLUW30W100	JLUW30W150

## ZODIAC® FAMILY OF BRANDS | Heritage of Excellence

### Zodiac Pool Systems, Inc.

2620 Commerce Way, Vista, CA 92081  
1.800.822.7933 | www.ZodiacPoolSystems.com

### Zodiac Pool Systems Canada, Inc.

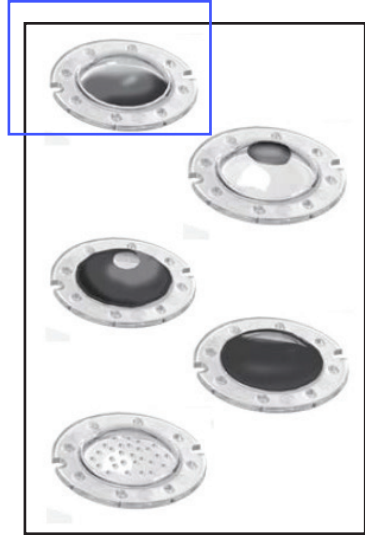
2115 South Service Road West, Unit #3, Oakville, ON L6L 5W2  
1.888.647.4004 | www.ZodiacPoolSystems.ca

©2015 Zodiac Pool Systems, Inc. ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license. Apple® is not a participant in or sponsor of this promotion. All other trademarks used herein are the property of their respective owners. SL6502 Rev A 0715



## Section 5. Designer Lens Options

The Designer Lenses offer a unique set of options for the LED Series of lights. Each one has the ability to create unique lighting effects within the pool's interior. See the list below to learn more about the designer lens options.



**HALF DOME** - This escutcheon adds over the existing lens to allow you to direct 1/2 the light in a direction you want. Downwards-to light a pools interior without light shining upwards. Upwards to light a water feature or sideways to put light where it might be needed but no where else

**HALO LENS** - This lens allows for gentle lighting in an area but knocks down the center beam. This allows for installation on walls, etc. where there might be an opposite wall, etc. where you want to eliminate generating a “hot” spot. Great general lighting but softly.

**SPOT LENS** - Just the opposite of the Halo. Concentrates the light and reduces the output at wider beam angles in order to produce a spot-light effect. Great for illuminating that special feature.

**CATS EYE** - This lens reduces the light to just a “slice” of light that is broad but thin. An incredible effect for illuminating but without spilling light all over.

**DIAMOND** - WOW want to really create something special? The Diamond lens creates incredible points of light throughout the interior. The points will be different the farther away from the light they are. Put the LED colored light on DISCO TECH MODE AND WATCH THE FUN BEGIN!

March 23, 2017

Flora Li  
Senior Design Manager  
Tohigh Investment SF, LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105  
flora.li@tohighinvestment.com

**Re: Assessment of proposed parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California**

Dear Ms. Li:

This letter addresses potential biological impacts related to adjustments of proposed automobile parking configurations at the Resort at the Sonoma Country Inn re-development site (Project Area) located at 7935/7945 Sonoma Highway in Kenwood, Sonoma County, California. The adjustments were made primarily to improve traffic circulation and reduce the total amount of paved area dedicated to parking. The proposed alterations were referenced in a letter to the County of Sonoma by the Valley of the Moon Alliance (VOTMA), which suggested that the adjustments may result in impacts to adjacent wooded areas due to increased artificial night lighting (i.e., via headlights of cars entering/exiting parking spots).

I reviewed the following materials in preparation of this letter:

- Biological Resources chapter of the “Sonoma Country Inn Draft EIR”, by Ibis Environmental Associates (IES) (2004);
- Figure showing the proposed parking area changes, with accompanying descriptions by Tom Spoja of Backen Gillam & Kroeger Architects (email dated March 22, 2017);
- Letter by Roger Peters of VOTMA to the County of Sonoma’s Design Review Committee, dated October 18, 2016 (15 pp.).

**Summary of Proposed Parking Alterations**

The proposed adjustment consists of the following primary elements:

- In the western parking area, the total footprint dedicated to parking would be reduced by nearly 10,000 square feet, and result in 47 fewer trees being removed.
- The western parking area would also be concentrated closer to the existing entry road, reducing circulation time and limiting vehicle intrusion into the site.
- In the eastern parking area, the total footprint dedicated to parking would be reduced by nearly 17,000 square feet, and result in 45 fewer trees being removed.

- The eastern parking area would be consolidated into a single lot (versus five smaller lots in the original design), with full valet service used to minimize circulation and confine vehicle noise/lighting to one location.
- Overall, the number of parking spots that would result in direct, unobstructed illumination of adjacent wooded areas (those outside of the development footprint) would decrease in the western parking area by approximately 13 spots, and increase in the eastern parking area by approximately 12 spots.

## Impacts Assessment

Impacts due to artificial night lighting (e.g., “light pollution”, “light trespass”) have been documented or inferred for many types of organisms, and in a variety of environmental contexts (Rich and Longcore 1996<sup>1</sup>). Chapter 5.6 in the project’s 2004 EIR specifically addresses the potential for such impacts as a result of project implementation, i.e. Impact 5.6-4 (p. 5.6-24). The EIR concludes that such impacts may be significant, and posits several mitigation measures to reduce the magnitude of project-related impacts to wooded areas (and associated wildlife) adjacent to the development footprint. Most notably, Mitigation Measure 5.6-4(a)(5) (p. 5.6-26) requires an adjustment of the Project Area’s parking scheme to reduce the amount of tree removal required, which is precisely what the proposed alterations addressed herein achieve.

In my professional opinion, the proposed parking alterations will not result in any potentially significant impacts to biological resources that have not already been addressed in the EIR. Automobile headlights will illuminate adjacent wooded areas simply as a result of cars transiting through the site (due to road curves, vehicles turning, etc.). The proposed alterations will place cars entering/exiting the site along a more central route in the western area (vs. a peripheral scheme in the original design), and also reduce the total amount of average time spent driving through the site (via both more efficient routes, and the use of valet parking in the eastern area). Thus, it is plausible that the proposed adjustments will not result in any net increase (spatial and/or temporal) in the total illumination of wooded areas adjacent to the Project Area. Even if such an increase did result in the eastern parking area, it is anticipated to be minor and discountable overall in the context of the suite of design adjustments proposed to reduce habitat impacts.

In summary, the proposed parking changes are in full accordance with mitigation measures in the EIR, and will very likely reduce the total magnitude of impacts to undeveloped areas adjacent to the project footprint. A net increase in the illumination of adjacent wooded areas from artificial lighting, if such even occurs, would in and out itself not result in any significant impacts to biological resources.

Please contact me with any questions or comments.

---

<sup>1</sup> Rich, C., and T. Longcore, editors. 2006. *Ecological Consequences of Artificial Night Lighting*. Island Press, Washington, D.C., USA.

Sincerely,

A handwritten signature in black ink that reads "Jason Yakich". The signature is written in a cursive style with a large, prominent 'Y'.

Jason Yakich  
Associate Wildlife Biologist  
yakich@wra-ca.com

**Flora Li**

---

**From:** Tom Spoja <tspoja@bgarch.com>  
**Sent:**  
**To:**  
**Cc:**  
**Subject:**  
**Attachments:**

Jason,

Tohigh Investments has asked that I inform you of the modifications made to the parking areas at Sonoma Country Inn for you to comment on any potential impacts or improvements at the parking. Attached are sheets comparing the conceptual design and the current design at both the eastern and western parking areas with added notes highlighting the modifications made to limits headlights on the site.

The parking areas on the site were consolidated from two diffuse lots scattered amongst the trees to two consolidated lots. The new lots significantly reduced the paved surface on the site, confined vehicle movement to a smaller portion of the site and reduced paths of the travel. The reduced paths of travel and consolidated parking orientation, combined with a valet parking program will limit vehicle travel times on the site in comparison the self-parked and distributed parking plan of the conceptual design.

The concern has been raised that by pointing the parked cars to the outside instead of head to head that there will be greater light pollution from vehicles on the site. In our opinion, the greater possibility for headlight pollution is from vehicles circulating through the site as opposed to when a vehicle is parked. The current design limits the distances travelled by placing the circulation down a central spine and closer to the arrival areas. The use of valet parking increases the efficiency of parking and reduces travel times. Furthermore, placing the vehicle circulation down the center of the lot with the parked cars pointing out allows the parked cars to screen the headlights of moving vehicles.

In addition to our efforts to limit and screen the headlights of moving vehicles, the western parking area of the conceptual design had 20 parking spots that pointed into the forest that are not blocked by any buildings. In the western parking area of the current new design, there are only 7 parking spots facing the forest that are not blocked by the Spa. The eastern parking area in the conceptual design had 15 slots facing, unblocked, into the forest. The western parking area of the current design has 27, unblocked parking spaces. Overall, there is 1 less unblocked parking space facing the forest in the current design.

Please let me know if you have any questions about the above explanation or attached drawings.

Thank you.

Tom Spoja

**BACKEN GILLAM & KROEGER**

architects

2352 MARINSHIP WAY SAUSALITO, CA 94965  
Main: 415.289.3860 Direct: 415.339.2459

**CONFIDENTIALITY NOTICE:** The information contained in this e-mail and any attachments may be privileged and confidential information, intended only for the use of the individual or entity named above. Use of this information indicates your unconditional agreement to the terms of this notice. It is the recipient's responsibility to scan this e-mail and any attachments for viruses. This email and any attachments are provided for reference use only and are not to be deemed a final product and may contain erroneous, extraneous or incomplete information. Printed or hard copies plotted by Backen Gillam & Kroeger Architects are the final instrument of professional services. Backen Gillam & Kroeger Architects is not responsible for the recipient's use of the information contained within this e-mail and or attachments. All information contained in this e-mail and any attachments are the property of Backen Gillam & Kroeger Architects and shall not be used by a third party without obtaining prior written consent. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or reproduction of this e-mail communication is strictly prohibited. If you have received this e-mail in error, please notify us immediately either via reply e-mail or 415-289-3860 and then delete this e-mail.  
Thank you

March 6, 2017

Flora Li  
Senior Design Manager  
Tohigh Investment SF, LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105  
flora.li@tohighinvestment.com

**Re: Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California (Use Permit PLP01-0006)**

Dear Ms. Li:

This letter provides an updated habitat assessment for the federal and state listed northern spotted owl (NSO; *Strix occidentalis caurina*) at the site of the proposed Resort at Sonoma Country Inn re-development project (Project Area) in Kenwood, Sonoma County, California (Use Permit PLP01-0006). This assessment is for purposes of informing the permitting/approval phase of the project, which will consist of construction of a hotel, spa, and related features. The present assessment updates previous NSO assessments and related agency correspondence for the Project Area. Specifically reviewed for the present assessment were the following:

- Biological Resources chapter of the “Sonoma Country Inn Draft EIR”, by Ibis Environmental Associates (IES) (2004);
- “Northern Spotted Owl Survey – Sonoma County Site”, letter by Jon Winter of Jon Winter & Associates (JWA) (September 2007); and,
- Consultation document from the U.S. Fish and Wildlife Service (USFWS), “Informal Consultation on the Sonoma Country Inn Project (Corps File # 25945N), Sonoma County, California” (December 2007).

### **Summary of Results**

An NSO habitat assessment of the Project Area was conducted by the author in January 2017. Mixed coniferous-hardwood forest stands within and adjacent to the Project Area are dominated by young trees that are small in stature, and lack the structural complexity and arboreal substrates that are characteristic of NSO habitat in the region. Areas of chaparral (non-forest) are also intermixed with these stands. Previous habitat assessments in 2004 and 2007 respectively concluded that NSO is very likely absent at the site, and informal consultation with the USFWS in 2007 concluded the proposed project was unlikely to adversely affect NSO. WRA believes that habitat conditions are effectively unaltered since 2007, and concurs with these previous assessments and the affects determination.

### **Project and Project Area Description**

The Project Area is located at 7935 and 7945 Sonoma Highway (Highway 12) in Kenwood

(APN: 051-260-014). The proposed project consists of re-development of the former Sonoma Country Inn, and will involve construction of the following elements: an inn building and 17 related, individual guest cottages (approximately 64,000 square feet in total); a swimming pool near the inn; a spa and related “treatment cottages” (6,265 square feet in total), a restaurant, and parking areas (102 spots in total). The proposed project is broadly similar to that initially proposed in 2004, but has reduced the total amount of paved area dedicated to parking and made other relatively minor changes to reduce the overall visibility of the development from surrounding areas. As per the “Tree Removal Proposal Package” by MacNair & Associates (project arborists; December 2016), a total of approximately 1,575 trees are scheduled for removal as part of the project. It should be noted that 92% of these trees have a diameter (at breast height) of 18 inches or less, indicating that they are young and small in stature.

Representative photographs of the Project Area are shown in Attachment A. Excluding areas that are already developed (roads), the Project Area and its general vicinity are characterized by stands of mixed conifer-hardwood forest. The dominant coniferous species is Douglas fir (*Pseudotsuga menziesii*). The dominant hardwood species in these stands are Pacific madrone (*Arbutus menziesii*), coast live oak (*Quercus agrifolia*), and California bay (*Umbellularia californica*). As referenced in the JWA 2007 report, the Project Area was subject to fire events during mid-twentieth century. As a result, on-site forest stands feature predominantly younger and smaller trees (both conifers and hardwoods), although a few older, individual Douglas firs are scattered throughout the stands. Intermixed among the forest stands are relatively discrete areas of chaparral (taller, very dense shrubbery), dominated by manzanitas (*Arctostaphylos* spp.). One portion of the Project Area (including the location of the proposed swimming pool) is nearly entirely free of trees and chaparral.

## **Northern Spotted Owl Background**

### *Natural history*

The NSO is the resident spotted owl subspecies found in cool temperate forests in the coastal portion of California, from Marin County northward. The natural history of this subspecies is summarized by the USFWS (2008) and Gutiérrez et al. (1995). Typical habitats consist of old-growth or otherwise mature coniferous forest, or mixed coniferous-hardwood forest; younger (second-growth) forest with stands of large/mature trees may also be occupied. High-quality breeding habitat features a tall, multi-tiered, multi-species canopy dominated by big trees, trees with cavities and/or broken tops, and woody debris and space under the canopy. NSO breeding pairs are usually monogamous and also demonstrate site fidelity, maintaining nesting territories and home ranges across years. The general breeding season is February through August, and nesting occurs on platform-like substrates in the forest canopy. Substrates used as nest sites include tree cavities, epicormic branching (multiple branches forming from a single node), broken tree tops, large horizontal branches, and old nests built by other birds or squirrels. NSO young leave the nest (by gliding and climbing through the canopy) in late May through June, though they remain dependent on their parents for several weeks thereafter as they learn how to fly and forage independently. NSOs forage for nocturnal mammals; dusky-footed woodrats (*Neotoma fuscipes*) are the primary prey in California.

### *Local occurrence information*

As per the California Department of Fish and Wildlife (CDFW) Spotted Owl Viewer database (CDFW 2017), the nearest documented NSO breeding territory is located approximately 1.6 miles to the southwest of the Project Area. The next nearest documented territories are located approximately 2.7 miles to the northwest and 4.3 miles to the northeast respectively, with



several additional territories in the vicinity of Nunns Canyon greater than 4.4 miles to the southeast. Additionally, a query of the online bird observation database eBird (2017) revealed numerous recent observations in the vicinity of Sugar Loaf Ridge (from 2013-2016), and a single reported observation of an individual NSO in the vicinity of “Adobe Canyon Road” (in 2015). The location of these observations is imprecise, although forest habitat that appears potentially suitable for NSO within Adobe Canyon (based on an examination of aerial photography [Google Earth 2017]) is located a minimum distance of 0.7 mile from the Project Area. While the veracity of the individual eBird observations is unknown, the number of observations (by various observers) at Sugar Loaf Ridge suggests that NSO is likely present there.

Previous NSO assessments of the Project Area involved some use of active survey techniques for this species, i.e., broadcasting NSO calls at favorable locations within and near the Project Area to solicit vocal responses from any NSOs that may have been present. EIS conducted two nocturnal active surveys in 2002 that involved active survey techniques, and results were negative. Subsequently, Jon Winter conducted a nocturnal, active NSO survey of the Project Area and adjacent stands in August 2007, and results were also negative. Both the 2004 Draft EIR and 2007 assessment by JWA concluded that NSO was unlikely to be present within or adjacent to the Project Area, or to be adversely impacted by the proposed project.

## **Habitat Assessment**

### *Methods*

On January 17, 2017 from 10:20 AM to 12:30 PM, I (Jason Yakich) investigated the Project Area and its immediate vicinity, including the entirety of the proposed project footprint. Additionally, adjacent forested areas were examined the extent feasible; some of these areas were on private property and thus viewed from a distance. The assessment was focused on the trees present on and adjacent to the property (species, size, and overall favorability for NSO). The biologist also searched for NSOs in the forest canopy and indicators of this species’ presence, including guano (feces stains) below potential roost or nest sites, and substrates in the canopy that appeared favorable to nesting.

### *Results*

Overall, existing forest habitat within and adjacent to the Project Area provides only poor-quality habitat for the NSO. The vast majority of trees within the Project Area (primarily Douglas firs and madrones) are young and small in stature, with limited canopy complexity. Several larger and mature Douglas firs were observed during the investigation, but such trees were scattered throughout the various on-site stands and did not occur in clusters (as is typical of stands occupied by NSO). As a result, the upper canopies of these mature trees were open and exposed in most cases. No old-growth or otherwise mature forest stands are present, and existing forest patches lack the diverse canopy structure that constitutes the NSO’s typical habitat in the region. No tree cavities of the size suitable for NSO nesting were observed, and the few platform-like substrates observed were relatively small and exposed, rendering them insufficient for NSO nesting.

No NSOs or indication of this species presence (e.g., feces stains below potential nests or roost sites) was observed during the investigation.

## Impacts Analysis

For projects with substantial tree removal and/or other modifications with the potential to reduce or otherwise degrade NSO forest habitat, potential habitat areas within 1.3 miles are to be included in impacts assessments as per the USFWS (2011). The nearest documented NSO territory center is located approximately 1.6 miles away from the Project Area, and separated from it by a lower-elevation area that is largely devoid of forest. Although the precise locations of NSOs reported on and near Sugar Loaf Ridge are unknown, a review of aerial photography (Google Earth 2017) indicates that forest stands in that area with the potential to support NSO occupancy are located a minimum distance of 0.7 mile from the Project Area, and separated from it by areas of younger forest and non-forest (chaparral, cleared areas). Given the poor quality of the forest stands within and adjacent to the Project Area (young/small trees overall, interspersed with chaparral), and the lack of NSO observations including during active surveys conducted in previous years, this assessment concludes that NSO very likely remains absent in the vicinity of the Project Area and that no impacts to occupied NSO habitat will occur as a result of the proposed project.

The USFWS has also published a guiding technical document regarding acoustic and visual disturbances and the potential for harassment of NSO (USFWS 2006). Regarding visual disturbances, USFWS provides a general setback distance of 131 feet (40 meters) from active nests (i.e., those with eggs or young, or being attended by adults in preparation for breeding). For acoustic disturbances, using a conservative approach in which ambient/existing conditions in the Study Area are considered “natural ambient” (< 50 dB; the lowest such category) and conditions during construction are considered “high” (81-90 dB), the estimated NSO harassment distance would be 500 feet. Given that the nearest area where an undocumented NSO territory could potentially be present is located at 3,600 feet away from the Study Area, no potential for harassment of NSO due to project activities is anticipated.

## Conclusions

While no NSOs or indication of their presence was observed during the site visit, these results alone should not be used to infer absence in the general area given the limited scope of the investigation. However, it is my professional opinion that the proposed activities within the Project Area are unlikely to result in 1) reduction or degradation of any currently occupied NSO habitat, and 2) NSO harassment, nest abandonment, or other adverse impacts to this species, including during the breeding season. The rationale for this conclusion is as follows:

- Forest stands within and adjacent to the Project Area are dominated by young/small trees, interspersed with areas of chaparral, that do not provide any typical NSO habitat, most particularly for nesting.
- Two previous habitat assessments of the Project Area (in 2004 and 2007 respectively) determined that NSO was unlikely to be present within or adjacent to the Project Area. Additionally, in 2007 the USFWS formally concluded that the proposed project was unlikely to adversely affect NSO. As regards suitability for NSO, forest habitat within and adjacent to the Project is in the same condition as in 2007 and has not improved since that time, indicating that the USFWS determination in 2007 remains valid.
- An impacts analysis (using a guiding technical document) indicates that acoustic disturbances anticipated to be generated by project activities do not have the potential to harass NSOs that may be present in areas of documented nesting or in areas where recent informal observations suggest NSO is present (e.g., Sugar Loaf Ridge). Additionally, visual disturbances lack the potential to harass NSOs in these areas.

- In accordance with Mitigation Measure 5.6-1(d) in the project's Draft EIR, if grading and/or tree removal occur from March 1 to August 31, a pre-construction raptor survey will be conducted by a qualified biologist within 30 days of the initiation of these activities. The survey effort will include a night survey for nesting owls. If active raptor nests (including those of owls) are found, specific avoidance measures will be developed in consultation with CDFW, including a minimum 300-foot radius work exclusion buffer (setback) to be implemented while the nest in question remains active.

Please do not hesitate to contact me with questions or if you require clarification with any aspect of this report.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Yakich". The signature is fluid and cursive, with the first name "Jason" and last name "Yakich" clearly distinguishable.

Jason Yakich  
Associate Wildlife Biologist/Ornithologist

**Attachments:** A – Representative Photographs

**Ec:** Bernard Lim, Tohigh Investments SF

## References

- [CDFW] California Department of Fish and Wildlife. 2017. Spotted Owl Database, Wildlife and Habitat Data Analysis Branch. Sacramento. Accessed: January.
- eBird. 2017. eBird: An online database of bird distribution and abundance [web application]. eBird, Ithaca, New York. Available: <http://www.ebird.org>. Accessed: January.
- Google Earth. 2017. Aerial imagery, March 2015. Accessed: January.
- Gutiérrez, R. J., A. B. Franklin and W. S. Lahaye. 1995. Spotted Owl (*Strix occidentalis*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/179>
- [USFWS] U. S. Fish and Wildlife Service. 2011. Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls. February. 38 + iv pp.
- [USFWS]. 2008. Final Recovery Plan for the Northern Spotted Owl, *Strix occidentalis caurina*. U.S. Fish and Wildlife Service, Portland, Oregon. xii + 142 pp.
- [USFWS]. 2006. Transmittal of Guidance: Estimating the Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California. U.S. Fish and Wildlife Service, Arcata, California. July. 12 pp.



**Photo 1:** Mixed coniferous-hardwood forest stand in the southwestern portion of the Project Area, at the location of the proposed guest cottages . Note that the trees are overwhelmingly young and small in stature. Taken: January 17, 2017



**Photo 2:** Cleared/open area in the central portion of the Project Area, showing the location of the proposed swimming pool (right side of photo). Taken: January 17, 2017



**Photo 3:** Chaparral adjacent to forest in the northwestern portion of the Project Area, at the location of the proposed spa. *Taken: January 17, 2017*



**Photo 4:** Stand of immature and small Douglas firs in the northeastern portion of the Project Area, where a parking area is proposed. *Taken: January 17, 2017*



May 25, 2017

Ms. Flora Li  
Tohigh Investment SF LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105

## **Review of Traffic Issues Relative to the Sonoma Country Inn Project**

Dear Ms. Li;

As requested, W-Trans has reviewed comments from the Valley of the Moon Alliance (VOTMA) as contained in a letter to Mr. Tennis Wick dated October 31, 2016. Based on that review, the following information is provided.

### **Background**

The Sonoma Country Inn was originally approved in 2004, at which time a full Environmental Impact Report (2004 EIR) was prepared (*Sonoma Country Inn EIR*). After lying dormant for some years, the project has been purchased and is currently moving through the required process of design review, which includes approval for minor site modifications that VOTMA has characterized as being sufficient to require a new environmental clearance review; traffic is one of the areas that has been stated as needing to be updated due to changes in the site plan.

The VOTMA letter raises the following issues related to Traffic and Parking.

- Consolidation of most project parking into a 67-space lot served by valet parking, with a new 27-space lot at the Inn front entrance, removal of parking near the cottages and addition of eight new spaces near the spa pose significant environmental impacts not previously analyzed. (VOTMA letter, Pages 2-3, 11.)
- The revised parking layout increases by 150 percent the total number of parking spaces in the northeast parking lot (from 40 to 67 spaces), with associated significant impacts. (VOTMA letter, Page 5.)
- The revised parking layout will increase public use of the project as well as increase public traffic on site and on SR 12 because there will be more available parking for the Inn, restaurant and spa. (VOTMA letter, Pages 4, 8 and 11.)
- The EIR's use matrix and trip generation data demonstrating adequate parking supply is inadequate because the proposed rooftop bar will attract more public visitors than estimated. (VOTMA letter, Page 8; refer to EIR Exhibit 4.2-40.)
- The 2004 trip generation numbers are outdated and inadequate to evaluate the revised parking layout and final project design. (VOTMA letter, Page 8.)
- The revised parking layout does not provide a stand-alone employee parking lot and fails to account for employee parking and related impacts. (VOTMA letter, Pages 17-18.)

### **Project Trip Generation**

The VOTMA letter indicated that there was potential for the project to generate more traffic than was evaluated in the 2004 EIR due to a proposed outdoor seating area at the rooftop bar and what was called an extension of operating hours to end at midnight (VOTMA letter, Page 8). There is no change proposed to the operating hours of 6 am to midnight approved in 2004.

The project as evaluated in the 2004 EIR was based on a trip generation developed specifically for the proposed use rather than being based on standard trip generation rates (Exhibit 5.2-19). The trip generation took into

account employees, guests and visitors to the inn/spa/restaurant. The estimated trip generation used for the project included 28 trips during the morning peak hour and 34 trips during the evening peak hour.

A review of the current project description indicates that there has been no increase in the number of rooms or the seating capacity of the restaurant/bar (Page 2.0-1). Only the location of a portion of the outdoor seating has been relocated. The employee count is also unchanged from what was previously approved. Based on the lack of change in the independent variables, the trip generation would likewise not be expected to change.

As an independent check of the trip generation, consideration was given to the results that would be obtained if standard rates as published by the Institute of Transportation Engineers in *Trip Generation Manual*, 12<sup>th</sup> Edition, were applied. Although the ITE land use description of a hotel indicates that the trip generation rate includes such ancillary uses as a restaurant, spa, and bar, to be conservative the restaurant use was considered separately, and then a deduction was applied to reflect the hotel guests who would dine at the restaurant. Data regarding the interactions among individual uses at a hotel were obtained from *Shared Parking*, 2nd Edition, Urban Land Institute, 2005. This reference indicates that 70 percent of hotel restaurant patrons are typically guests of the hotel; to be more conservative a deduction of 60 percent was applied to the hotel trips and mirrored in the restaurant trips. Using the rates for a resort hotel (LU #330) and quality restaurant (LU #931) and after deducting the internally-captured trips, the inn/spa/restaurant would be expected to generate seven fewer trips during the morning peak hour and two more trips during the evening peak hour. The projected difference of five additional inbound trips and three fewer outbound trips during the evening peak hour would be expected to result in no changes to the LOS reported in the 2004 EIR (Exhibits 5.2-33 and 5.2-34), and little to no change in the reported average vehicle delays. Based on the trip generation check performed, it appears that the trip analysis as performed for the 2004 EIR is a reasonable estimate of the project's likely traffic generation as currently designed.

**Table 1 – Trip Generation Summary**

Land Use	Units	AM Peak Hour				PM Peak Hour			
		Rate	Trips	In	Out	Rate	Trips	In	Out
<b>As Previously Evaluated</b>									
Inn/Spa/Restaurant		n/a	28	19	9	n/a	34	18	16
<b>Alternate Use of ITE Rates</b>									
Resort Hotel	50 rooms	0.31	16	11	5	0.42	21	9	12
	<i>Internal Capture</i>	<i>n/a</i>				<i>-60%</i>	<i>-12</i>	<i>-5</i>	<i>-7</i>
Quality Restaurant	150 seats	0.03	5	3	2	0.26	39	26	13
	<i>Internal Capture</i>		-			<i>n/a*</i>	<i>-12</i>	<i>-7</i>	<i>-5</i>
<b>Total</b>			<b>21</b>	<b>14</b>	<b>7</b>		<b>36</b>	<b>23</b>	<b>13</b>
<b>Net Difference from 2004 EIR</b>			<b>-7</b>	<b>-5</b>	<b>-2</b>		<b>2</b>	<b>5</b>	<b>-3</b>

\* Rate applied to hotel trips, with direction reversed for the restaurant.

It is noted that the traffic analysis addresses conditions during the morning and evening peak periods as well as the Sunday afternoon peak period. Concerns relative to the potential for the bar to attract more clientele due to the view should be considered within the context of the time periods evaluated versus when a bar has its peak patronage. Because a bar has its peak activity during the late evening and nighttime hours, traffic associated with this use would not typically affect the commute or Sunday afternoon peak periods that were the focus of the traffic analysis. The potential for the bar to attract more customers would therefore not affect the findings of the traffic study as provided in the 2004 EIR (Pages 5.2-38, 5.2-45, 5.2-47, 5.2-49, 5.2-56 through 5.2-60, and 5.2-66 through 5.2-69).



## Parking Supply

On Pages 2, 3, 8, and 11, VOTMA characterizes the current parking design as the creation of two new large parking lots rather than having the spaces placed near the cottages and spread out over the site. The letter further says that the proposed parking supply of 67 spaces in the northeast lot reflects a substantial increase in the parking supply at that location from the project as approved (VOTMA letter, Page 5). An accurate comparison of the conceptual and final parking designs is provided in Exhibit 3.0-10 of the 2004 EIR, the original project layout and the 2016 BKG Plans, Page C1.1, the final project layout. A side-by-side comparison shows that the original and the final parking areas consist of two areas for parking, one easterly, and the other westerly. The project as currently proposed retains 66 parking spaces in the easterly lot and 36 in the westerly lot, for a combined total of 102 parking spaces, as originally proposed. The final parking layout makes slight location shifts of both parking lots (to accommodate emergency access) and shrinks the parking lot footprints (to reduce tree impacts). Parking was never "scattered" or distributed over the entire project site.

Though the proposed locations of parking spaces are indicated in the 2004 EIR (Page 5.2-68 and 5.2-69), the number of parking spaces was only considered in the traffic analysis as it relates to having an adequate number of spaces. Exhibit 5.2-40 of the 2004 EIR reports that on a theoretical day, the inn/spa/restaurant would have a peak parking demand of 97 spaces including the winery, or 91 if the six spaces allocated to winery uses (employees and guests) are deducted. The project proposes a supply for the inn/spa/restaurant of 102 parking spaces, which is eleven more than were estimated to be needed in the 2004 EIR; this proposed supply is unchanged from that presented in the 2004 EIR (Page 2.0-1) and is consistent with Condition of Approval 106, which calls for a minimum of 102 spaces for the inn/restaurant/spa.

On Page 17, the VOTMA appeal letter includes various statements regarding employee parking, specifically noting that the 60-space "employee parking lot" (identified in Exhibit 3.0-15, Layout of Winery) is not moving forward concurrently, resulting in inadequate parking for the inn/spa/restaurant. The 102 spaces proposed for the inn/spa/restaurant exceed the projected peak parking demand of 91 spaces for conditions between noon and 1 p.m. without a special event or a winery, including all employees of the inn/spa/restaurant indicated in Exhibit 5.2-40 in the 2004 EIR. The parking supply of 102 spaces for the inn/spa/restaurant is therefore adequate for all users, including guests and employees. There will be no events until the winery is constructed, and at that time employees could be directed to use the new lot.

The current design of parking space locations has no bearing on the site's potential off-site impacts; visitors are not drawn to the site based on where they can park. Rather, the adequacy of the parking supply is what can impact visitation. If the site has inadequate parking, some visitors are unlikely to return. Because the proposed parking supply of 102 spaces is adequate to meet the projected peak demand for 91 spaces, with about 10 percent more spaces than are expected to be needed, the parking supply appears to have been appropriately sized to accommodate the anticipated demand.

The parking analysis as provided on Pages 5.2-68 and 5.2-69 in the 2004 EIR is therefore valid, and the project as currently designed is consistent with the discussion of Impact 5.2-14, Parking Supply, and Condition of Approval 106. The Traffic and Circulation section of the 2004 EIR therefore does not need to be modified to reflect any changes to the proposed parking supply.

Page 8 of the VOTMA appeal letter discusses the parking demand estimates as shown in Exhibit 5.2-40, asserting that a specific number of vehicles associated with restaurant/bar patrons who are not guests of the hotel were projected during a specific time period, and questioning how that number could reasonably be expected to be unchanged. The number of seats in the restaurant and lounge are unchanged from the project as evaluated in the 2004 EIR; therefore, no change in the parking demand would be expected.

## Traffic Volumes on Highway 12

On Page 8 of the VOTMA letter, the validity of the 2004 EIR was questioned in light of the time that had elapsed, and specifically questioned whether 2012 projections of volumes on Highway 12 were adequate for a review and approval in 2016. In light of this comment, the volumes projected for the Year 2012 were compared to more current volume data as available from Caltrans on their website. A review of volumes for 2012 as indicated at <http://www.dot.ca.gov/trafficops/census/volumes2012/Route12-15.html> shows that Highway 12 was carrying approximately 1,700 vehicles during the peak hour. By comparison, the future Year 2012 volumes used in the 2004 EIR (Exhibit 5.2-16) for analysis purposes included 2,060 vehicles per hour during a Friday evening peak hour, more than 21 percent higher than the volumes reported by Caltrans for 2012.

Previous reviews have indicated that volumes throughout Sonoma County decreased between 2008 and 2011 or 2012, depending on the location, so it is reasonable to expect that the 2012 volumes would not have been as high as had been anticipated ten years earlier based on typical growth projections. It is noted that the Caltrans website indicates that the peak hour volume for 2015 was still 1,700 vehicles per hour. However, Caltrans only updates the volumes when they collect new data, and it seems likely that the volume has, in fact, increased since 2012. Traditionally, traffic increases on the order of about two percent per year are common. Assuming an increase of two percent per year, the volume in 2017 would be about 1,875, which is still substantially less than 2,060 vehicles per hour evaluated in the 2004 EIR as anticipated for 2012 based on a 2.4 percent per year growth projection. Further, assuming a two percent-per-year growth rate applied to the 1,700 vehicles per hour in 2012, the volumes projected in the 2004 EIR would not be achieved for ten years, or until 2022. Finally, the Sonoma County Transportation Agency (SCTA) maintains a gravity demand model that projects traffic to the year 2040. A review of this model indicates that between 2010 and 2040 a total of 227 trips are expected to be added to Highway 12 near Adobe Canyon Road. This entire 30-year increase is less than the 435-trip increase projected to occur in a 10-year period based on application of a growth factor, and if added to 2012 volumes result in a projected future 2040 volume of 1,927, which is also less than the 2012 volume used in the 2004 EIR analysis.

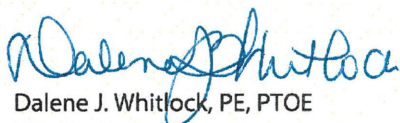
As stated in the 2004 EIR, the approach taken to developing future volumes, including adding more potential projects to the cumulative scenario, was "very conservative." It is therefore reasonable to expect that it overstated any conditions that would actually be experienced. Based on the information reviewed and as available, it appears reasonable to conclude that the operational analysis provided in the 2004 EIR is still valid, and, in fact, that the 2004 EIR's 2012 "future scenario" is unlikely to occur until 2022 or beyond.

## Conclusions

The review of the *Sonoma Country Inn EIR* in the context of current conditions and the project as currently designed indicates that the traffic analysis is still valid, and adequately reflects "future" traffic conditions that have not yet been realized. As discussed above, the site design changes do not result in an increased or different trip generation or associated traffic impacts that require modification to the EIR's conclusions on traffic impacts.

We hope this information is adequate to address the comments as presented by VOTMA. Thank you for giving us the opportunity to provide these services.

Sincerely,

  
Dalene J. Whitlock, PE, PTOE  
Principal

DJW/djw/SOX578.L1





MEMORANDUM

DATE:	3/16/17
TO:	Flora Li, Tohigh Investment SF LLC
CC:	
FROM:	James MacNair
SUBJECT:	TRSCI
RE:	Parking Lot Tree Protection

Flora,

Following is a summary of tree protection procedures that will be implemented to protect trees designated for preservation and located near the future parking lots.

1. Specific tree protection zones and critical root zones will be determined for trees within the project areas. These zones are defined as:
  - 1.1. All construction activity (grading, filling, paving, landscaping) will respect a Tree Protection Zone (TPZ) around trees to be protected. The TPZ will typically be a distance of a one-foot radial distance from the trunk for each one-inch of trunk diameter. Exceptions to this standard may occur depending upon the age, condition, and species tolerance of individual trees. The Critical Root Zone is the radial area around the trunk where all root impacts should be avoided or mitigated with specialized procedures. Typically, the critical root zone will be a radial distance equal to three times (3X) the trunk diameter.
2. Tree removal and site clearing requirements:
  - 2.1. A qualified arborist shall review any tree removal work within 50 feet of a TPZ. Trees requiring removal should be felled away from protected trees. Roots of trees to be removed may require pruning with approved root cutting equipment prior to felling if intermingled with roots of retained trees.
  - 2.2. Excavation equipment should operate from outside the TPZ. Brush and wood chips generated from tree and brush removal should be placed in the TPZ to a maximum depth of six inches.
3. Site grading, trenching, and root pruning:
  - 3.1. Keep site grading within designated construction zones. Grading cuts or trenching within the TPZ of a retained tree trunk requires special trenching procedures. Trenches should be dug manually with an air spade or with the use of a root cutting machine,

rock cutter, or other approved root-pruning equipment. This root-pruning trench should be placed one foot inside the edge of the grading cut or trench edge. The depth of the trench should equal the depth of the grading cut to a maximum depth of 40 inches. All work that is expected to encounter roots must be monitored by the Supervising Arborist.

- 3.2. Any roots one inch in diameter or larger requiring removal should be cut cleanly in sound tissue. The roots and surrounding soil should be moistened and covered with a thick mulch (4") to prevent desiccation. No pruning seals or paints should be used on wounds. Cut and exposed roots should be protected from drying. A water absorbent material (i.e. burlap) should be secured at the top of the trench and draped over the exposed roots. This material should be kept moistened and soil replaced as soon as practicable.
- 3.3. Pavement surfaces within the TPZ shall be designed to minimize excavation depths for the sub base. Options include the use of reinforced concrete, geo-textile fabrics, and raising the pavement elevation using fill soils to bridge over and preserve roots. Porous pavements may not be appropriate due to increased pavement depth requirements.
4. Cultural procedures:
  - 4.1. Use of mulches to protect root systems from compaction and reduce soil water evaporation.
  - 4.2. Supplemental irrigation to compensate for potential root loss.
  - 4.3. Pest control procedures to maintain health.

Please contact me with any questions, or if additional information is required.

THE RESORT  
AT  
SONOMA COUNTRY INN

Supplemental  
VISUAL IMPACT ANALYSIS

February 3, 2017

PREPARED FOR:

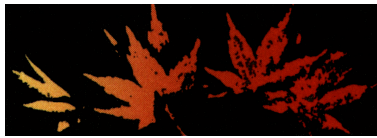
Tohigh Investment  
88 First Street, 6th Floor  
San Francisco, CA 94105



MACNAIR  
LANDSCAPE  
ARCHITECTURE

PO Box 251  
Kenwood, CA 95452  
(707) 833-2288

EXHIBIT Q



# MACNAIR

LANDSCAPE  
ARCHITECTURE

## Visibility Impacts Based on Revised Building Locations The Resort at Sonoma Country Inn

This report is a revised version of the visual analysis provided to Sonoma County Permit and Resource Management Department for Design Review meeting October 19, 2016. This version includes, in addition to the DRC approved version of the current visual analysis, supplemental visual assessments to further document there are no new visual impacts as a result of modification to the EIR approved site plan approved in 2004. Additional data and findings are included as follows.

- ❖ New visual profiles have been prepared from a westerly viewing position located just east of Pythian Road. This viewpoint was established because the revised site layout placed 4 guest units along the westerly side of the west ridge. The intent, to evaluate possible the visual impact of these four units when viewed from areas west of the project. It should be noted, based on several factors including height and density of the existing forest and the proposed location of the 4 units, visibility will be none.
- ❖ A fourth set of visual profiles has been prepared and is included from the Viewing points 1 and 2 of three representative guest units from the EIR approved site layout. The purpose of this is to provide comparable documentation utilizing LIDAR technology as a common methodology to determine visual impact between the EIR findings and those of this analysis.
- ❖ A visual impact matrix has been prepared utilizing unit numbers for both the EIR approved layout and the current proposed layout. It includes associated changes of individual buildings in terms of location and elevation, a general assessment of visibility (i.e., No Visibility, Partially Visible) and a rating of comparative visual impact (i.e., Less, Equal). In no case was visual impact increased due to the site layout changes.
- ❖ The support building has been added to the visual analysis site plan and is included in the visual profile 1D.

### **Eastern Units Relocations**

Several unit locations have been moved along the slope and two have been combined with a third. Originally 19 guest units were proposed as part of the EIR approved layout. The current layout proposes 17 units total. The existing vegetation (i.e., forest) is dense in this location. From onsite evaluation, the three easterly units will not be visible from Adobe Canyon Road. While the two westerly units will be partially visible through a visual slot by the topographical depression (flow line) created where the two slopes come together. From Adobe Canyon Road this view is visible for a short duration while driving north. Distant views from Hwy 12 (4000 ft.±) would include the upper portions of the three westerly units. The forest immediately below the units and the forest behind the units would offset the view of the units. The visual impact relative to the EIR approved layout will be less for the two units east of the pool and equal to the remaining units to the east (i.e., not visible). The units located behind the front row will be partially visible with an equal visual impact.

### **Western Unit Relocations**

The two V units, formerly unit Type G have been repositioned at the southerly end of the west ridge. Previously, the two units were both oriented in a north south line on the east side of the west ridge. One of the units, V2 is near the previous location of a Type G unit. Unit V1 has been moved to the westerly side of the ridge and adjacent to unit V2. Both units have been moved down slope slightly. These units will be partially visible from the viewpoints on Hwy 12 and Adobe Canyon Road. The visual impact relative to the EIR approved layout will be less for V1 and equal for V2.

In addition to one V unit, three units have been relocated from the EIR locations. These are now located along the westerly side of the west ridge. Dense forest to the west of this ridge completely screens the units from viewing point west of Lawndale Road. Due to topography and forest canopy, these units will not be visible from any viewpoint.

Three units on the east side of the west ridge are positioned close to those originally proposed. The height and density of the existing forest will fully screen these units from views.

### **Main House**

The Main House is at the same location. Originally designed as two levels the building has been redesigned with three levels, stair stepping down the slope with terraces on the valley side. The building mass is now distributed along the slope and the terraces articulated with exterior spaces for landscape elements including trees and vine trellises. The overhanging south facing roof has been eliminated and replaced with an outdoor garden and lounge area.

The forest below will substantially screen the western two thirds of the main house. The easterly third of the upper portion of the building will be partially visible from Adobe Canyon Road through the visual slot described above. Views of the main house will be mitigated by forest below and behind in addition to tree planting and other landscaping on the building. The upper portion of the Main House will be partially visible from Hwy 12 and will include landscape screening on the terraced areas. When viewed from Hwy 12, the existing forest in front of and below the main house will substantially screen distant views. Views of the forest behind the Main House will further mitigate visual impact.

### **Pool**

The pool area has been redesigned. It is now proposed to be linear in shape and has been lowered 2'. The new shape is aligned with the direction of the slope contours. Most of the west side of the pool area will be fully screened by dense, tall forest to the south. As with the main house, the east end of the pool terrace will be partially visible through the visual slot along the drainage path below. The visual impact resulting from the current design is less.

### **Support Building**

The support building is a new structure. It is located behind the back row of eastern units and is situated in a forested area. It will not be visible from the viewpoints and will have no visual impact.

Exhibits are included; refer to the Sheet Index for contents.

### **Conclusion**

This visual analysis provides a comparison of the EIR findings and the current site plan utilizing the two viewing positions from the approved EIR. The first step of the visual analysis included collecting data from the Sonoma County Vegetation Mapping & LIDAR Program. The two types of data collected were 1' contours extending from the viewpoint to a site-specific unit and the height of the vegetation along the corresponding line of sight. For this supplemental report, the contours represented have been changed to 5' intervals. Graphically this presents a cleaner

presentation and improves the readability of the visual profiles. Using the proposed site plan, building locations were added to the contour map and location transferred to the sections. Sections were prepared at 1" = 100'. The sections illustrate the line of sight from a 5' high view point to the project site and several selected structures within the project. Each view includes 5 sections showing terrain, vegetation, building sections, line of sight and viewing distance. Each section demonstrates the level of screening to be expected from the existing terrain and vegetation. Viewpoint #3 was added to provide documentation of views from the west. Three profiles from this viewpoint have been included in the report. Also included are three profiles each of similar unit locations from the approved EIR from Viewpoints 1 and 2.

In terms of visual impact, the visibility level assessment is based on comparative analysis between the current DRC approved site layout and the EIR approved site layout. Simply stated, there is either equal visual impact or less when comparing the new layout to the original layout. The following provides general visual assessments and findings. For findings regarding each specific unit, refer to the Visual Impact Matrix, Page P-2.

From View Point #1, Hwy 12, the units on the far left would be partially visible from finish floor to the roof. The west V unit would be less visible and the east V unit would be equally visible. Moving east, the west units would be substantially screened, as would most of the main house. Visual impact would be equal (i.e., not visible). The highest parts of the main house will be visible at the east side. The main house and pool will be less visible. The 2 units east of the main house would be partially visible while the 3 units on the east side would be partially to totally screened from this view with an equal or less visual impact. The support building will not be visible.

From View Point #2, Adobe Canyon Road, the westerly units on the left would be partially visible from finish floor to the roof. The west V unit would be less visible and the east V unit would be equally visible. The west units to the east would be substantially screened. The main house would be partially screened with views of the south face of the terraces apparent. The main house will be less visible. The two west units on the east side of the pool will be partially visible with less visual impact. The three easterly units and the back units will be mostly screened with equal visual impact. The support building will not be visible.

From View Point #3, all four units along the west side of the west ridge will not be visible. The visual impact will be less.

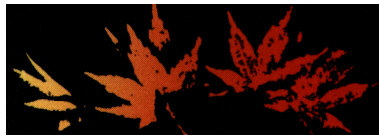
In terms of the approved EIR site layout, it is my professional opinion the current site layout of the project meets or exceeds the original visual impact findings.

MacNair Landscape Architecture



Donald G. MacNair  
RLA #2800

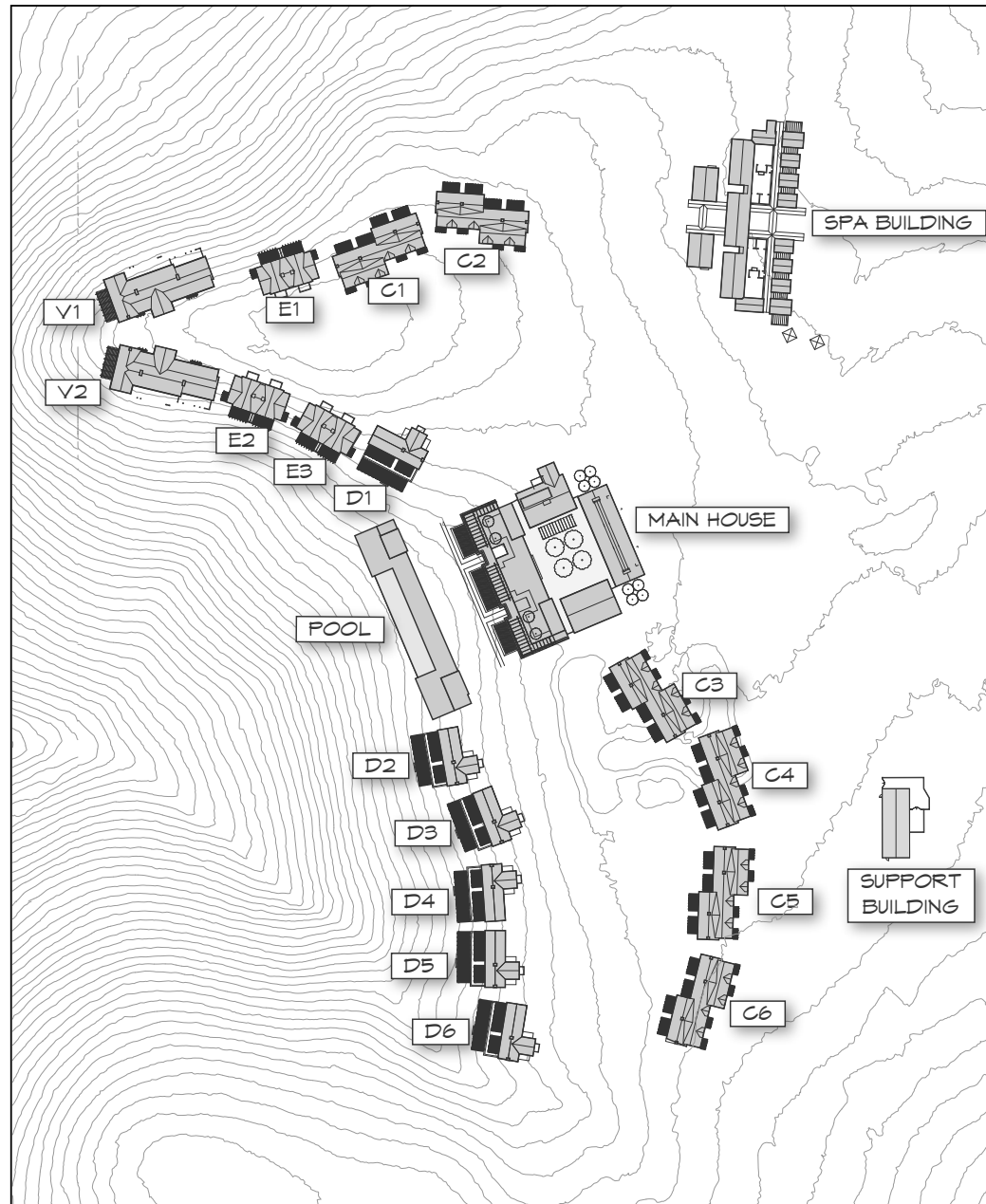




MACNAIR  
LANDSCAPE  
ARCHITECTURE

## Sheet Index

Page 1	Visibility Impacts Based on Revised Building Locations
Exhibit P-1	Site Plan Unit Index And Site Plan Comparison
Exhibit P-2	Visual Impact Matrix
Exhibit V-1	Line of Sight Visual Sections: Highway 12 North Views
Exhibit V-2	Line of Sight Visual Sections: Adobe Canyon Road West Views
Exhibit V-3	Line of Sight Visual Sections: Highway 12 @ Pythian Road East Views
Exhibit V-4	Line of Sight Visual Sections: EIR Approved Layout from Highway 12 and Adobe Canyon Road Views
Exhibit VS-1A	EIR Proposed Project Photo Simulation From Highway 12
Exhibit VS-1B	Proposed Project Photo Simulation From Highway 12 Without Landscape Buffer
Exhibit VS-1C	Proposed Project Photo Simulation From Highway 12 With Landscape Buffer
Exhibit VS-2A	EIR Proposed Project Photo Simulation From Adobe Canyon Road
Exhibit VS-2B	Proposed Project Photo Simulation From Adobe Canyon Road Without Landscape Buffer
Exhibit VS-2C	Proposed Project Photo Simulation From Highway 12 With Landscape Buffer

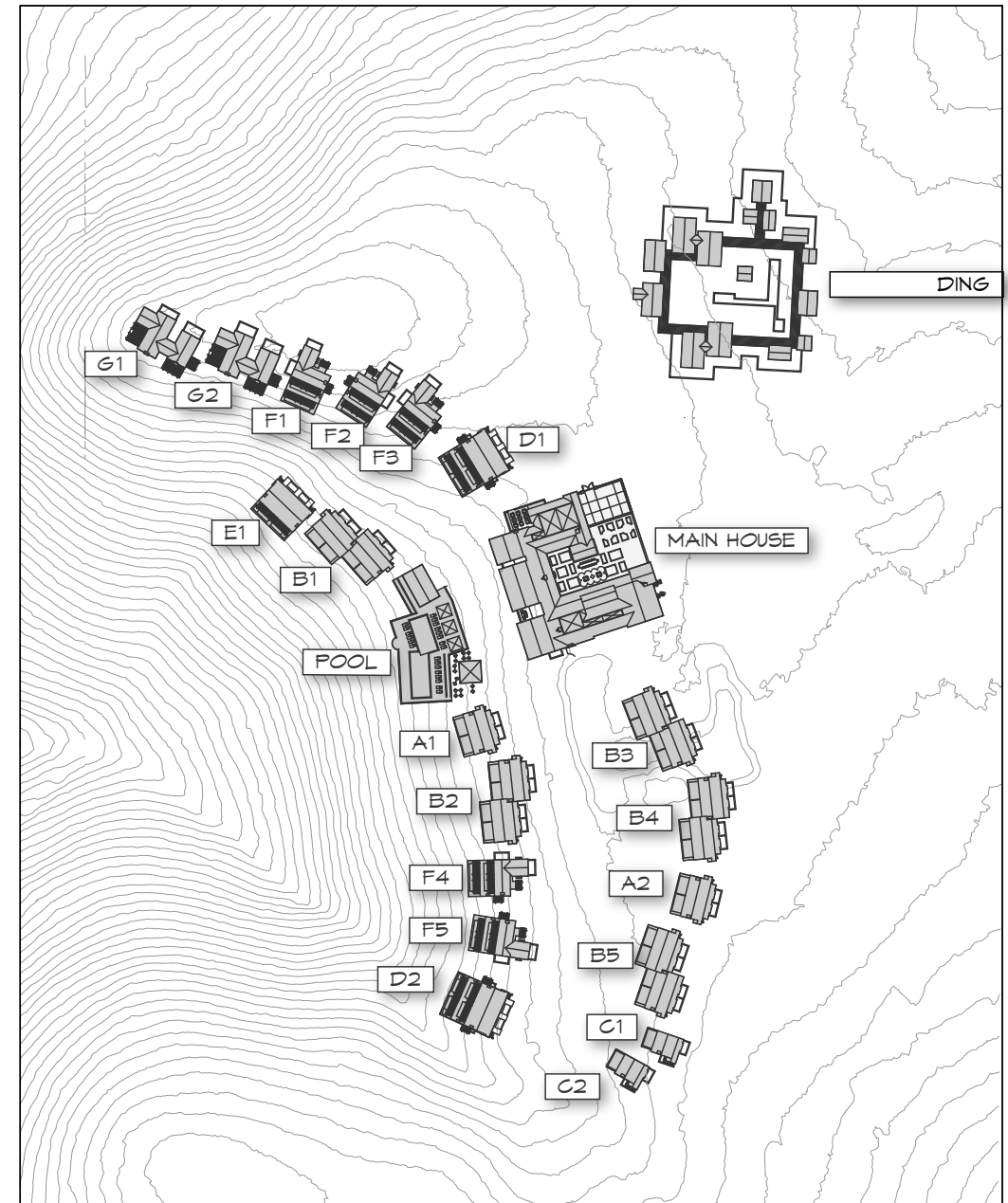


**THE INN AT  
SONOMA COUNTRY INN  
CURRENT PROPOSAL**

CURRENT SITE PLAN UNIT NUMBER	2002 SITE PLAN CORRESPONDING UNIT NUMBER
V1	G1
V2	G2
E1	E1
E2	F1
E3	F2
C1	B1
C2	F3
C3	B3
C4	B4
C5	A2
C6	B5
D1	D1
D2	A1
D3	B2
D4	F4
D5	F5
D6	D2
MAIN BUILDING	MAIN BUILDING
POOL	POOL
SUPPORT BUILDING	

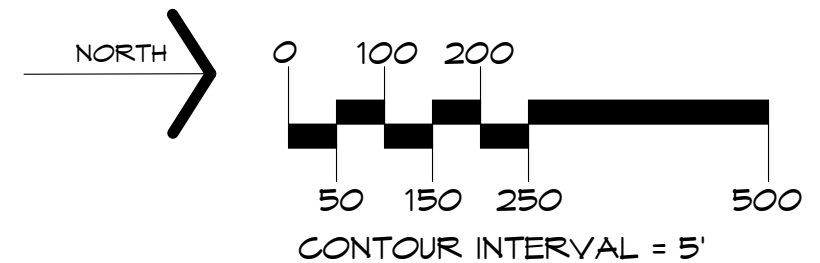
REFER TO SHEET P-2  
FOR VISUAL ASSESSMENT

**SITE PLAN UNIT INDEX  
AND SITE PLAN COMPARISON**



**SONOMA COUNTRY INN  
2004 EIR**

**THE RESORT AT  
SONOMA COUNTRY INN  
VISUAL ANALYSIS**

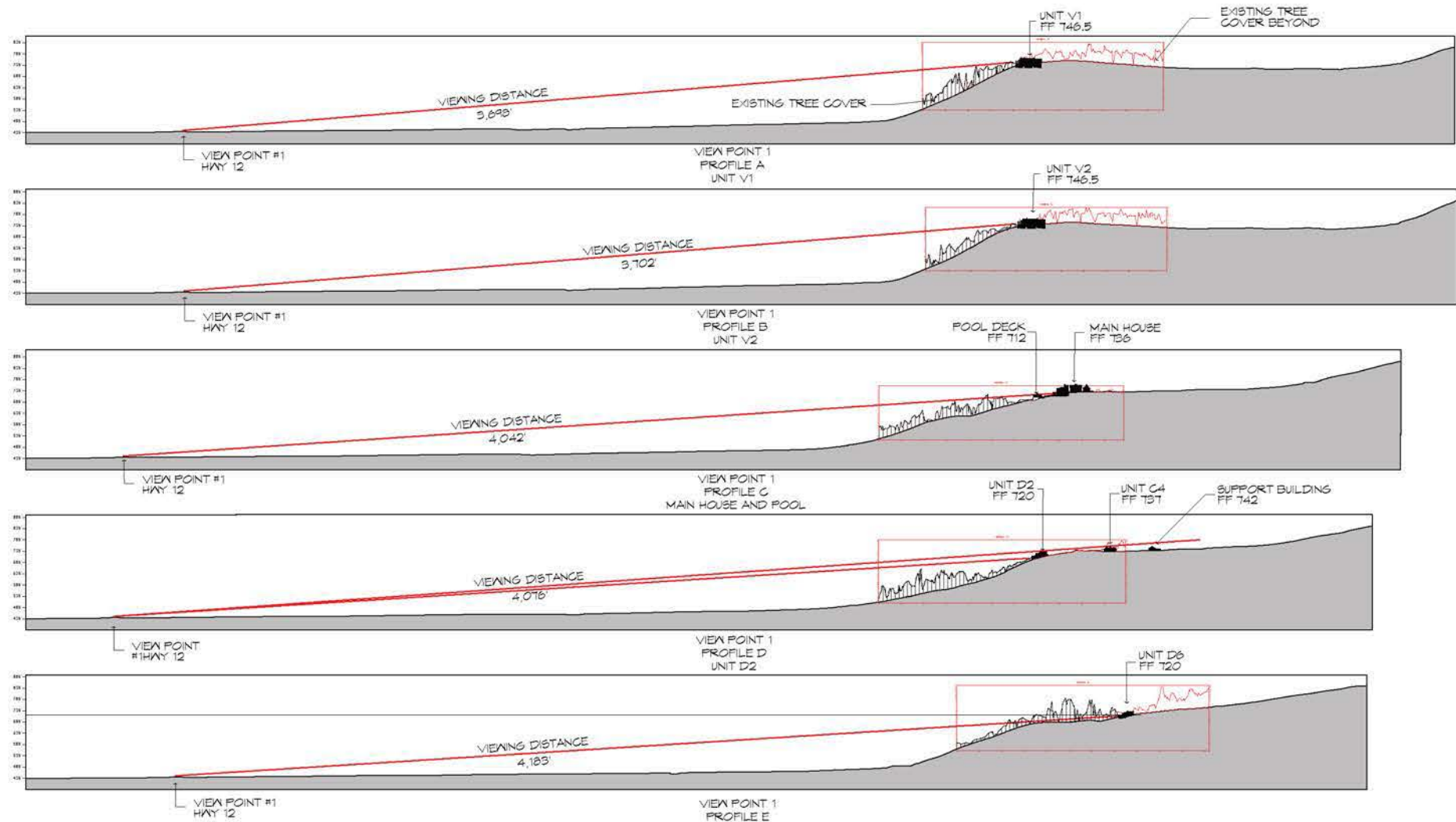


# VISUAL IMPACT MATRIX

CURRENT SITE PLAN UNIT NUMBER	2002 SITE PLAN CORRESPONDING UNIT NUMBER	SITE PLAN CHANGES	VISUAL CONSEQUENCE	COMPARATIVE VISUAL IMPACT
V1	G1	G1 (V1) has been moved to the west and lowered in elevation.	Partially Visible	Less
V2	G2	G2 (V2) has been moved south and lowered in elevation.	Partially Visible	Equal
E1	E1	E1 (E1) has been moved to the west edge of the westerly ridge.	No visibility	Less
E2	F1	F1 (E2) has been moved slightly to the south and lowered in elevation.	No Visibility	Less
E3	F2	F2 (E3) has been moved slightly to the south and lowered in elevation.	No Visibility	Less
C1	B1	B1 (C1) has been moved to the west edge of the westerly ridge.	No visibility	Less
C2	F3	F3 (C2) has been moved to the west edge of the westerly ridge and reduced from two stories to one.	No visibility	Less
C3	B3	B3 (C3) has been moved slightly to the west.	Partially Visible	Equal
C4	B4	B4 (C4) has been moved slightly to the south.	Partially Visible	Equal
C5	B5	B5 (C5) has been moved slightly to the west.	Partially Visible	Equal
C6	A2	C1 and C2 (C6) are combined with A2. Corresponding C6 has moved slightly to the north of C1 and to the east of A2 and reduced from two stories to one.	No Visibility	Equal
D1	D1	D1 (D1) has been moved slightly to the south.	No Visibility	Equal
D2	A1	A1 (A1) has been moved slightly to the southeast and lowered in elevation.	Partially Visible	Less
D3	B2	B2 (D3) has been moved slightly to the southeast and lowered in elevation.	Partially Visible	Less
D4	F4	F4 (D4) is in the same location.	No Visibility	Equal
D5	F5	F5 (D5) has been moved slightly to the east.	No Visibility	Equal
D6	D2	D2 (D6) has been moved slightly to the north and slightly raised in elevation.	No Visibility	Equal
C6	C1	C1 and C2 (C6) are combined with A2. Corresponding C6 has moved to the west of C1 and C2. C1 and C2 reduced from two stories to one.	No Visibility	Equal
C6	C2	C1 and C2 (C6) are combined with A2. Corresponding C6 has moved to the west of C1 and C2. C1 and C2 reduced from two stories to one.	No Visibility	Equal
MAIN BUILDING	MAIN BUILDING	Building is in the same location. The form of the structure has been terraced resulting in a vertical distribution of building mass along the slope. Articulation of the structure is more complex providing increased opportunities for landscape with in the structure.	Partially Visible	Less
POOL	POOL	Pool deck is 2' lower. Pool is longer east to west and centered in the same location. Cabana buildings have been designed with flat green roofs.	Partially Visible	Less
SUPPORT BUILDING		The support building is a new structure. It is located behind the back row of eastern units and is situated in a forested area.	No Visibility	Equal

REFER TO SHEET P-1 FOR SITE PLAN UNIT MAP  
FOR CURRENT LAYOUT AND 2004 EIR LAYOUT

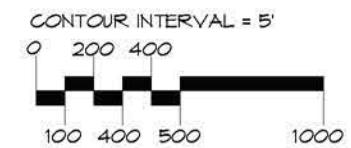
## THE RESORT AT SONOMA COUNTRY INN VISUAL ANALYSIS

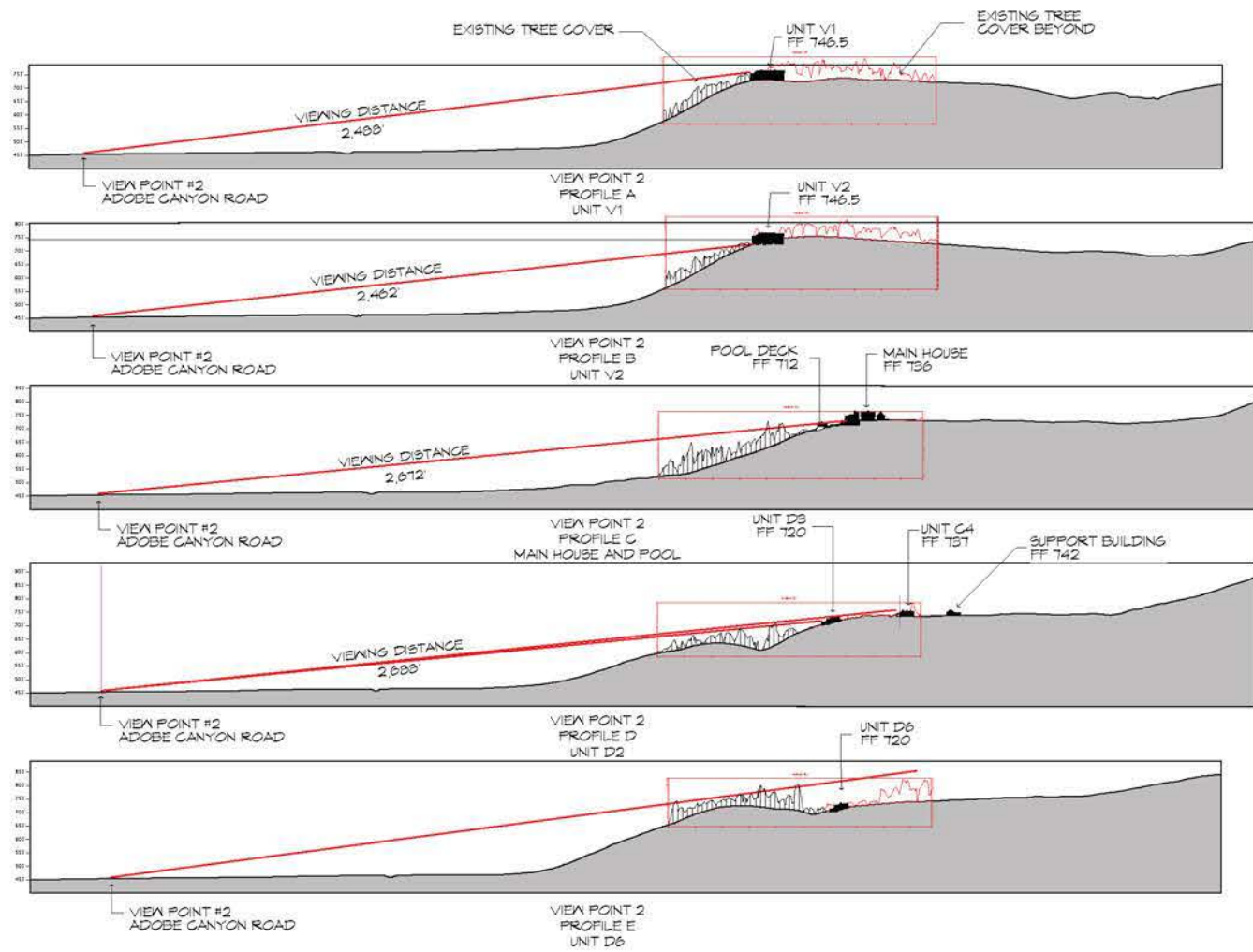


PROJECT SITE AS VIEWED FROM  
HIGHWAY 12 VIEWPOINT

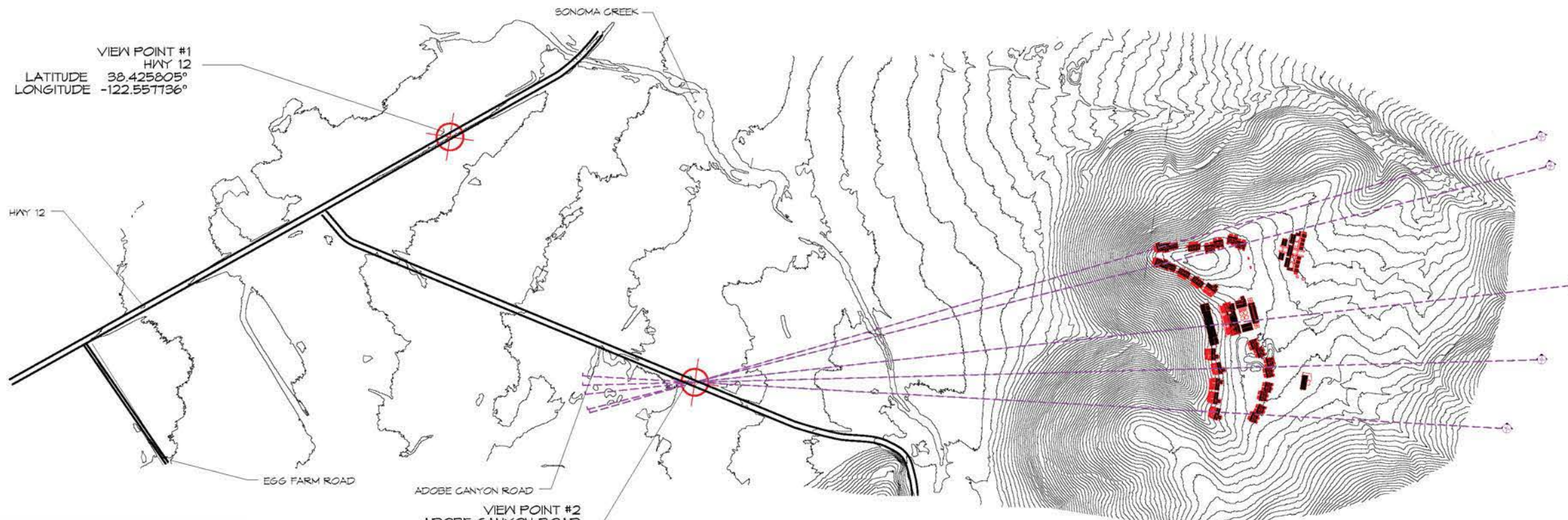


THE RESORT AT  
SONOMA COUNTRY INN  
VISUAL ANALYSIS  
VIEWPOINT 1 @ HWY 12

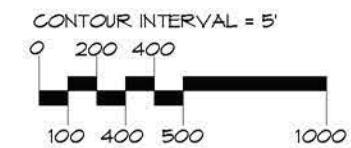


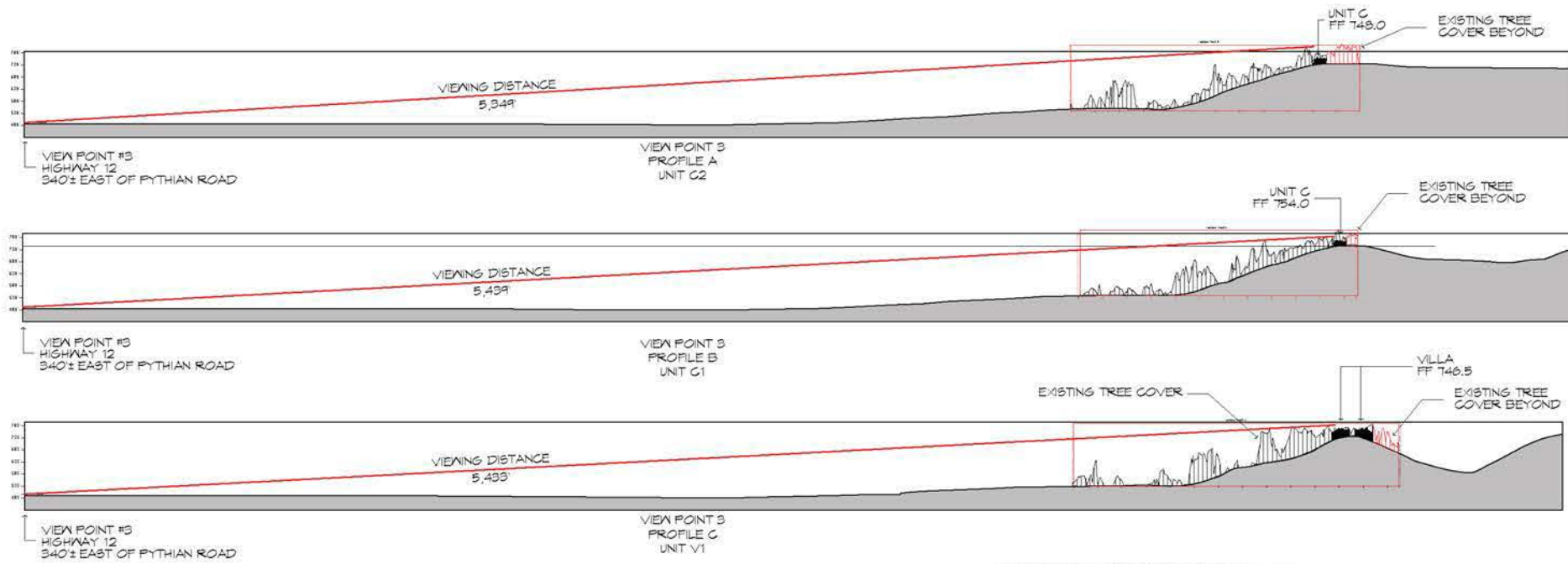


PROJECT SITE AS VIEWED FROM ADOBE CANYON ROAD VIEWPOINT



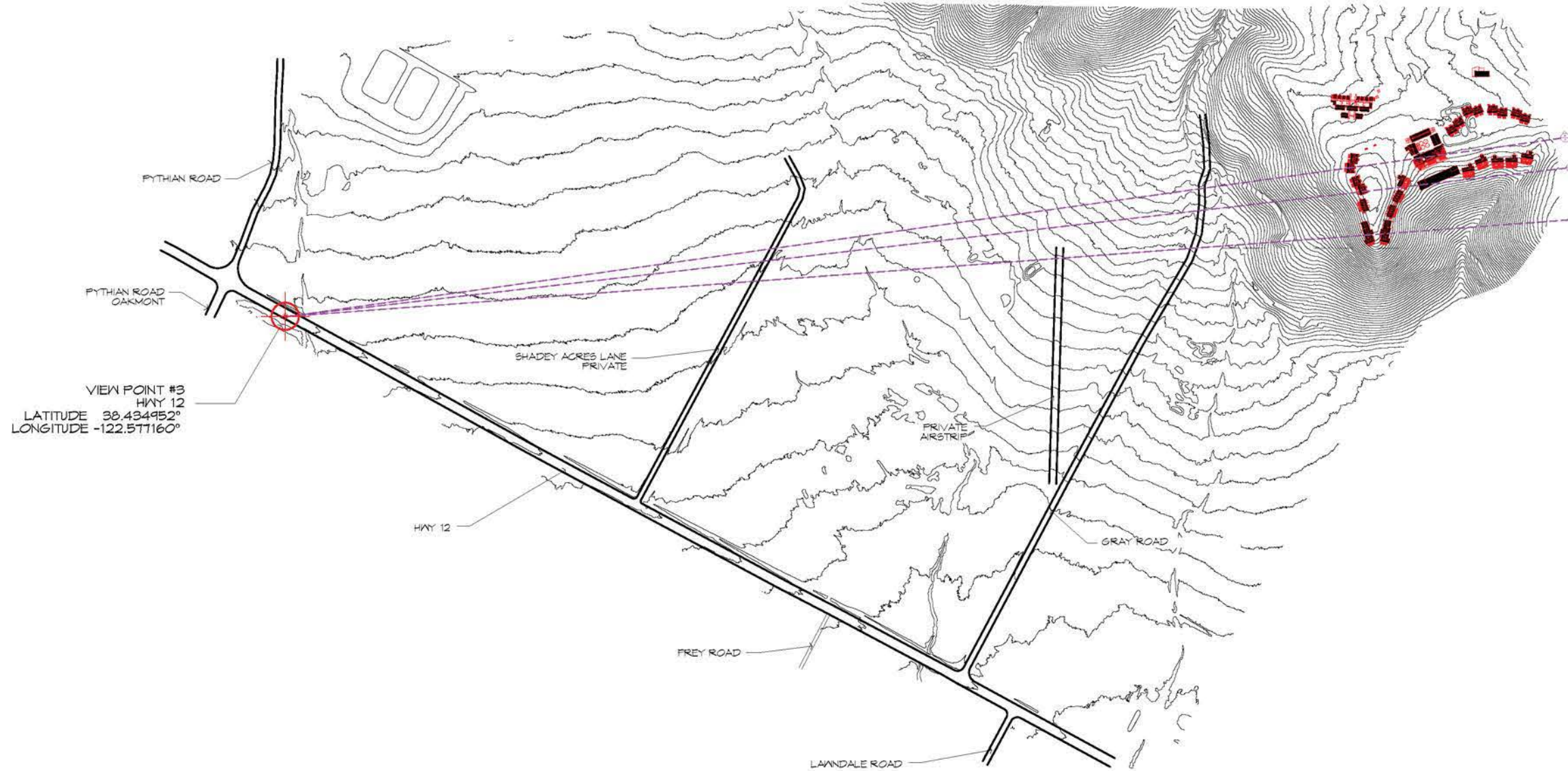
THE RESORT AT SONOMA COUNTRY INN  
VISUAL ANALYSIS  
VIEWPOINT 2 @ ADOBE CANYON ROAD



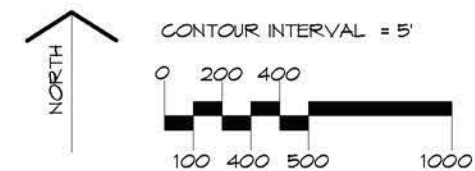


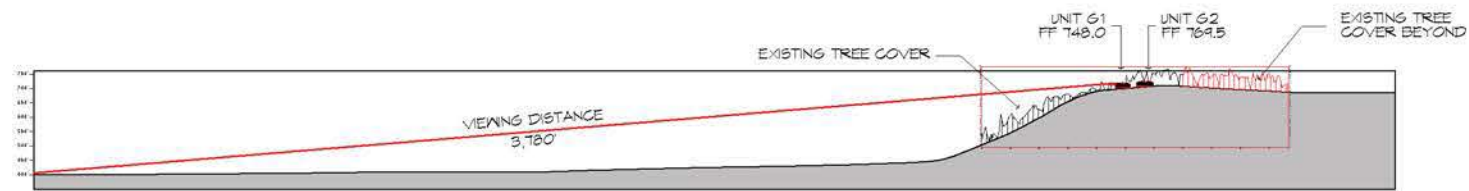
VIEW OF WEST RIDGE FROM  
HIGHWAY 12 EAST OF PYTHIAN ROAD

DUE TO THE EXTENT OF THE EXISTING TREE CANOPY, AVERAGE TREE HEIGHTS AND DENSITY OF THE NATURAL FOREST OCCURRING ALONG THE WESTERLY SIDE OF THE WEST RIDGE, COTTAGES WILL NOT BE VISIBLE FROM THIS VIEW POINT.

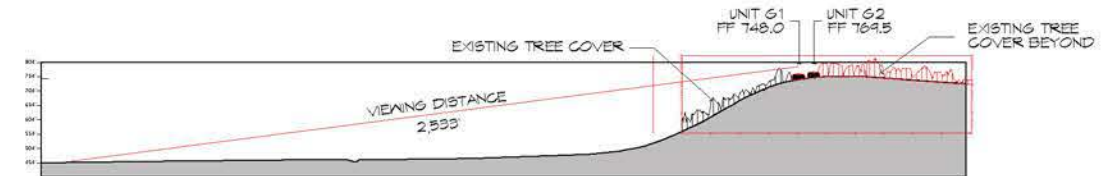


THE RESORT AT  
SONOMA COUNTRY INN  
VISUAL ANALYSIS  
VIEW POINT 3 @ PYTHIAN ROAD AND HWY 12

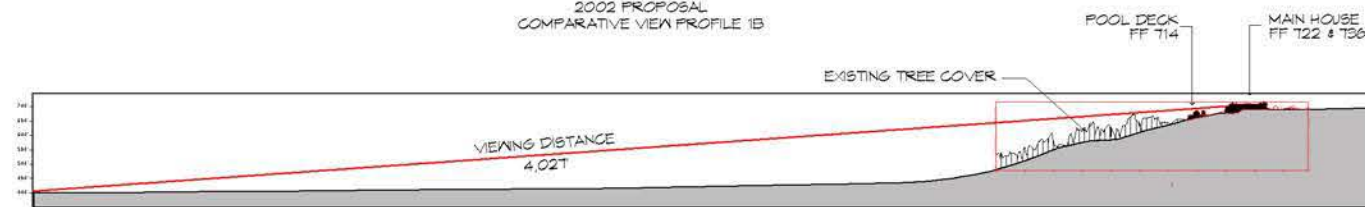




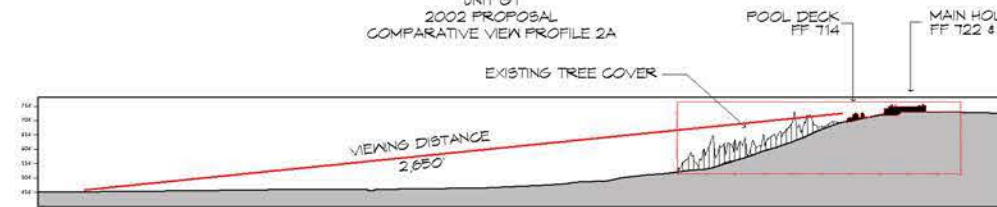
VIA POINT 1  
PROFILE 4A  
UNIT G1  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 1B



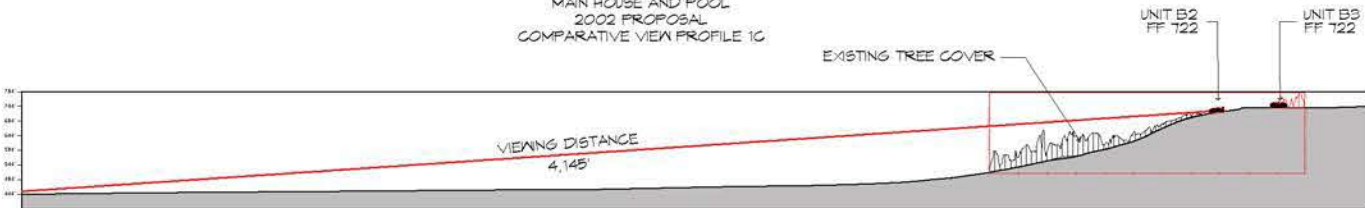
VIA POINT 2  
PROFILE 5A  
UNIT G1  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 2A



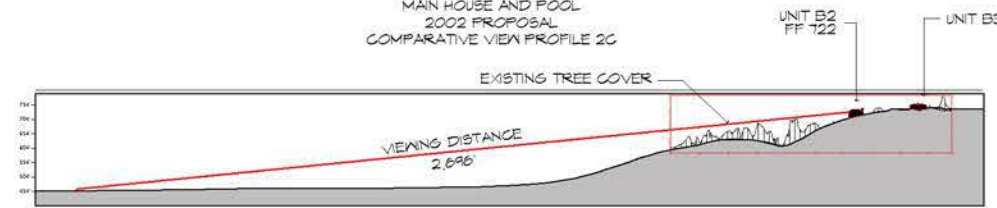
VIA POINT 1  
PROFILE 4B  
MAIN HOUSE AND POOL  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 1C



VIA POINT 2  
PROFILE 5B  
MAIN HOUSE AND POOL  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 2C

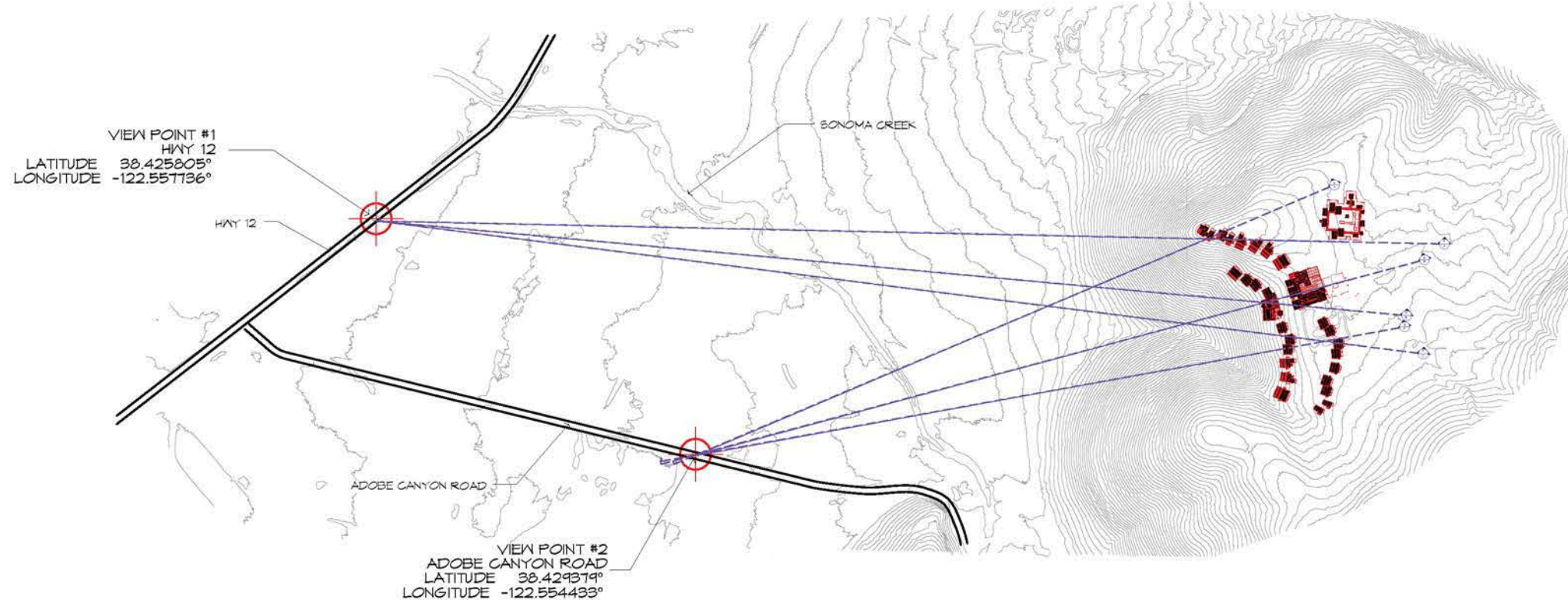


VIA POINT 1  
PROFILE 4C  
UNIT A1  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 1D



VIA POINT 2  
PROFILE 5C  
UNIT A1  
2002 PROPOSAL  
COMPARATIVE VIEW PROFILE 2D

LINE OF SIGHT SECTIONS  
FROM EIR APPROVE LAYOUT



THE RESORT AT  
SONOMA COUNTRY INN  
VISUAL ANALYSIS  
VIEWPOINTS 1 AND 3  
APPROVED EIR LAYOUT



adobe associates, inc.  
civil engineering | land surveying | wastewater

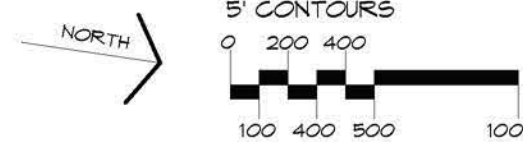


EXHIBIT 5.8-10  
VIEW FROM STATE ROUTE 12 WEST OF ADOBE CANYON ROAD - PROPOSED PROJECT



5.8 - 21

Source: Vallier Design Associates

PROPOSED PROJECT  
EIR 2003

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS



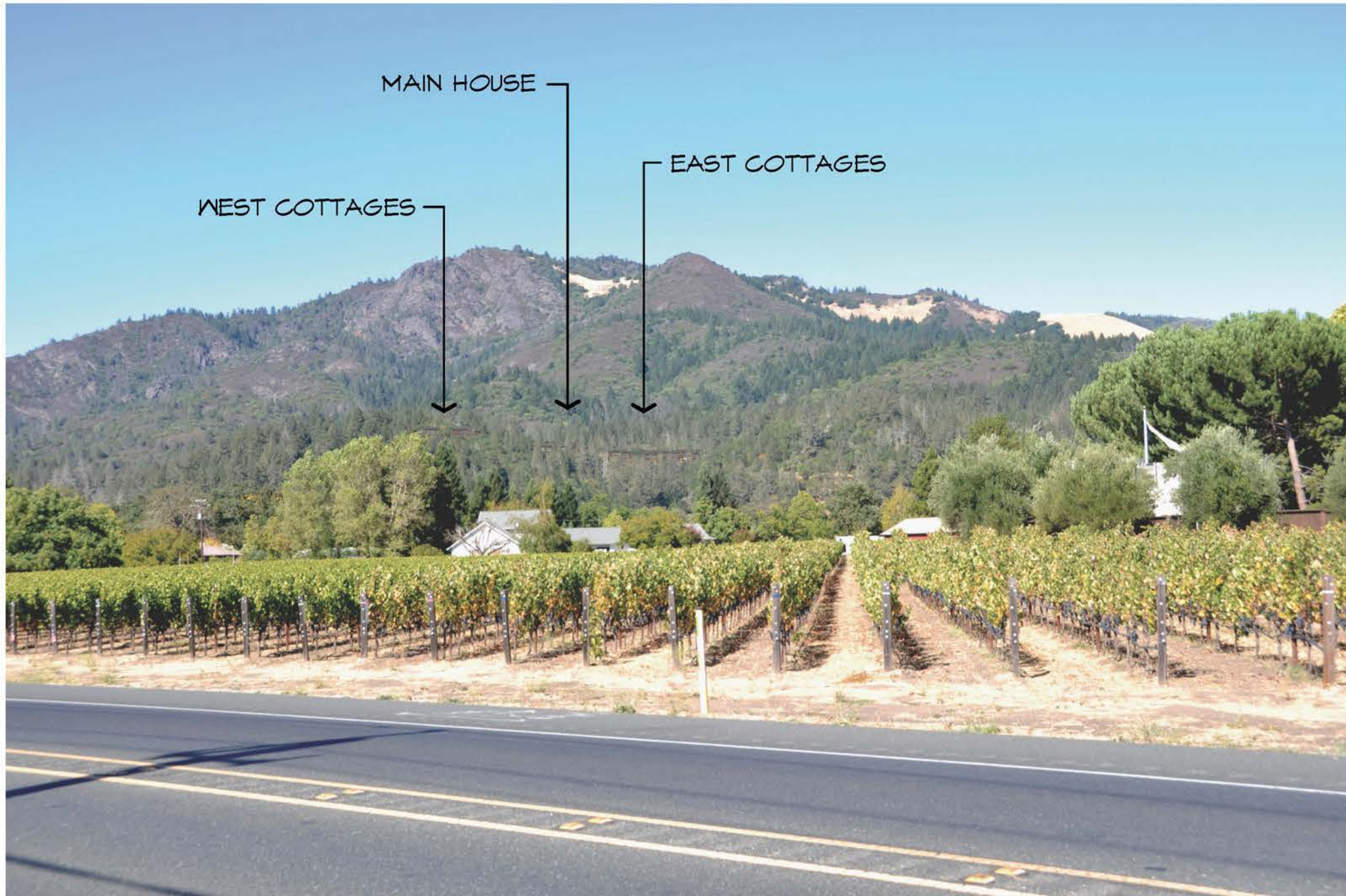
MACNAIR  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800

don@macnairlandscapes.com





**MACNAIR**  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800

don@macnairlandscapes.com

PROPOSED PROJECT  
WITHOUT LANDSCAPE BUFFER

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS

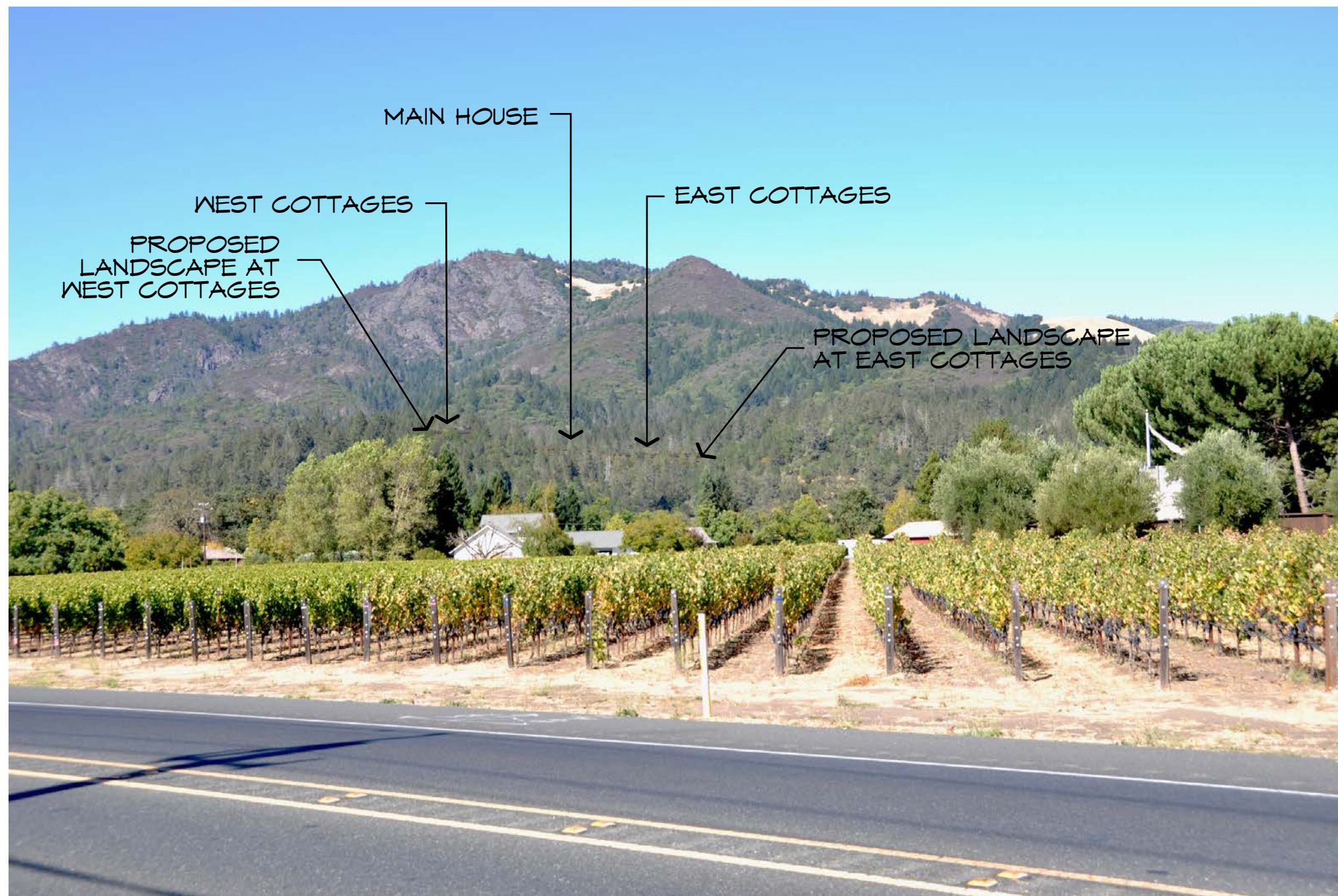
EXHIBIT VS-1B



**MACNAIR**  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800  
don@macnairlandscapes.com



PROPOSED PROJECT  
WITH LANDSCAPE BUFFER

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS

EXHIBIT 5.8-8  
VIEW FROM ADOBE CANYON ROAD - PROPOSED PROJECT



5.8 - 17

Source: Vallier Design Associates

PROPOSED PROJECT  
EIR 2003

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS



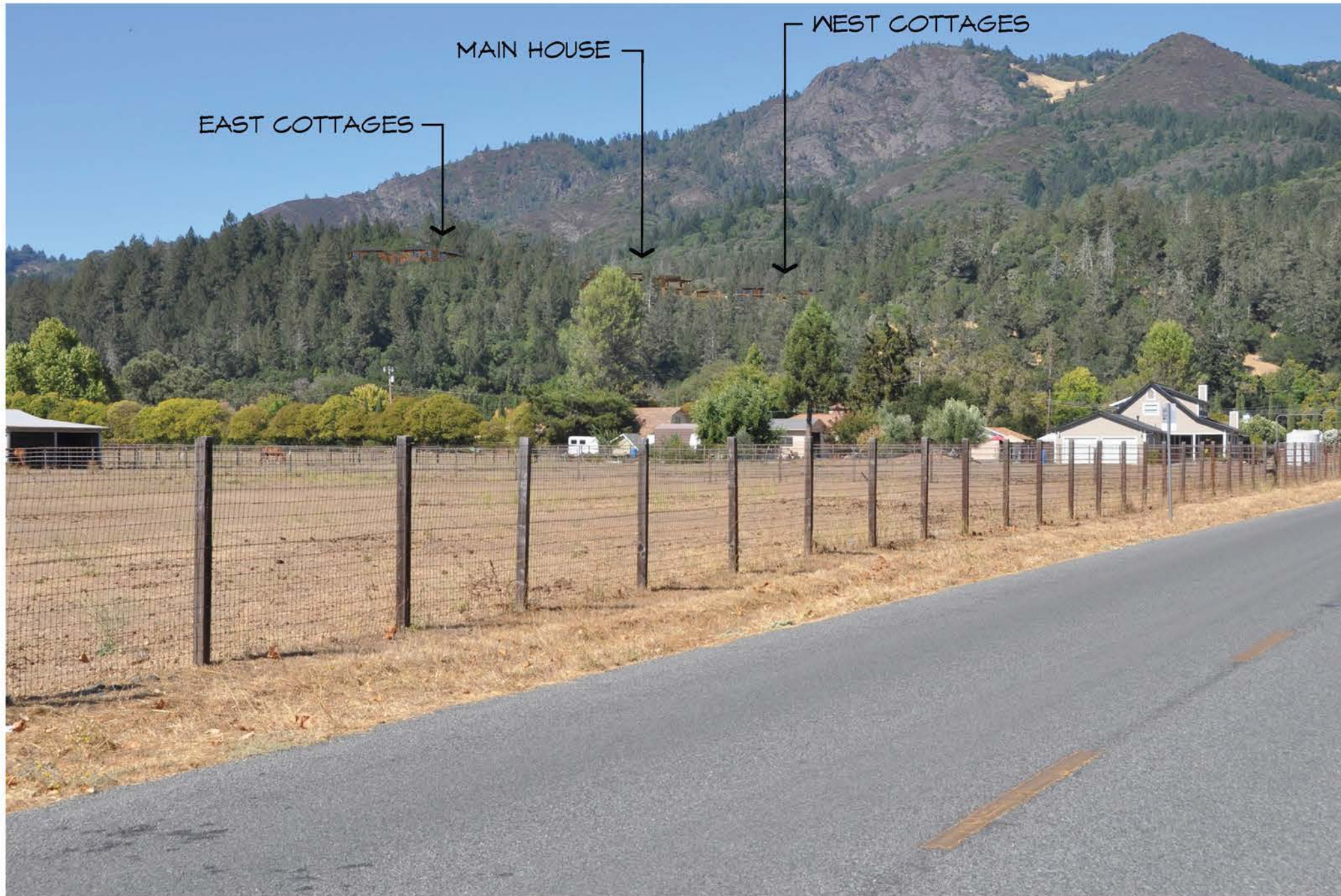
MACNAIR  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800

don@macnairlandscapes.com

EXHIBIT VS-2A



PROPOSED PROJECT  
WITHOUT LANDSCAPE BUFFER

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS

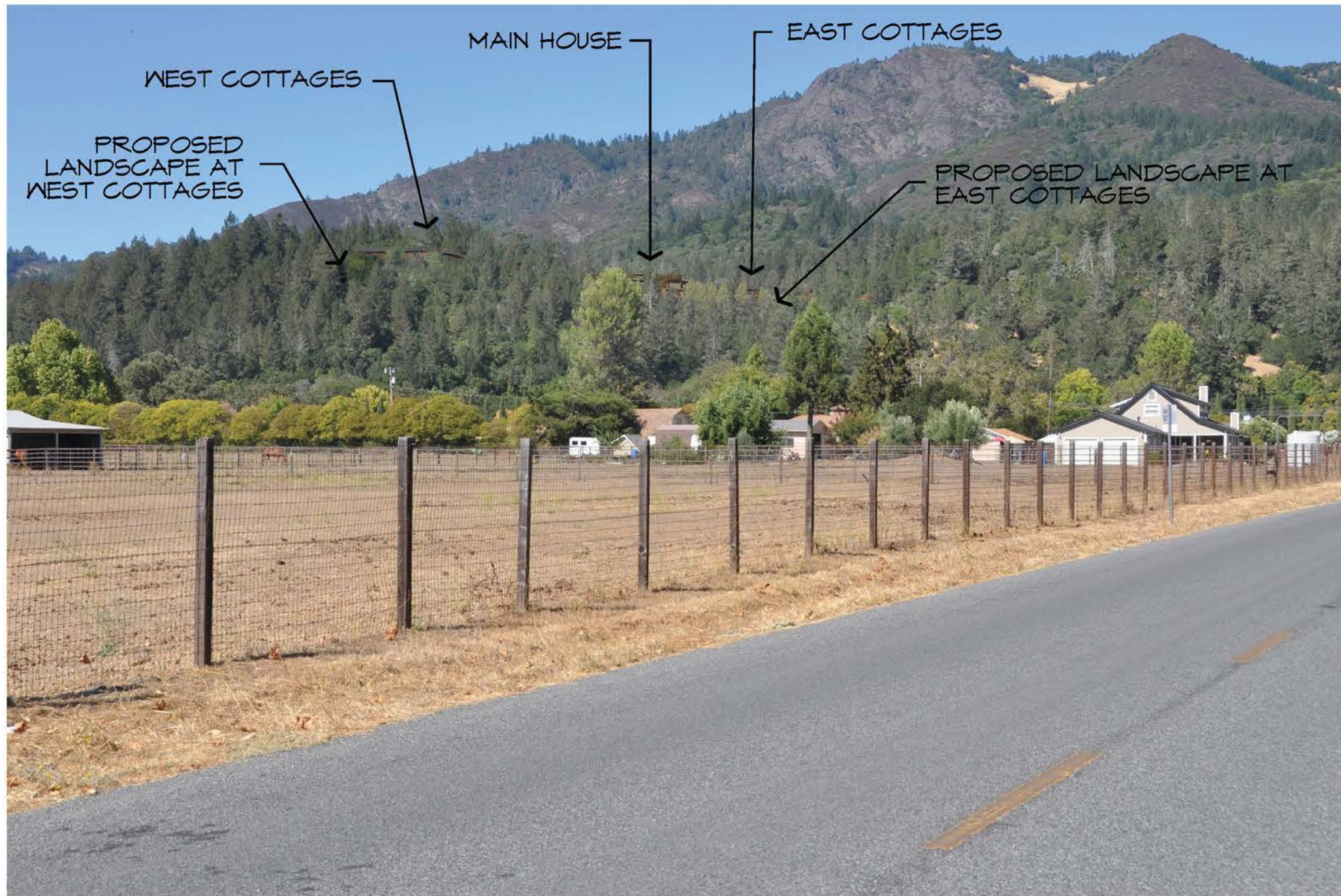


MACNAIR  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800

don@macnairlandscapes.com



PROPOSED PROJECT  
WITH LANDSCAPE BUFFER

THE RESORT AT SONOMA COUNTRY INN  
VIEW 1 FROM HWY 12 WEST OF ADOBE CANYON ROAD  
PHOTO SIMULATIONS



MACNAIR  
LANDSCAPE  
ARCHITECTURE

POST OFFICE BOX 251  
KENWOOD, CA 95452

TEL (707) 833-2288  
RLA #2800

don@macnairlandscapes.com



GEOTECHNICAL CONSULTANTS

January 30, 2017  
Job No. 3245.1

Ms. Flora Li  
Oceanwide Center LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105

Addendum  
Geotechnical Consultation  
Sonoma Country Inn  
Kenwood, California

This report is an Addendum to our July 15, 2016 supplemental geotechnical investigation for the Sonoma Country Inn located in Kenwood, California. Our supplemental geotechnical investigation included reviewing literature and the previous geotechnical investigation report for the project dated June 6, 2003, and prepared by The Geoservices Group (TGG). That report was prepared for an inn consisting of guest cottages, a spa building, a main house/restaurant, a pool, cabana and fitness building, and paved roads and parking.

Our current work was performed in accordance with our Revised Proposal dated January 18, 2017. The scope of our work included providing supplemental comments regarding: 1) the geotechnical related aspects of the Valley of the Moon Alliance (VOTMA) letter dated August 26, 2016; 2) geotechnical comparisons of the 2004 and 2016 plans; and 3) the 2014 Napa Earthquake and its affects on the proposed project.

We understand a use permit was originally issued for the project in 2004. The project was not constructed at that time; however, the access road (Campagna Lane) from Gray Road off Highway 12 to the proposed inn was constructed in about 2007. Subsidiary roads (Brodiaea Road and Moon Watch Lane, and a water tank access) were constructed in

Westside Center  
6470 Mirabel Road  
Post Office Box 460  
Forestville, CA 95436  
707.887.2505

Sonoma Country Inn  
Job No. 3245.1  
January 30, 2017  
Page 2

2011-2012. The inn project was updated in 2016 with reconfiguration of: 1) the paved areas; 2) the spa building with a new outdoor swimming pool; and 3) the swimming pool at the main inn. In addition, there were some minor relocations of the cottages, the main inn and the spa building.

In our supplemental geotechnical investigation report, we concluded that the recommendations contained in the TGG report remain generally applicable. We also provided supplemental recommendations and updated the seismic design criteria for structural design of the structures.

To comment on the VOTMA letter, we reviewed both a 2004 plan provided by you and the 2016 plan prepared by SWA Landscape Architects. Based on our review of the two plans, we judge that the development is essentially located in the same areas. Further, we judge that the level of subsurface exploration performed (29 test pits and 13 test borings extending into bedrock) adequately characterizes the site geologic conditions. Therefore, we did not require additional subsurface exploration for this phase of the project.

As indicated on page 7 in the TGG report and based on our own research, no active faults are known to traverse the site. Therefore, the risk of surface fault rupture at the site is considered low.

Page 7 of the TGG report states "...very strong seismic ground shaking can be expected at the site from future earthquakes", and provided seismic design criteria on page 13. Our July 15, 2016 report contains updated seismic design criteria to address ground shaking as a result of earthquakes generated by active faults in the region, which takes into account the West Napa fault.

Based upon our evaluation of the site, the slightly modified locations of the various structures do not present any new or different geotechnical impacts to the project.

**BAUER ASSOCIATES, INC.**

Sonoma Country Inn  
Job No. 3245.1  
January 30, 2017  
Page 3

We trust this provides the information you require at this time. If you have questions or wish to discuss this further, please call.

Very truly yours,

**BAUER ASSOCIATES, INC.**



Gregory D. Sarganis  
Professional Geologist – 7422



Bryce Bauer  
Geotechnical Engineer



GDS/CLK/BB (consul/Sonoma country inn)  
Email: Flora Li (flora.li@tohighinvestment.com),  
cc: Perry@perrylaw.net, caroline.cao@oceanwidecenter.com, tangjie@fhkg.com



**Flora Li**

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Hi Flora,

The revised design now includes outdoor spas at the exterior terraces of type D units as well as Villas A and B. Since these units have always included an exterior terrace in this location, we do not expect that any additional noise impacts will be created by the addition of the spas. Any mechanical equipment associated with the spas would also be located inside the building shielded from neighboring noise sensitive receivers.

Thanks,  
Alex

**Alexander K. Salter, PE**  
Vice President

**Charles M. Salter Associates, Inc.**  
Acoustics | Audiovisual | Telecommunications | Security  
130 Sutter Street, Floor 5 | San Francisco, CA 94104  
d: 415.470.5444 | t: 415.397.0442  
alex.salter@cmsalter.com | www.cmsalter.com

Salter Project: 17-0061

Acoustics  
Audiovisual  
Telecommunications  
Security

2 February 2017

Flora Li  
**Tohigh Investment SF LLC**  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 04105  
Email: flora.li@tohighinvestment.com

Subject: **Sonoma Country Inn – Kenwood, CA**  
**Noise Impact Analysis**  
Salter Project: 17-0061

Dear Flora:

This letter summarizes our comments regarding the appeal submitted by the Valley of the Moon Alliance (VOTMA) as it relates to potential noise impacts created by the revised design dated 4 October 2016.

### EXECUTIVE SUMMARY

The four main items with respect to noise discussed in the VOTMA appeal dated 31 October 2016 are as follows:

1. Reconfiguration of the east parking lot
2. Replacement of pitched roof of main house with outdoor roof terrace
3. Reconfiguration of pool at the inn
4. Addition of a new support building at the east parking lot

In comparison with the original approved design from 2004, we do not anticipate any new noise impacts will be generated.

Furthermore, Condition of Approval #60 for the project states that "Noise from operations of the facilities shall be in accordance with noise standards listed in Condition #34." Regardless of any minor modifications that are proposed, the operation of the facility is controlled by the General Plan noise limitations, which have been determined to be less than significant.

### NOISE ANALYSIS

The following summarizes our analysis of potential noise impacts as result of the revised design.

#### ***East Parking Lot Reconfiguration***

The original 2004 design included approximately 66 spaces in the eastern parking area. The new design includes the same number of spaces and is located slightly farther away from the southern property line where the nearest residential receiver is located. Furthermore, the parking spaces flank the main drive aisle instead of smaller lots located off a main feeder road. This will likely decrease the speed of traffic through the lot as vehicles will need to be aware of cars pulling in and out of spaces.

Charles M. Salter, PE  
David R. Schwind, FASA  
Eric (Broadhurst) Mori, PE  
Philip N. Sanders, LEED AP  
Thomas A. Schindler, PE  
Durand R. Begault, PhD, FAES  
Ken Graven, PE, RCDD, CTS-D  
Anthony P. Nash, PE  
Jason R. Dufy, PE  
Lloyd B. Ranola  
Thomas J. Corbett, CTS  
Eric A. Yee  
Joshua M. Roper, PE, LEED AP  
Peter K. Holst, PE, LEED AP  
Ethan C. Salter, PE, LEED AP  
Craig L. Gilian, RCDD  
Alexander K. Salter, PE  
Jeremy L. Decker, PE  
Rob Hammond, PSP, NICET III  
Andrew J. McKee  
Josh J. Harrison  
Vinay C. Patel  
Valerie C. Smith, PE  
Benjamin D. Piper  
Elisabeth S. Kelson, CTS  
Ryan G. Raskop, AIA, NCARB  
Diego Hernandez  
Brian C. Wourms  
Greg R. Enenstein  
Felipe Tavera  
Ryan A. Schofield  
Alex T. Schiefer  
Abner E. Morales  
Adrian L. Lu  
Steve L. Leiby  
Kenneth W. Lim  
Blake M. Wells, LEED GA  
Katherine M. Moore  
Jordan L. Roberts  
Sybille M. Roth  
Bryce M. Graven  
Justin P. Reidling  
Lauren von Blohn  
Heather A. Salter  
Dee E. Garcia  
Catherine F. Spurlock

Parking lot noise levels would not be expected to increase as a result of the revised design and no new noise impact is anticipated.

### ***Outdoor Terrace***

The original design included a second floor terrace and bar with a total of 50 seats exposed to the downsloping southern property line. As part of the revised design, the bar was moved to a new third floor terrace and the seating outdoor seating was split between the second (19 seats) and third (31 seats) floors. This complies with the conditions of approval that state no more than 50 outdoor seats can be included in the project. Outdoor seating has not been increased, and there will be no events (e.g., weddings, live music) allowed on the roof terrace. Since the terrain slopes down towards the nearest adjacent receiver to the south, we would not anticipate any significant noise increases due to the higher elevation as the exposure of the second and third floors to the southern property line are similar. Therefore, we do not anticipate any new noise impact will be created.

### ***Inn Pool Reconfiguration***

The revised design includes a slightly enlarged pool in the same location as the original 2004 design. The pool itself has increased by 13%, while the pool deck area has increased by 7%. Despite this increase, the overall seating at the pool has not increased. Since the overall seating has remained the same, we do not expect that the revised design would result in an increase in guests or associated noise generated at the pool. Therefore, we do not anticipate any new noise impacts will be created.

### ***New Support Building***

The revised design includes a new support building at the eastern parking lot, which will house a transformer and emergency engine generator, approximately 600-ft away from the nearest residential property line to the south. This equipment has always been part of the project and has simply been relocated. Furthermore, acoustical mitigation to reduce noise levels to meet local requirements and be reduced to a less than significant impact was part of the original design. The same applies to the revised location inside the support building. Furthermore, the conditions of approval state that "Building related permits shall not be issued by the County until all of the required design elements have been met, noise mitigation designs have been reviewed and approved, and an engineered monitoring program and written comments from the OSHA consultant have been submitted." Therefore, noise mitigation as required by the conditions of approval will be incorporated for the support building to reduce noise levels to a less than significant level. We do not anticipate that any new noise impacts will be created as a result of the support building.

Acoustics  
Audiovisual  
Telecommunications  
Security

130 Sutter Street  
Floor 5  
San Francisco, CA  
94104  
T 415.397.0442  
F 415.397.0454  
www.cmsalter.com

\* \* \*

This concludes our current comments, let us know if you have any questions.

Sincerely,

**CHARLES M. SALTER ASSOCIATES**



Alexander K. Salter, PE  
Vice President

Acoustics  
Audiovisual  
Telecommunications  
Security

---

130 Sutter Street  
Floor 5  
San Francisco, CA  
94104  
**T** 415.397.0442  
**F** 415.397.0454  
[www.cmsalter.com](http://www.cmsalter.com)

## Melinda Grosch

---

**From:** Monica Delmartini  
**Sent:** August 26, 2016 10:12 AM  
**To:** Melinda Grosch  
**Cc:** Sheri Emerson; 'edwardnagel@earthlink.net'  
**Subject:** Referral for DRH16-0006, 900, 1200, 1202, and 1204 Campagna Lane

Dear Melinda,

District staff have reviewed the current Referral for DRH16-0006, 900, 1200, 1202, and 1204 Campagna Lane, over which property the District holds an open space easement (document #2012 005803, "Easement"). The provisions and restrictions of the Easement raise the following issues with the proposed plan changes:

1. With regards to the addition of a tennis court and adjacent "fitness trail" to the northeast portion of the lot: the trail appears to fall partially outside of the Building Envelope, and improvements for recreational use outside of Building Envelopes require prior District approval, which has not been obtained. We would not be able to approve this change without more information and a use request from the landowner. Additionally, the tennis court appears to potentially encroach upon the intermittent stream (Nilson Creek) that feeds into the Brodiaea and Seasonal Wetland Preserve area. We would want to see more information and detailed plans for this proposed improvement in order to assess potential impacts to the Property's open space values. Since the potential exists for this improvement to have a significant adverse impact on the Property's natural resources we would potentially not approve the addition of the tennis court at the location shown.
2. The "new specimen trees" icon is used on color plan L1.01 within and directly adjacent to the Brodiaea and Seasonal Wetland Preserve area. The Easement prohibits tree planting within this Preserve area and requires that irrigation associated with landscaping not impact this Preserve area. The District would need to review in detail any plan to plant new trees adjacent to the Preserve area to ensure consistency with the Easement.
3. Color plan L1.01 identifies a "sculpture garden" and a "wedding field" outside of the Building Envelope and near the Brodiaea and Seasonal Wetland Preserve. The Easement does not permit commercial uses outside of Building Envelopes, so weddings would not be permitted at the location shown on the plan. Land uses outside Building Envelopes are limited to natural resource protection, habitat restoration and enhancement, low-intensity rec and educational uses, limited agriculture, and "minor ancillary improvements authorized or required in connection with the Project," which are further defined as utilities, driveways, and access roads. The installation of a sculpture garden does not meet these definitions, and would thus not be permitted outside of Building Envelopes.
4. Regarding the relocation of twenty six parking spaces to the northeast portion of lot under the tree canopy near Moon Watch Street, there is already an approved location for the required parking. Any relocation of that parking lot must be consistent with the Open Space Purpose of the Easement. The defined open space values include protection of remaining trees, and this placement may harm those values through impacts to root environment due to soil compaction or paving, and potential tree removal during construction as well as afterwards if trees are deemed hazards to parked cars. Therefore, the District would like the opportunity to review this proposed relocation in further detail.

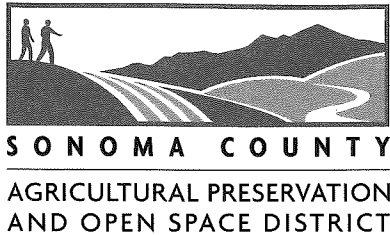
Please direct the landowner to submit Permitted Use Requests to the District for items 1, 2, and 4, above. It would be helpful for the project maps to clearly show the Building Envelope, Preserve area boundaries, and all ephemeral streams to ensure that we're clear on the locations of the proposed plan changes in relation to these areas.

Thank you for receiving these comments. Please don't hesitate to contact me with any questions. I am copying our contact for the Property, Ed Nagel.

All the best,

Monica Delmartini

Assistant Planner - Stewardship  
Sonoma County Agricultural Preservation and Open Space District  
(707) 565-7260



April 13, 2017

Flora Li  
Executive Director  
Tohigh Investment SF LLC  
88 First Street, 6<sup>th</sup> Floor  
San Francisco, CA 94105

**Subject: Campagna Open Space Easement, Permitted Use Request for Revised Site Plan Update**

Dear Ms. Li:

This letter is in response to an update received on March 23, 2017 to a permitted use request the Sonoma County Agricultural Preservation and Open Space District ("District") originally received on October 27, 2016, requesting approval for the updated revised site plans for the Sonoma Country Inn on the Campagna property ("Property"), over which the District holds a Conservation Easement ("Easement"). In the request you provided a letter detailing how Tohigh Investment and the project design team have addressed the previous site plan's inconsistencies with the Easement as noted in the District's letter dated November 17, 2016. You also provided a copy of the newly revised site plans. In a follow-up email to Monica Delmartini on April 11, 2017 you provided an additional revision of site plan page L3.05 in which a section of non-native hedge has been removed from an area outside of the Building Envelope.

As detailed in your request, the following changes have been made to the site plans:

- The previously proposed trail from the inn to the future winery site has been removed.
- The portion of the parking lot previously shown outside of the Building Envelope near the Brodiaea Preserve has been relocated entirely within the Building Envelope.
- The stone paved area previously shown outside of the Building Envelope on Plan L1.05 has been relocated entirely within the Building Envelope.
- A number of non-native plants have been removed from the planting list, and the remaining non-native plants will only be planted within the Building Envelope. In addition, several site-native plants have been added to the planting list. As mentioned above, all of the non-native "Hedge" planting type has been relocated within the Building Envelope.
- The irrigation zones adjacent to the Brodiaea Preserve have been updated to only "temporary very low water use," with "extreme need" further defined for the purposes of this project as being for fire suppression or extreme drought only.

- Big-leaf maples have been removed from the vicinity of the Brodiaea Preserve in the planting plans.
- Wisteria is no longer included in the planting plans for the project.

Based on District staff's review of your request and the Conservation Easement, we have determined that the revised site plans as submitted to the District on March 23, 2017, incorporating the update provided on April 11, 2017, are consistent with the Easement and hereby grant approval for the site plans. Thank you for addressing the concerns raised by the District during the review process. Please refer to the Campagna Resort Vegetation Management Plan for habitat protection procedures and Best Management Practices that must be followed during the construction phase of the project. Please note that this approval constitutes a determination of contractual compliance with the Easement only and does not constitute regulatory approval, if any is required. Please also note that future developments on the Property may require prior District approval, and feel free to contact us if you require any clarification on the terms of the Easement as this project moves forward.

Thank you for your continued cooperation. If you have any questions, please contact Monica Delmartini, Stewardship Planner, or me at the District office.

Sincerely,



Kathleen Marsh  
Stewardship Coordinator

c: Julie Peng, Senior Design Manager, Tohigh Investment SF LLC  
Melinda Grosch, Planner III, PRMD  
Monica Delmartini, Stewardship Planner  
Jake Newell, Stewardship Planner





MEMORANDUM

DATE:	7/10/17
TO:	Flora Li, Tohigh Investment SF LLC
CC:	
FROM:	James MacNair
SUBJECT:	TRSCI
RE:	PRMD Tree Removal Response

Flora,

Following is my response to the questions asked by the PRMD staff pertaining to tree removals.

How many trees are coming out due to the drought?

The tree inventory classified trees in to two broad categories. The tagged trees (identified with numbered tags) were candidates for preservation based upon their health and structural condition. These 1,778 trees were surveyed and then assessed for probable construction impact due to locations relative to the buildings, parking lots, and other site improvements.

The 924 marked trees (field identified with paint) were trees that were dead, in decline, diseased, in poor structural condition, or were over-crowded. Over 2/3 of the 'marked' trees are smaller trees with trunk diameters less than 9 inches. These trees were not surveyed and information on how many are within the project grading and construction limits is not available. However, a significant percentage are likely within the construction/grading limits.

Following is a breakdown of the tree species and the reason for removal.

Species	Total Number	Dead, Advanced Decline	Diseased or Structural Defects	Over-Crowded (or understory ladder fuel)
black oak	3	3	0	0
coast live oak	50	33	17	0
Oregon white oak	3	3	0	0
bay laurel	7	2	0	5
Douglas fir	390	128	51	211
knobcone pine	13	13	0	0

Species	Total Number	Dead, Advanced Decline	Diseased or Structural Defects	Over-Crowded (or understory ladder fuel)
madrone	458	420	38	0
Totals:	924	602	106	216

The drought has impacted the woodland but is one of a combination of factors. The high tree density of the woodland due to lack of fire since the 1964 Nun's Canyon Fire is a primary factor due to the increased competition for available water and soil resources. Madrone canker infection has also been a cause of decline of the madrone in combination with the drought conditions. Further, the drought has resulted in an increase in insect attack (boring beetles) on the Douglas fir.

Of the 602 dead or declining trees, the majority of the 128 Douglas fir and a portion of the madrone have probably declined due to the direct impact of the drought in combination with the over-crowded woodland conditions.

Is there an impact on views of the project from Highway 12 from the drought-damaged tree removal?

An assessment of the trees providing the screening of the project site from Highway 12 was performed. The trees are in an area where slope drainage is occurring and the tree density is less. The age class is young mature (post 1964 fire) and the trees are currently in moderate to good health with no significant structural defects. These trees do not appear to have been impacted by the drought or the other issues described above.

Please contact me with any questions, or if additional information is required.

**ADDENDUM TO THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR  
THE SONOMA COUNTRY INN**

**State Clearinghouse No. 2002052011**

Adopted May 2004

Lead Agency: County of Sonoma

July 2017

Prepared by:  
County of Sonoma  
Permit and Resource Management  
Department (aka "Permit Sonoma")  
2550 Ventura Ave  
Santa Rosa, CA 95403-2829

## **A. OVERVIEW**

The County of Sonoma (County) has prepared this Addendum for the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 (“EIR”). This Addendum analyzes design changes requested for the inn, spa and restaurant portion of the project originally approved in 2004 to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR. In this Addendum, the approved project is the project analyzed in the EIR and the "conceptual design" is the design associated with the approved project. The "proposed design" or the "proposed project" is the Inn, Spa and Restaurant portion of the approved project, as modified by the requested design changes. The Applicant has named the proposed project The Resort at the Sonoma Country Inn. All Conditions of Approval applicable to the approved project will continue to apply to the proposed project.

## **B. BACKGROUND**

The County approved the Sonoma Country Inn project in 2004. The 2004 application included rezoning and General Plan amendments, an 11-lot subdivision and lot line adjustments plus use permits for an inn, spa and restaurant and for a winery with an attached tasting room. The present design review application includes only the inn, spa and restaurant, but not the winery and subdivision portions of the approved project. Separate conditions of approval for the winery and the subdivision require design review for those portions of the development prior to construction.

The approved project proposed a main building with a lobby, restaurant, meeting rooms, retail shop, administrative offices, and pool. 19 individual guest cottages contain 50 guest rooms. Parking was located to the east and west of the main building. The spa was located northwest of the main building and included pools and hot tubs, gym facilities and a small retail shop. The approved project allows for guest and public use of the restaurant from 6 a.m. to midnight, seven days a week.

As the lead agency, the County prepared a full EIR analyzing the approved project under the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.). The EIR disclosed and analyzed the environmental impacts that would result from the construction and operation of the approved project and conceptual design, mitigating them to the maximum extent feasible. A CEQA lawsuit challenging project approval and certification of the EIR was decided in the County’s favor in the Court of Appeal in 2006.

In October 2007, the County determined that the Use Permits for the inn, spa and restaurant, winery and residential subdivision were vested. The final subdivision map

recorded in late 2011 after installation of parts of the internal roadway system, Brodiaea Road and Moon Watch Lane, and the Highway 12 intersection improvements, including center turn lanes on Highway 12 required as traffic mitigation measures.

Tohigh Investment purchased the property in December 2014.

This Addendum analyzes the design changes requested for the inn, spa and restaurant portion of the approved project and any differences those design changes cause to environmental impacts of the proposed design compared to the conceptual design. The changes are discussed in detail in the Project Description section of this Addendum, including the Summary Comparison of Conceptual and Proposed Design chart at page 6.

The changes include reducing the main inn in size and reorienting it slightly to the view; moving some service functions from the main inn to a new support building at the edge of the eastern parking lot; lowering the first level of the main inn by two feet; replacing the main inn pitched slate roof and skylights with a third floor roof garden; relocating 31 outdoor seats from the second floor terrace to the third floor roof garden; terracing back the main inn façade; replacing French doors on the main inn with glazed sliding doors; minor changes to the main inn pool and pool terrace; moving the spa farther away from wooded areas, reducing the number of trees removed; minor changes to the spa pools; adding individual hot tub/spas to 16 of the guest cottages; revising parking locations and layout; reducing parking lot paving by a total of 27,000 square feet; moving some of the western guest cottages slightly downslope and replacing a 20-foot retaining wall with stepped planters at a maximum height of 10-feet; combining 11 eastern guest cottage units into 9 units in the same area of the site; and reducing the overall number of trees removed for construction.

### **C. CEQA STANDARD**

The County of Sonoma has prepared this Addendum pursuant to CEQA and the CEQA Guidelines<sup>1</sup>. Specifically, CEQA Guidelines Section 15164, subdivision (a), provides that the County shall "prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (CEQA Guidelines, §15164, subd. (a); see also Pub. Resources Code, §21166, providing that no new EIR is required unless substantial changes are proposed in the project which will require major revisions of the EIR.)

---

<sup>1</sup> California Code of Regulations, title 14, §15000 et seq.

Section 15162, subdivision (a), of the CEQA Guidelines provides that:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

An Addendum need not be circulated for public review or comment, but must be considered by the agency before making its decision on the project. (CEQA Guidelines, §15164, subdivisions (c) and (d).) The Guidelines state that an agency should include a brief explanation of its decision not to prepare a subsequent EIR in the Addendum, the

agency's findings on the project, or elsewhere in the record. (CEQA Guidelines, § 15164, subd. (e).) The agency's explanation must be supported by substantial evidence. (*Ibid.*)

#### **D. ANALYSIS.**

The Addendum analyzes the EIR sections that could potentially be affected by the design changes and examines the difference in impacts that would result from the proposed design compared to the conceptual design analyzed in the EIR. The Addendum specifically evaluates whether County approval of the design changes would trigger the need for a subsequent EIR under Public Resources Code section 21166 and CEQA Guidelines, section 15162, subdivision (a).

Because the approval at issue is limited to design review, even if there were substantial changes in circumstances or new information of substantial importance that was not known and could not have been known at the time of EIR certification, those factors would have to be relevant to impacts resulting from the requested design changes.

This Addendum relies on the EIR, which is hereby incorporated by reference. For ease of reference, the Addendum follows the order of issues used in the EIR.

##### **1. Project Description**

The applicant requests approval of certain design modifications to the inn, spa and restaurant buildings and associated site improvements on a 51.9 acre parcel. The proposed design is based on the conceptual design, with modifications made to comply with certain conditions of approval and other minor changes.

The proposed design consists of an inn with 50 guest rooms in 17 separate cottages. The main building of the inn complex will be located as proposed in the approved project and will house the reception area, administrative offices, meeting rooms, retail, restaurant, lounge and kitchen with square footage reduced to 16,922 square feet of space from 19,686 square feet in the conceptual design. The most significant change in architecture is that the roof would be modified from a pitched slate roof to a flat roof with a 334 square foot roof top garden and outdoor seating.

The proposed design keeps the restaurant in the main inn building as originally proposed, but would relocate 31 of the 50 allowed outdoor restaurant seats to the roof garden from the outdoor terraces in the conceptual design. There is no increase in total restaurant seating.

The guest cottages would be reduced to 17 in number from 19 in the conceptual design by making two of the cottages duplex-type units. Minor changes in location of the

cottages are proposed to reduce the number of trees removed as required by conditions of approval for the conceptual design.

The spa would be located approximately where it was in the conceptual design, but moved slightly farther away from wooded areas. It will consist of a collection of small structures connected by covered outdoor walkways. There are eight treatment cottages, a gym, steam rooms, saunas, men’s and women’s locker rooms, and several pools and hot tubs.

The reconfigured parking layout still contains 102 spaces, as required by conditions of approval. The western parking lot would reduce the amount of paving by approximately 10,000 square feet and reduce healthy tree removal from 84 to 37 trees, or 47 fewer trees. The eastern parking lot would be consolidated from five smaller lots into one lot in approximately the same location but reduce the overall amount of paving by approximately 17,000 square feet. The proposed design would remove 54 healthy trees instead of 99, or 45 fewer trees.

The proposed project adds a 2280 square foot building at the northern edge of the eastern parking lot for housekeeping, employee break areas and other support functions. The square footage now in this building was previously provided in the main inn, which is now reduced in size by approximately 10,000 square feet, including removal of the area previously devoted to the relocated support functions. Thirteen additional trees will be removed to accommodate the new building.

All structures and improvements are located within the building envelope as originally designated for the conceptual design.

**SUMMARY COMPARISON OF CONCEPTUAL DESIGN AND PROPOSED DESIGN**

<b>DESIGN ELEMENT</b>	<b>CONCEPTUAL DESIGN</b>	<b>PROPOSED DESIGN</b>
Main House	26,911 Square Feet (SF)	16,922 Square Feet (SF) 2,280 SF of service/support function was relocated to new Support Building Minor rotation to orient view First floor is 2 feet lower
	Single uninterrupted vertical building mass	Building mass is terraced back
	Solid pitched slate roof	Flat roof – roof garden with trees and plantings



Main House	50 outdoor dining seats on restaurant terrace	31 of the 50 outdoor seats shifted to roof garden
	South façade – series of French doors	South façade – composed of glazed sliding doors
Main Pool	Total pool area – 2,181 SF	Total pool area – 2,282 SF Reoriented pool.
	Pool terrace area – 6,301 SF	Pool terrace area – 6,711 SF
	Retaining wall as high as 20-feet with guard rail	Stepped planters – maximum wall height is 10 feet
Spa	Total pool area – 1,308 SF	Total pool area – 1,252 SF Moved 50 feet into clearing to reduce removal of trees from 55 to 10 trees.
		Changed the location and size of the spa pools and hot tubs
Western Parking Area		Parking area reduced by nearly 10,000 SF with the same number of parking spaces. 37 trees would be removed compared to 84 in the conceptual design.
Eastern Parking Area	5 lots	Consolidated 5 lots into 1 lot with same number of parking spaces eliminating about 17,000 SF of impervious paving. 54-68 trees would be removed compared to 99 in the conceptual design.
Western Cottage Units	8 units. Extreme grading on a steep slope for emergency vehicle access and removal of 7 large specimen coastal live oaks.	8 units. Units were relocated to minimize grading in steep areas of the site and downslope to preserve 7 large specimen coast live oaks. Footprint of units is

		substantially similar and within the same area of the site.
Eastern Cottage Units	11 units.	9 units. Units were combined to increase spacing between buildings. Footprint of units is substantially similar and within the same area of the site.
Cottage Units		Added small hot tubs to 16 guest cottage terraces.
Support Building		Inn operations functions square footage was relocated to new building by eastern parking area.

Source of information: *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by Backen Gilliam Kroeger Architects (BGK Summary).

## 2. Site Characteristics

The Sonoma Country Inn project site is currently undeveloped other than with installation of the access roadway, some interior roadways and partial leveling in the area where part of the parking area will be located. At the present time no areas of the project site are in active grape cultivation or in other agricultural use such as grazing. The Inn parcel includes an area on the valley floor where the leachfields will be located.

The project site ranges from approximately 425 feet to approximately 720 feet elevation and is relatively flat at the southern end with moderately steep hills in the north. The property has two distinct areas:

**The South Area:** The southern portion of the project site is on the gently sloping valley bottom, at elevations ranging from approximately 425 feet along State Route 12 at the south boundary, to approximately 520 feet at the base of the steep, upland slopes located further north. This portion of the property is designated Community Separator by the General Plan. The Community Separator runs back on the subject property to approximately 3/4 of a mile from Highway 12 and is part of the Northeast Santa Rosa Community Separator.

**The Plateau Area:** From the north end of the south area the slopes ascend moderately steeply to a topographic bench at about elevation 720 to 760 feet. The portion located

below 600 to 700 foot elevation also lies within the Northeast Santa Rosa Community Separator. The remainder of the plateau area lies within the General Plan designated Scenic Landscape Unit – Local Guidelines - Mountain.

The portion of the parcel that is on the valley floor will remain undeveloped except for the leach fields. The Inn complex will be located entirely on the plateau area. The valley floor has Valley Oak and Riparian Corridor preserves that were defined in the EIR and which are controlled by the Sonoma County Agriculture Preservation and Open Space District. The District also holds an easement over the entire property that was previously known as the Graywood Ranch (476 +/- acres) controlling uses on all parts of the parcels outside the specified building envelopes.

On-site vegetation consists of grassland with scattered oak trees on the valley floor changing to conifers and assorted woodland on the slopes leading to and on the plateau; a mostly conifer woodland and scattered manzanita/chaparral dominate the plateau with dense manzanita/chaparral on the steeper northerly slopes. Many unhealthy trees are currently located in this area as a result of the prolonged drought, overcrowding and disease. A tree removal plan discussed below has been prepared for dead or damaged tree removal, thinning to encourage better growth for choice trees, and clearing for construction.

### **3. Surrounding Land Use and Zoning**

North: North of the project site is Hood Mountain Regional Park. The park is zoned PF (Public Facilities) and is undeveloped chaparral and mixed hardwood forest.

East: East of the project site is mixed residential and agricultural lands with vineyards on the valley floor and lower slopes of the hills, and forest and chaparral lands on the higher elevations. Zoning to the east is mixed and includes: LIA (Land Intensive Agriculture) B6 60 acres density, AR (Agriculture and Residential) B6 20 acre density, and RRD (Resources and Rural Development) B6 20 acre density, all with the LG/MTN (Local Guidelines/Mountain) and SR (Scenic Resources) combining districts. Some also include the RC (Riparian Corridor – setbacks vary) and F2 (Floodplain) combining districts on parcels with blue line streams.

South: Highway 12 forms the south boundary of the site. South of Highway 12 zoning is RR (Rural Residential) B6 5 acre density and DA (Diverse Agriculture) B6 17 acre density all with the SR combining designation and some with the RC combining designation. There are numerous large lot residential parcels and a cleared agricultural parcel that is being prepared for vineyard planting south of Highway 12.

West: Lands west of the project site are all either parcels created by the Sonoma Country Inn Subdivision or the Graywood Ranch Subdivision. They are zoned DA B7 with the SR and LG/MTN combining districts and some with the RC combining district where the blue line streams are located. Further, west, outside the subdivision, lands are zoned LIA B6 60 acre density with the SR and LG/MTN combining districts and many with the RC where blue line streams cross them. These lands are vineyards. There is also a cluster of AR B6 20 acre density lands with seven parcels from one to just under three acres in size and one 96.88 acre parcel in an area known as Shady Acres, a rural residential development. This area also has the SR, LG/MTN and RC combining Districts.

## **E. ENVIRONMENTAL ISSUES, IMPACTS AND MITIGATION MEASURES**

The following responses detail the design changes in the proposed project and potential new or increased adverse environmental effects of those changes. To the extent that there is a possibility of changes in circumstances under which the proposed project is undertaken and/or new information of substantial importance which was not known and could not have been known at the time of the EIR certification, and those factors relate to impacts created by the proposed design changes, they have also been evaluated for possible new or more severe impacts. Responses below are organized in the same order as in the EIR with the same environmental topic names.

### **1. Land Use**

The design changes for the proposed project do not affect land use or planning. Similarly, there are no changes in circumstances under which the project is undertaken or new information of substantial importance that would affect land use and planning. The land uses in the conceptual design have not changed. The design changes do not require changes to the County's existing General Plan Land Use designations or zoning. The proposed project is consistent with the EIR finding that the development would not physically divide an established community. All of the development in the proposed design remains within the original approved building envelope, and the land required to be placed under a Conservation Easement by conditions of approval remains the same. The Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) has determined that none of the design changes creates a conflict with the Conservation Easement.

The proposed design would not result in a new significant environmental effect relating to land use or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect

to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## **2. Traffic and Circulation.**

The EIR presented a conservative traffic analysis in which all project components were assumed completed and in full operation, with the 50-room inn occupancy at 100 percent on Friday, Saturday and Sunday evenings from 2004 to 2012. The proposed design includes no increase in the intensity of the uses, no increase in seating, hours of operation or number of rooms.

No special events were approved for the inn, spa and restaurant, and none are proposed as part of the design changes. Special events will occur, if at all, only in the winery portion of the approved project after separate design review of that component. Therefore, any potential new information and/or changed circumstances that relates to the current number of winery related special events in the County or concentration of those events in the Sonoma Valley is not relevant to the design changes, because the design changes will not add to the number of special events.

### *a. Cumulative traffic volume.*

Crane Transportation Group, the EIR traffic consultant, determined traffic impacts along Highway 12 east of Santa Rosa and west of the Lawndale Road intersection near Kenwood for summer Friday morning and evening peak commute hours as well as for summer Sunday afternoon peak traffic conditions. The studies measured impacts for an existing base year of 2002 and as projected for the years 2005 and 2012. The projected counts were based on a 2.4% growth factor from the 2002 counts.

W-Trans prepared an updated traffic study for the proposed project, *Review of Traffic Issues Related to the Sonoma Country Inn Project*, dated May 25, 2017 (W-Trans 2017 Report). This report compared traffic volumes on Highway 12 projected in the EIR to Caltrans website data for 2012. Caltrans showed approximately 1700 vehicles in the Friday peak hour. The EIR (Exhibit 5.2-16) future year 2012 cumulative volumes included 2060 vehicles per hour in the peak hour, which is more than 21 percent higher than the actual volumes shown by Caltrans. At a similar growth rate of two percent per year added to Caltrans 2012 data, the volumes projected in the EIR would not be achieved until 2022. The current Sonoma County Transportation Agency (SCTA) model projects traffic to the year 2040 and indicates that between 2010 and 2040, a total of 227 trips are expected to be added to Highway 12 near Adobe Canyon Road. The ten year

trip increase predicted in the EIR of 435 added trips is larger than SCTA's current traffic model increase through 2040.

Center left turn lanes that were identified to mitigate longer waiting times at two intersections with Highway 12 have been installed with Caltrans' approval.

*b. Trip Generation*

The EIR traffic consultant developed trip generation numbers specifically for the approved project by taking into account employees, visitors and guests. (EIR, Exhibit 5.2-19.)

The W-Trans 2017 Report also performed a trip generation cross check using the Institute of Transportation Engineers (ITE) Trip Generation Manual (12<sup>th</sup> Ed.) standard trip generation rates for a hotel. Although the ITE standard for a hotel includes ancillary uses such as a restaurant, spa and bar, the proposed project's restaurant use was added separately to be conservative, with an offset for hotel guests already on site who would use the restaurant. The net difference from the project-specific trip generation in the EIR using ITE numbers was seven fewer trips in the morning peak hour and 2 more net trips in the afternoon peak hour, an insubstantial change which would not change levels of service (LOS) reported in the EIR.

The design changes do not modify the character of any use and do not increase the number of guest rooms, the seating capacity of the restaurant/bar, the number of employees or the size of the spa. Trip generation is the same for indoor or outdoor dining. Parking is not increased.

Based on the lack of change in the independent variables, the trip generation would likewise not be expected to change (W-Trans 2017).

*c. Parking Lot Layout Impacts*

The parking layout for the proposed design would contain the same 102 spaces required by Condition of Approval No. 106 and responds to the requirement in Condition of Approval No. 97 to adjust parking to avoid tree resources as much as possible. More detail on tree removal is contained below in Section 6, Biological Resources. Changes in the layout of the parking lots also reduced paving by approximately 10,000 square feet for the western lot and approximately 17,000 square feet for the eastern lot. Although the western parking is moved slightly closer to the main inn and access road, the W-Trans 2017 Report concludes that the location of parking has no bearing on the project's potential off-site impacts and will not draw visitors to the site. The adequacy of parking can be relevant, in the case of inadequate parking discouraging visitors from returning, but that is not the case with the proposed project. (W-Trans 2017 Report.) The proposed

design does not include any change to the number of parking spaces evaluated and found adequate in the EIR (see Exhibit 5.2-40).

*d. Conclusion*

The proposed design was compared with the EIR analysis for cumulative traffic, trip generation and parking lot layout impacts. The EIR used a very conservative approach to model the future volumes of traffic that is consistent with current transportation models and actual increased traffic volumes. The numbers projected in the EIR for 2012 are significantly higher than Caltrans vehicle counts for 2012, and would not be exceeded until 2022, if carried forward at a 2% growth rate from Caltrans' 2012 counts. The ten year trip increase projection in the EIR is greater than SCTA's current traffic model increase through 2040. Therefore, in the context of current conditions and for the proposed design, the EIR traffic analysis is still valid, and adequately reflects "future" traffic conditions that have not yet been realized. Current and projected information relating to traffic on Highway 12 does not contradict the EIR's evaluation or create new or more severe environmental impacts. To the extent that the EIR's traffic modeling included traffic volumes for 2012 that are consistent with actual current and projected counts, current traffic volume is not new information or changed circumstances establishing new or more severe impacts.

Center left turn lanes that were identified to mitigate longer waiting times at two intersections with Highway 12 have been installed, with Caltrans' approval.

The proposed design will not result in an increased trip generation or associated traffic impacts that require modification of the EIR's conclusions on traffic impacts.

The proposed design would not result in a new significant environmental effect relating to traffic or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

### **3. Hydrology and Water Quality**

The EIR based its analysis of hydrology and water quality impacts on the preliminary plans and projected the impacts associated with those plans. It evaluated potentially significant effects related to grading, erosion, runoff and changes in drainage patterns that could contribute to water quality impacts in the short-term from construction, and from overall operation of the conceptual design. The EIR determined that all such impacts were sufficiently mitigated. All mitigation measures and conditions of approval relating

to grading, erosion, stormwater runoff and drainage patterns will continue to apply to the proposed design and the project.

Units B1 and E1 of the western cottage units in the conceptual design would be moved to Units C1 and E1 of the proposed design, respectively, to limit grading for emergency vehicle access on a steeper slope. These and other changes to the eastern cottages are outlined at page 9 of the “Summary of Reduced Impacts Due to Revisions to the Conceptual Design,” May 25, 2017, Backen, Gilliam and Kroeger Architects (BGK Summary of Impacts). The remaining design changes do not create new or more severe grading impacts that cannot be mitigated by the existing mitigation measures and conditions of approval.

The proposed design would not result in a new significant environmental effect relating to hydrology or water quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

#### **4. Wastewater Disposal**

The EIR analyzed three separate septic systems for wastewater treatment. The main system includes sewage from the inn, spa, and restaurant. A second system would treat and dispose of sewage and process wastewater from the winery. Another system would treat and dispose of only the graywater from the spa building. The proposed design is consistent with these septic systems, although the Applicant has removed the laundry facilities from the site, reducing the load on the septic systems.

The proposed design would not result in a new significant environmental effect relating to wastewater disposal or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

#### **5. Water Supply**

The EIR estimated that the project would maintain an average occupancy of 80 percent throughout the year for the water use calculations. Based on the water use calculations in the EIR, the final conditions of approval restrict the inn, spa, restaurant and associated landscaping to an annual water use of 19.4 acre-feet.



The main pool location below the Inn for the proposed project design is similar to the conceptual design, but the total pool area has increased by 101 square feet. The conceptual design showed two pools plus a hot tub totaling 2,181 square feet. The proposed design has one main pool (2,184 square feet) with a main pool spa/hot tub (98 square feet) totaling 2,282 square feet. See BGK Summary of Impacts, Sheet 5. Also see Sheet 6 of the BGK Summary for design drawings comparison.

Two supplemental water use studies were prepared to analyze the impact of the design changes on water use for the proposed project. The first is a letter report regarding *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, from Adobe Associates, Inc. At page 2, the report compared the proposed design to the conceptual design, including water evaporation from the pool and hot tubs. After accounting for the removal of the on-site laundry from the proposed design, there was no increase in water use as shown in Table IV of that report, below.

<b>Table IV.</b>	<b>Total Water Demand of Sonoma Country Inn</b>	
	<b>Acre-Feet Per Year</b>	
	<b>EIR</b>	<b>Current Design Estimates</b>
Commercial Use	11.3	11.3
Spa/Laundry*	1.6	0.7
Evaporation Losses**	N/A	0.9
Landscape Irrigation	3.4	3.4
<b>Total</b>	<b>16.3</b>	<b>16.3</b>

\*EIR estimates included on-site laundry which is taken off-site in proposed design.

\*\* Additional water use due to evaporation losses (not clear if accounted for in the EIR.)

A supplemental report regarding water use was also done by Adobe Associates, dated May 1, 2017 and set out below. It includes a more detailed comparison of the square footage of all pools and hot tubs in the conceptual and proposed designs and provides updated detail on evaporative water loss. See the *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, Adobe Associates, Inc.

	Area – SF per each	Quantity	Total SF
<b>Pools &amp; Hot Tubs per Conceptual Design</b>			
Pool 1	1,144	1	1,144
Pool 2	924	1	924
Spa Pool Irregular Share	1,380	1	1,380
Hot Tub	113	1	113
1 <sup>st</sup> Floor Hot Tub	58	5	290
Landscape Hot Tub	50	1	50
Total Area			3,901
<b>Pools &amp; Hot Tubs per Current Design</b>			
Main Pool	2,184	1	2,184
Spa Lap Pool	900	1	900
Spa Cold Plunge	40	4	160
Unit D Upper Level Spa	36	6	216
Unit D Lower Level Spa	51	6	306
Villa Spa B	41	2	82
Villa Spa A	41	2	82
Spa Hot Tub	96	2	192
Main Pool Spa	98	1	98
Total Area			4,218

The Adobe Associates May 1, 2017 report concludes that the annual water consumption from evaporation for the pools and hot tubs in the conceptual design would have been 220,823 gallons and in the proposed design it would be 299,398 gallons. If evaporation was included in the EIR water use estimates, the increase from the design changes would be 0.24 acre-foot. Assuming evaporation was not considered, the total increase from evaporation compared to the EIR analysis would be 0.92 acre-foot. As shown in Table IV of the February 14, 2017 Adobe report, that increase is off-set by removal of the on-site laundry, and there is no overall increase in project water use. In either scenario, the total proposed project water use of 16.3 acre feet per year is below the limitation on water use imposed by Condition of Approval No. 59 of 19.4 acre-feet per year.

Based on the 2002 Richard C. Slade hydrogeological report, which provided the basis for the water use data in the EIR, the two wells on the parcel will have enough capacity to support the project and not impact the neighboring wells water source in normal and drought years.

The proposed design would not result in a new significant environmental effect relating to water supply or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## **6. Biological Resources**

### *a. Plants.*

The EIR identified potential significant effects on the two populations of special status plant species known to occur on the site, narrow-anthered California brodiaea (*Brodiaea leptandra*) and Sonoma ceanothus (*Ceanothus sonomensis*). The proposed design is consistent with the Mitigation Measure 5.6-1(a) and (b). A special biotic preserve has been created outside of the building envelopes, and the Sonoma ceanothus population would be avoided by the proposed design.

### *b. Northern Spotted Owl.*

The Applicant contracted a consultant, WRA Environmental Consultants, to re-survey the project site for the federal and state listed northern spotted owl (*Strix occidentalis caurina*). In its letter report dated March 6, 2017, WRA concluded the project site lacks the structural complexity (consisting of small statured young trees) and arboreal substrates that are characteristic of northern spotted owl habitat in Sonoma County. This finding is consistent with surveys performed in 2004 and 2007. The consultant states that the northern spotted owl is very likely absent at the project site. The prior project owner consulted with the US Fish and Wildlife Service (the Service) informally in 2007. The Service concluded the project was unlikely to adversely affect northern spotted owl.

### *c. Tree removal.*

The EIR's extensive evaluation of tree removal for the conceptual design resulted in the imposition of extremely detailed mitigation measures that are carried forward and will apply equally to the proposed design. EIR mitigation measure 5.6-4(a)(5) required an adjustment of the conceptual design parking to reduce the number of trees removed. This section of the Addendum evaluates whether the trees removed as the result of design changes for the proposed design are significantly increased in number or otherwise increase the severity of impacts compared to the conceptual design.

The BGK Summary of Impacts includes notations and descriptions of trees slated for removal for each structure or facility that proposes a change in location that affects tree removal. The main inn building and pool are in essentially the same location, and no

additional tree removal has been identified. The spa is proposed to be moved into a clearing, and would require the removal of just 10 trees compared to 55 trees identified for removal with the conceptual design. (BGK Summary of Impacts, Sheet 6.)

Changes to the western parking lot layout would require removal of 37 trees compared to 84 trees with the conceptual design. (BGK Summary of Impacts, Sheet 7.) The relocated eastern parking lot for the proposed design would remove 54 trees compared to 99 for the conceptual design. (BGK Summary of Impacts, Sheet 8.) Addition of the support building alongside the eastern parking lot would require removal of 13 trees not removed with the conceptual design. (BGK Summary of Impacts, Sheet 11.)

The western cottage units in the proposed project have substantially similar tree removal requirements within the building footprints. However, with the proposed design, seven large specimen oaks would not be removed, as required for the conceptual design. ((BGK Summary of Impacts, Sheet 9.)

In summary, approximately 17 percent fewer trees would be removed with the proposed project, including seven large specimen oaks. This is a reduction in the biological impacts of the proposed project compared to the conceptual design, a beneficial change.

Removal of trees damaged by drought, disease and overcrowding is analyzed under Visual and Aesthetic Impacts, Section 8 below, but is not related to the design changes.

*d. Effect of parking lot layout changes on habitat.*

In addition to the effects of tree removal from the proposed design parking lot layout, WRA Environmental Consultants prepared a letter report dated March 23, 2017 to assess any impacts to adjacent wooded areas from car headlights that would shine into the wooded areas while cars are being parked in the parking lots. After reviewing the layout of the two modified parking lots, WRA concluded that the number of parking spots that would result in direct illumination of adjacent wooded areas outside of the development footprint would decrease in the western parking areas by approximately 13 spots and increase in the eastern parking lot by approximately 12 spots. This is a less than significant change. (WRA, “*Assessment of parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California,*” March 23, 2017.)

The WRA report notes that automobile headlights would illuminate adjacent wooded areas in any event as a result of cars transiting through the site due to road curves and vehicles turning. This would occur with the conceptual design as well as with the proposed design. The proposed parking alterations would place cars entering and exiting the site along a more central route in the western area compared to a peripheral scheme in

the conceptual design, providing a more efficient route through the project and possibly reducing driving time.

The WRA report concludes that even if there were a net increase in illumination of adjacent wooded areas from car headlights using parking spaces, it would be less than significant and would not result in any new or more severe significant impacts to biological resources.

*e. Conclusion.*

The proposed design would not result in a new significant environmental effect on biological resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## **7. Geology and Soils**

The EIR based its analysis of geology, seismicity, and mineral resource impacts on the conceptual design site layout. To evaluate the possibility of slope stability impacts resulting from the cottage location changes, Bauer Associates, Inc. Geotechnical Consultants prepared a supplemental geotechnical investigation reviewing the proposed design. (*Addendum, Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, January 30, 2017.) The study concludes that the level of subsurface exploration originally performed (29 test pits and 13 test borings extending into the bedrock) adequately characterizes the site geologic conditions for the revised design. Bauer also concluded that the slightly modified locations of the various structures do not present any new or different geotechnical impacts for the proposed design, and no additional subsurface exploration is required. The proposed design would incorporate updated seismic design criteria to address ground shaking.

The proposed design would not result in a new significant environmental effect relating to geology and soils or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## 8. Visual and Aesthetic Quality

This Addendum evaluates whether the proposed design creates visual or aesthetic impacts that are new or more severe than those resulting from the conceptual design, including impacts related to light pollution.

### *a. View Impacts.*

In the EIR, view impacts were evaluated from the two main roadways that provide views of the project site to passing motorists, bicyclists and pedestrians travelling along Highway 12 and Adobe Canyon Road. EIR Exhibits 5.8-4 through 5.8-10 show existing conditions and photosimulations of resulting conditions with the conceptual design.

The design changes that could affect visibility include modification of the main inn roofline and the roof garden; slight changes to the location of the spa and some guest cottages; reconfigured parking layouts; and the added support building on the north edge of the eastern parking lot. In all cases except for the support building, fewer trees will be removed because of the building relocations than would have been required for the conceptual design. Tree removal associated with design changes is discussed in detail under Biological Resources, Section 6 above.

All conditions of approval imposed on the approved project to limit visual and aesthetic impacts will be applied to the proposed design.

Overall changes to visual impacts from the proposed design are summarized in the BGK Summary of Impacts. As noted in that report, the main inn is terraced, with each level stepped back, breaking up the vertical mass of the façade. The rooftop garden has plantings in place of the solid mass pitched roof in the conceptual design. Lighting from the roof garden is discussed in subsection 8.b. below. The main inn pool was reoriented along a slope contour, using terraced planters in place of a 20 foot retaining wall required for the conceptual design. After modification, the guest cottages have either equal or reduced visual impacts. The added support structure is at the rear of the project and obscured from view on all sides by surrounding trees and the eastern guest cottages.

A further comparison of the conceptual and proposed designs was performed by MacNair Landscape Architecture, *The Resort at Sonoma Country Inn Supplemental Visual Analysis*, dated February 3, 2017. It details each change to the site plan and concludes that in each case, the visual impact is equal to or less than for the conceptual design. Photosimulations were done from each of the points used in the EIR, and show no increased visibility. In addition, the report includes elevation sight lines from each of the visual assessment points used in the EIR to the various components of the proposed design, and shows an equal or lesser visibility than for the conceptual design.

Although it is not related to design changes, and includes trees for all portions of the approved project, MacNair and Associates prepared a further supplemental memorandum dated July 10, 2017, to consider tree removal due to drought. The report states that 1,778 trees were “tagged” and then surveyed and assessed for probable construction impacts. Another 924 trees were “marked” as dead, in decline, diseased, in poor structural condition or overcrowded – not all due only to drought. Over two-thirds of the marked trees were smaller trees with trunk diameters less than 9 inches. A significant number of these marked trees are within the grading and construction limits for the approved project, and would be removed for construction in any event, but a substantial number of the marked trees are in addition to trees tagged to be removed for construction.

In the Responses to Comments, page 9.0-23, the EIR noted that there were approximately 21,000 trees on the site. For the total approved project, the Responses to Comments included a chart showed 842 trees potentially being removed for fire management and another 2348 trees potentially being removed for construction. (*Ibid.*) Compared to this number and assuming every marked and tagged tree will be removed, the current estimate of tree removal overall removes 2702 trees compared to 3190 for the conceptual design. Note that these totals for tree removal include other portions of the approved project.

The MacNair and Associates July 10, 2017 report also assessed trees providing screening of the project site from Highway 12 and found them to be in moderate to good health with no significant structural defects and not affected by drought, disease or overcrowding. These trees are primarily evergreens, in an area where slope draining is occurring, tree density is less and the age class is young mature. Therefore, there are enough healthy trees to provide adequate screening of the proposed design from public viewpoints, as assessed in the MacNair Landscape Associates February 3, 2017 and MacNair & Associates July 10, 2017 reports.

*b. Light Pollution.*

Placement of the structures in the proposed design does not increase their visibility compared to that of the conceptual design. The other visibility issue relates to the possibility of additional light pollution, either from the rooftop garden or the relocated parking lots. The lack of any new impact on biological resources from the car headlights using the revised parking layout is detailed in Section 6 above.

Eric Johnson Associates Lighting Design prepared a photometric analysis for the redesigned roof terrace and courtyard areas in the main house to evaluate whether the proposed design would create new impacts or increased the severity of the night lighting impacts. (*Resort at Sonoma Country Inn Photometric Analysis*, dated February 14, 2017.) A follow-up email comment considered whether lights from spa/hot tubs at the

guest cottages which were not specifically identified in the EIR would create new significant lighting impacts. (*Sonoma Country Inn, Spa Lighting Design Comment*, May 11, 2017, Eric Johnson Associates.)

Skylights for the main inn roof which were a source of light emanation in the conceptual design would be eliminated. The proposed design would incorporate low, fully shielded and dark sky compliant lighting throughout, including for the roof garden, which will also be partially screened by landscaping. The plans for the conceptual design contain a detailed lighting plan at pages L-S1 through LL6.

The February 14, 2017 Eric Johnson Associates Photometric Analysis measures the light being emitted from the actual lighting fixtures and specific locations proposed for the roof garden. The analysis used vertical and horizontal grids calibrated to measure foot candles of light (FC) to determine the luminance, range and impact of the proposed lighting. The brightest lighting is at the finished floor of the roof terrace, at the minimum levels recommended for safety of exterior areas, emanating from very low step lights in the terrace walls, measured at 5.84 FC. At 15 feet above the finished floor, the brightest areas are around 1.24 FC, equivalent to the light at early to middle twilight. A real world example of 1 FC would be the brightness of 1 square foot of space with a candle's flame 1 foot above its center.

At 30 feet above the roof terrace finished floor, the brightest points are directly above the bar, at approximately 0.4 FC. The light spreads as it travels up from the building and quickly fades to 0.1 FC and then zero. At 65 feet above the finished floor, the brightest points are around 0.1 FC and average 0.01 FC. According to the report, the perceptual equivalent of 0.1 FC is deep twilight, and a full moon on a clear night casts around .01 FC of light onto the earth's surface.

The photometric analysis also measured light bubbles at the edge of the roof terrace. The highest FC at the edge closest to the building is 0.32 FC. At 50 feet from the edge, the highest FC is 0.05 and averages less than 0.01 FC. The expanse of the light bubble does not travel more than 110 feet into the atmosphere.

The photometric analysis also evaluated courtyard walkway lighting. The highest reading was 14.09 FC at the floor of a section of the walkway when the lights are set at 100% of operating level, which is above normal operating level. However, this location is near the edges of the hallway and does not reflect into the night sky. At 30 feet above the roof of the courtyard walkway, the 'hot spots' from the walkway floor reflect only minimally and the highest FC levels are around 0.37 FC. This is the perceptual equivalent of deep twilight on an overcast day. The average is around 0.01 FC or less at



both 30 feet and 50 feet above the roof of the courtyard walkway. The study concludes that very little light escapes beyond the courtyard or into the night sky.

The inn is approximately 4350 feet, or about 3/4 of a mile distant from Highway 12 and largely screened by tall trees downslope of the site.

The cottage hot tub lights will be underwater, at 9 watts with a half-dome shield to direct light downward into the interior surfaces of the spa only. The spas' interior plaster finish will be medium to dark, to prevent refraction of light up and outward. Lights will dimmed to the minimum level required for safety and guests will not have the ability to raise the light level of the spa lights. Each of the hot tubs will be located beneath a vine-covered trellis that will block vertically escaping light from reaching the night sky and absorb light before it can be reflected back down onto the patios. Each hot tub will be far enough from the cottage wall will keep any horizontally leaking light from illuminating or refracting off the building wall.

The two photometric analyses conclude that the proposed design would not cause a new or more severe light impact to the surrounding areas, the night sky or the view from the valley floor. The proposed design as a whole, including the roof garden, would be in full compliance with Conditions of Approval 101 and 102.

The proposed design would not result in a new significant environmental effect relating to visual and aesthetic quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## **9. Cultural Resources**

The EIR analyzed potential impacts to cultural resources on the entire 186 acre site after consultation with Native American tribal representatives. The Cultural Resources Manager and Monitor for the Mishewal Wappo Tribe of Alexander Valley participated in cultural resources field surveys April 24 through May 10, 2002. The surveys did not discover any resources of cultural significance. However, because the construction of both the conceptual design and the project with the proposed design will include ground disturbing activities, EIR Mitigation Measure 5.9-1 will be placed on all grading and building plans to further protect the integrity of the site. The proposed design does not include any areas that were not already field surveyed and included in the EIR evaluation of cultural resources.

The proposed design would not result in a new significant environmental effect relating to cultural resources or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

### **10. Air Quality**

The EIR analyzed the potential for air quality impacts from construction related activities for the conceptual design. The design changes do not increase required construction in any way that would significantly change dust generation from short-term construction activities, found in the EIR to be a short-term significant impact that can be mitigated through measures 5.10-1, 5.10.4, and 5.10-5. Those mitigation measures are incorporated into conditions of approval, which will be applied to the proposed design.

The proposed design would not result in a new significant environmental effect relating to air quality or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

### **11. Noise**

The EIR found that the only potential noise impact requiring mitigation was from noise associated with special events at the winery. That portion of the approved project is not part of the present design review. The EIR also adjusted maximum noise limits downward as required by the General Plan Noise Element to take into account the ambient quiet conditions and the fact that the noise in question would be primarily speech and music from the winery and events center portion of the overall project. The noise limits used were more stringent than usual.

The conceptual design included outdoor pools. Potential additional noise impacts resulting from the replacement of the pitched roof of the main house with an outdoor roof terrace, reconfiguration of the pool at the inn, the addition of a new support building at the east parking lot and the revised east parking lot were reviewed in a *Sonoma Country Inn – Kenwood CA Noise Impact Analysis*, February 2, 2017, by Charles M. Salter Associates, Inc. The proposed design also includes outdoor spas/hot tubs at the guest cottages. A subsequent email update by Charles M. Salter dated May 18, 2017, specifically evaluated noise from the guest cottage spas.

The February report finds no new noise impacts from the revised parking lot or the pool design changes. The support building will have a transformer and an emergency generator, located more than 600 feet from the nearest residential property line to the south. Salter's May 18, 2017 email notes that the guest cottage terraces were part of the conceptual design and outdoor use was anticipated at that time. Mechanical equipment for the spas would be located inside the buildings. Noise mitigation required in conditions of approval will apply equally to the proposed design. No new noise impacts are anticipated from the pool design changes, the support building, the cottage spas or the parking lot changes.

The conceptual design included an outdoor second floor terrace and bar with a total of 50 seats exposed to the down sloping southern property line. The proposed design moves the approved bar to the new third floor roof garden, and shifts 31 of the 50 outdoor seats to the third level. Outdoor seating has not been increased from the maximum of 50 outdoor seats allowed by conditions of approval. No special events will be permitted in the roof garden. The terrain slopes down toward the nearest adjacent receiver to the south, and the exposure of the second and third levels to the southern property line are similar. Therefore, no additional noise impacts are expected from the roof garden.

The proposed design would not result in a new significant environmental effect relating to noise or a substantial increase in the severity of a previously identified significant effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

## **12. Cumulative Impacts**

Questions have been raised suggesting that cumulative development, traffic, drought and overconcentration of events since 2004 constitutes a substantial change in circumstances and/or new information of substantial importance not known at the time of the EIR that require further environmental analysis of the project. CEQA requires this re-evaluation only if the alleged new conditions create new or more severe environmental impacts not adequately dealt with by the analysis and mitigation in the EIR. CEQA further requires that any new information also "could not have been known with the exercise of reasonable diligence" when the prior environmental document was certified. And finally, for this design review application, even if qualifying new information or changed circumstances were to be shown, that new information would have to be relevant to impacts created by the design changes. New information or changed circumstances could not now limit vested uses, absent some change in design that would create a new impact or increase the significance of an impact studied in the EIR.

As discussed above, the EIR adequately addressed levels of traffic on Highway 12, projecting volume increases which are consistent with 2012 volumes as reported by Caltrans and added vehicle trip rate growth that is higher than SCTA's current model projections through 2040. Any increase or concentration of special events does not affect the proposed design because it will not contribute to an increase or concentration of special events, as none are permitted for the inn, spa and restaurant. Drought conditions have not significantly changed the tree screening of the project from Highway 12 in any negative sense as analyzed above.

The proposed design would not result in new significant cumulative environmental effects or a substantial increase in the severity of a previously identified significant cumulative effect due to substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Board certified the EIR. No new mitigation measures are required.

#### **E. CONCLUSION**

The proposed design and all proposed changes have been evaluated for any related environmental consequences in this Addendum and in the technical reports referenced herein. All such reports are available for public inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA.

On the basis of the analysis in this Addendum and the technical reports, the proposed design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR. There are no substantial changes in the circumstances affecting the proposed design which would cause increased environmental impacts; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures, new feasible mitigation measures which the applicant declines to adopt, or alternatives different from those in the EIR which would substantially reduce effects on the environment.

Approval of the proposed design would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent EIR or a supplement to an EIR.

### Information Used to Prepare the Addendum

Copies of all documents referred to are available for inspection at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa.

1. Proposal Statement and Description of Landscaping
2. *Summary of Reduced Impacts Due to Revisions to the Conceptual Design*, prepared by Backen Gillam Kroeger Architects
3. Proposed Project Plans
4. *Sonoma Country Inn: Water Use Information*, dated February 14, 2017, prepared by Adobe Associates, Inc.
5. *Sonoma Country Inn: Water Use Information*, dated May 1, 2017, prepared by Adobe Associates, Inc.
6. *Resort at Sonoma Country Inn Photometric Analysis*, dated February 14, 2017, prepared by Eric Johnson Associates
7. *Sonoma Country Inn, Spa Lighting Design Comment*, May 11, 2017, Eric Johnson Associates
8. *Assessment of proposed parking adjustments, Resort at Sonoma Country Inn project, Kenwood, California*, dated March 23, 2017, prepared by WRA Environmental Consultants with attached email from Tom Spoja with BGK, dated March 22, 2017
9. *Review of Traffic Issues Relative to the Sonoma Country Inn Project*, dated May 25, 2017, prepared by W-Trans
10. Memorandum to Flora Li from James MacNair regarding *Parking Lot Tree Protection*, dated March 16, 2017.
11. *The Resort at Sonoma Country Inn Supplemental Visual Impact Analysis*, dated February 3, 2017, prepared by MacNair Landscape Architecture
12. Memorandum from James Mac Nair, MacNair and Associates, dated July 10, 2017, regarding *PRMD Tree Removal Response*.
13. *Sonoma Country Inn – Kenwood, CA Noise Impact Analysis*, dated February 2, 2017, prepared by Charles M. Salter

14. Letter from WRA Environmental Consultants to Flora Li regarding *Northern spotted owl assessment for the Resort at Sonoma Country Inn project, Kenwood, California*, dated March 6, 2017
15. *Addendum Geotechnical Consultation, Sonoma Country Inn, Kenwood, California*, dated January 30, 2017, prepared by Bauer Associates, Inc. Geotechnical Engineers
16. Email from Alex Salter to Flora Li, dated May 18, 2017, regarding potential noise impacts from the outdoor spas
17. Comments Received from Sonoma County Agricultural Preservation and Open Space District, dated August 26, 2016
18. Letter from the Sonoma County Agricultural Preservation and Open Space District to Tohigh, dated April 13, 2017
19. Sonoma Country Inn Environmental Impact Report, certified May 2004, SCH No. 2002052011.
20. Sonoma County Board of Supervisors Resolution No. 04-1037, dated November 2, 2004, with exhibits.