

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING MARCH 25, 2015
SONOMA POLICE DEPARTMENT, COMMUNITY ROOM
175 FIRST STREET WEST, SONOMA
6:30 p.m.**

COMMISSIONERS PRESENT: Cynthia Wood, Pat Pulvirenti, Jack Ding, Greg Carr, Dick Fogg, Bruce Green, Tom Martin, Gay Johann, Pat Stevens, Sean Bellach, Rachel Hundley, Ditty Vella

EXCUSED: Rochelle Campana, Ryan Lely, Angela White

1. **Call To Order: 6:30 p.m.**

2. **Minutes Approved of February 25, 2015 Meeting with the following correction:
Item 4: Page 1, 4 lines up from the bottom, should have said Foyt, not Ford Family Winery.**

3. **Public Comment (Limited to items not appearing on the agenda):** None

4. **Applicant Name: Frederick and Patel LLC
Owner Name: Same
Site Address: 5131 Warm Springs Road, Glen Ellen**

Request for a Use Permit and Administrative Design Review to modify a previously approved Use Permit to add three guest units above an existing carport, for a total of 15 guest units, add a new pool and landscaped area on a 0.75 acre parcel

Applicant presentation:

Sia and Ashish Patel, owners: We are from the Bay Area – we purchased it in 2011 and it has been in operation since 2012. Olea Hotel is currently a 12-room B&B, a small boutique hotel. We modernized it and brought the electrical and plumbing up to code. Trip Advisor and Yelp has consistently given us 5 stars and wonderful reviews for customer service and as one of the most romantic hotels. We were published in Sunset Magazine recently as part of up and coming Glen Ellen. We are a strong business; we support the local community and cater to local businesses, donating to local non-profits and charities. We are asking for 3 additional rooms to go on top of an existing carport and a small pool to replace a hot tub. The neighborhood is supportive. We are on city water and sewer; no additional street parking will be required; traffic will be minimally impacted and we are working on getting a “Stop” sign here. There will be no events so there will be minimal noise – 9pm to 8am are quiet hours. The rooms are designed with a historical feel to maintain the historical attributes.

Commissioner questions:

Mr. Green: Occupancy rates per month?

Ashish Patel: 82-83% occupancy generally per year, December to February about 40-50%, March and April 60-70% and May to early part of November 95-100%.

Ms. Wood: Give us a vision of the property.

Ashish Patel: We stress experience to the staff so that it becomes like a second home to visitors with a tour and history of the place. It's kind of hand-holding people and making them feel comfortable to the property. We provide a lot of amenities with complementary snacks and water, a two-course breakfast, and massage. We're hands-on and the family is involved with the site.

Mr. Stevens: The pool that's going in – how much water use, how much to fill and how will you minimize water evaporation? Do quiet hours apply to pool use? As to the site's historical significance, you should speak to the Historical Society as well.

Sia Patel: It's the same as it takes to water a lawn, the exact square footage, except to fill it initially, and will be covered during off-hours. Yes, quiet hours apply to the pool. We have had a one-to-one meeting with the Historical Society.

Ms. Pulvirenti: The carport has 2 large trees on each side. Will you reshape and will they remain?

Sia Patel: They may be pruned a few feet. They will shade the top of the building.

Ms. Hundley: How many parking spaces and what if more than one car arrives per room?

Sia Patel: 17 now and 1 extra. We've no experience with additional cars but we live next door so we can have staff park there. There are 4 street parking spots but we try not to use them so as not to upset the neighbors.

Ms. Hundley: How will you alleviate traffic?

Ashish Patel: General traffic, not traffic to our property.

Sia Patel: It's a speeding issue, not traffic, of people going to and from Santa Rosa. I have tried to get feedback from the neighbors and what we can do as a community.

Ms. Hundley: What are you doing to conserve water because people are on vacation and are not mindful of water use.

Ashish Patel: We use low-flow toilets and showerheads, all water outlets use water-saving mechanisms.

Sia Patel: We use drought resistant plants in our landscaping.

Chair Ding: You're adding 3 units, will you add another 3 or 5 units in 5 years or so?

Sia Patel: No, this is the final stage. It's a small parcel so there's no room.

Ashish Patel: 15 rooms are perfect for a boutique hotel. The focus is on making it manageable and to maintain rooms and the property.

Mr. Green: The laundry facilities for linens?

Ashish: Typical for a B&B, we place signage in the rooms to replace bedding/linens or not, 2 washers and 2 dryers – larger capacity than in homes but we try to be as efficient as possible.

Mr. Martin: How many gallons and what are the approximate dimensions of the pool?

Sia Patel: 16 x 30, but I'll need to ask the contractor how much is needed to fill it at first. For maintenance, it's 800 to 1000 gallons per month.

Chair Ding: I'm lost, what do you mean by maintenance and how do you estimate?

Sia Patel: Maintenance is to replace evaporation and splashing out. The estimate is provided by Paradise Pools.

Chair Ding: David Larson sent a letter of objection. Did you talk to him?

Sia Patel: We tried but he was unavailable.

Mr. Bellach: What about the neighbors?

Audience: We're here to support.

Public questions and comments:

Marge Everidge, Glen Ellen: I've lived here for 61 years and I can't see 3 more cars adding to the traffic. I am in favor.

Richie Horton, O'Donnell Ln: I came here in 1993, and stayed at the original Glenelly Inn. This is a new facility – more luxurious and better service. As to speeding, the "Stop" sign should be closer to the hotel to protect kids and guests.

Roberta Davis, Warm Springs Rd: I live at the corner on the curve. Attention given to this will slow down traffic. I don't know where you could put a "Stop" sign, maybe put in speed bumps.

Pat Gilardi: CHP monitors traffic. It's not the quantity but the behavior of drivers. Due to the narrow roadway, there are few safe places to pull people over. Supervisor Gorin authorized a "Stop" sign but there are no legal warrants to support one or that it is necessary for the area. Speed bumps are noisy. What's needed is to modify behavior of drivers. Typically speeding comes from neighbors familiar with the roads, not visitors.

Mr. Stevens: Any traffic calming techniques looked at by the County?

Pat Gilardi: Some areas of Warm Springs have had a radar trailer that will reduce speeds but once removed, speeds go back up. People stop paying attention when they're used to it and permanent radar signs don't always operate.

Mr. Stevens: Is the speed limit 35 and at the curb, 25?

Pat Gilardi: Warrants are needed for speed limits as well as "stop" signs or CHP will not enforce.

Mr. Green: The daycare – does it have to be a public school for it to be a school zone?

Pat Gilardi: I don't know.

Mr. Carr: Maybe not a daycare center. Many people from Kenwood to Glen Ellen complained about speed. In addition, Warm Springs is an arterial road to and from Santa Rosa. It's not Highway 12 but a reliever route. It's narrow and dangerous and there is nothing that would work for reducing speed. The more improved the road, the faster the traffic goes. The speed limit was reduced to 35 mph and I don't think that a "Stop" sign will do anything.

Pat Gilardi: There's an advantage to potholes.

Mr. Bellach: This may be off-topic but we should look into Sonoma Mountain Rd. coming into Warm Springs Rd.

Pat Gilardi: That is off-topic – the Olea owners are concerned with their customers' safety pulling in and out of the driveway.

Commissioner comments and discussion:

Ms. Johann: We're in stage 1 of water conservation measures which includes a moratorium on swimming pools. Does the County have measures?

Mr. Carr: I haven't heard.

Ms. Hundley: Re: swimming pools, are there any restrictions?

Mr. Carr: Not to my knowledge. Most of County water supply comes from groundwater. The water agency provides water too to districts in the County. It's difficult to say what conservation measures are in place for each community.

Mr. Bellach: My only concern is with the pool due to drought. If no moratorium now, then should be soon, but it's a small pool and they're using water from VOM.

Chair Ding: The applicants have a well-established business model and successful for only 2 ½ years. You should consider reusing pool water for landscaping and be a role model for local businesses.

Mr. Martin: Re: Mr. Larson, he refers to the area as a rural residential zone which would not permit even a hotel.

Mr. Carr: The property is zoned for recreation and visitors. The neighborhood is rural residential.

Mr. Stevens: They're maxing out the use of the property, no impact to neighbors, pool itself is residential and not a commercial pool. Traffic problem is not your problem. Entryway is manageable for visitors in and out. Fire Dept. has emergency access for 1 at a time even if not 2. It's a benefit that you live on site.

Ms. Hundley: Re: water – pools may be obsolete one day. In the meantime, you could put a terrace over the pool to help.

Mr. Bellach: I would like to make a motion to approve as is.

Ms. Vella: Amend to say with some reservations.

Mr. Martin: The amendment should say water removed from pool to be recycled to gardens.

Chair Ding: I suggest using your tech knowledge to work recycling into the plan, and put 10-20% net profits back into the environment.

Mr. Bellach: I don't think the motion should be that specific. I don't know if chemicals from the pool should be recycled into water streams and grapes.

Motion: Mr. Bellach. Approve project as submitted but to pay attention to Commissioner comments re: pool. Ms Johann seconded. All in favor, none opposed. Motion passed.

5. Sonoma County Water Agency Presentation

Ken Gylfe, Mike West, Wendy Gjestland re: 5th St. East recycled water project: Sonoma County Water Agency is here on behalf of the Sonoma Valley County Sanitation Water District which we operate and manage. The district proposed construction of a recycled water pipeline by the Sonoma Valley Unified School District with recycled water for irrigation of playing fields at Sonoma Valley High School, Adele Middle, and Prestwood Elementary Schools. This recycled water would also be made available to the City of Sonoma Valley Oak Park on English St. and offers opportunities for agricultural users along the pipeline route.

Background and purpose of project: The District produces recycled water at wastewater treatment plant on 8th St. East near Schellville. We've been providing recycled water for agricultural irrigation at vineyards, golf courses, and pastures particularly in the summer months. The District has been expanding infrastructure to increase beneficial reuse and reduce discharges to the Bay and also provides recycled water to Napa Sonoma Salt Marsh for environmental and habitat restoration. We recently completed a recycled water pipeline to East Watmaugh Rd. The 5th St. East pipeline would provide districts with the first urban reuse project. Project would enhance water supply reliability in the Valley, reduce import of and reliance on Russian River water and offset declining groundwater supply and generally help with drought conditions and respond to changing regulations. Part of the Water Agency integrated water management approach involves coordinated use of groundwater, surface water, recycled water and water conservation to supply needs of the Valley. Recycled water is highly treated water produced at district treatment plants meeting strict regulatory requirements and used all over California and the US. It goes through primary treatments, biological treatments, filtration and disinfection before reuse as recycled water.

Project description: 1 ½ miles in length along 5th St. East, also East Watmaugh, Denmark St. and Engler St. to Valley Oaks Park. Signage will be used indicating use of recycled water for irrigation, replumbing for domestic uses connected to existing irrigation system, and preventing runoff to streams. Local traffic disruptions: Traffic will be limited to 1 way in certain work areas and during work hours. Timeline: agreements made in 2015, construction in summer 2016 and delivery in winter 2016/2017. Funding is 3 million dollars through grants and Sanitation District capital improvement funds. We're slated for a 1 million dollar grant through Prop 84. Long term revenue will offset rate increases to sanitation. The school district will perform retrofit to accommodate recycled water and result in lower water rates.

There will be a tour on April 18th for interested parties.

Mr. Stevens: I'm looking forward to it – why not continue your original configuration towards East Watmaugh on Broadway?

Ken Gylfe: The original documents anticipated one possible route on Broadway. Next phases may head out east on Napa Rd., mostly for agriculture, and cost benefit of reaching those areas don't make sense.

Mr. Stevens: Once you reach the high school, where are you headed?

Ken Gylfe: The Plaza, Field of Dreams.

Mr. Stevens: Bike path improvements?

Ken Gylfe: Not being pursued.

Mr. Bellach: To lower or offset rates, are your existing customers mainly commercial? How does funding work?

Ken Gylfe: Our existing customers are agricultural users primarily in the Carneros region. Our wastewater collection site serves the City of Santa Rosa, El Verano, Boyes Hot Springs, Fetters, Agua Caliente to Glen Ellen. Sewer rates collected are through property taxes.

Mr. Bellach: This will help to reduce discharges to the Bay? Is this the regular practice?

Ken Gylfe: Discharges to the Bay are during the wet months. Historically, we're prohibited from discharges during the dry months from May to October. As recycled water use expands, we've been able to limit discharges.

Mr. Bellach: Where are the pipe discharges? Sonoma Slews? The pipeline goes where to Napa?

Ken Gylfe: The Slews. Sonoma Napa Salt Marsh pipeline.

Mr. Bellach: Will you hold a private tour for our group?

Ken Gylfe: Yes.

Mr. Fogg: From a capital standpoint, what is the cost breakdown between the City, special districts, and you?

Ken Gylfe: The City is responsible for cost that serves their particular property. There's a small 400 ft. pipeline at Engler St. and Valley Park. A rough estimate is 50-60 thousand. The sanitation district and special districts will utilize capital funds and the 1 million grant through Prop 84 as well as reclamation funds through North Bay reuse project.

Mr. Fogg: Are there any charges to VOM or City of Sonoma Water Dept.?

Ken Gylfe: No, it's not capital construction.

Mr. Fogg: What's the cost once they use recycled water?

Ken Gylfe: The school district cost for city water is \$2100 per acre ft. and we're proposing costs reduced to \$700 or lower for recycled water.

Mr. Fogg: The charge to grape growers?

Ken Gylfe: Users pay \$25 per acre ft. and will be transitioning to higher rate structure.

Mr. Fogg: So the public agency is subsidizing the people at Carneros.

Ken Gylfe: That's a fair statement.

Mr. Carr: Who are the schools paying to get water? Is the grant money covering their portion?

Ken Gylfe: Agreements have not yet been presented to the schools. Their investment is in the retrofit – may be minor or more significant/

Mr. Carr: Present users – are they relying on Russian River system or wells? Where are schools getting their water now?

Ken Gylfe: Schools are on the city system. We're wholesalers to the city. Some are using local wells but predominantly Russian River water. They can offset usage to 15 million gallons a year for their playing fields.

Mr. Green: Can you tie in to hydrants for firefighting?

Ken Gylfe: Not proposed, maybe in some communities, but they must manage where water is applied and control not to go into streams.

Mr. Martin: 18 years ago, I attended a PRMD meeting re: use of recycled water due to people objecting to the golf course going private. Was there ever a plan?

Ken Gylfe: Can't speak to that - 18 years ago, that far upvalley was long range.

Mr. Martin: I made a site visit on 2/27. The project was just being laid out and there was nothing to look at. No vineyards, residential only. The contractor invites all Commissioners to visit.

Chair Ding: This project was referred by PRMD – needs input from us.

Mr. Bellach: I propose a field trip to 8th St East to the Sanitation District.

Mr. Stevens: I second.

6. Consideration of items for Future Agenda

Chair Ding: What is the current status?

Pat Gilardi: As projects become ready, they will come to the Commission but only when submittals are complete. A couple of applicants are in the wings. Tolay Creek is not ready; submittal is incomplete with fatal flaws. It has to be complete before coming to you.

Chair Ding: VJB?

Pat Gilardi: Not ready.

7. Adjourn 8:10 pm