

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION
MINUTES OF MEETING FEBRUARY 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, Bruce Green, Tom Martin, Angela White, Ryan Lely, Gay Johann, Pat Stevens, Sean Bellach, Rachel Hundley, Ditty Vella

EXCUSED: Rochelle Campana

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

2. **Minutes Approved of January 28, 2014 Meeting with the following correction:**

Item 2 and header: Minutes of Meeting should have said January 25, 2015, and not November 19, 2014.

Item 4: Greg Carr clarified that by virtue of the tie at last month's meeting, the motion failed.

3. **Public Comment:** David Cook, Mayor of Sonoma thanked SVCAC members for their service. Ditty Vella wanted to recognize Kirsten Lindquist's passing and Jack Ding said that a ceremony will be held at the end of the meeting.

4. **Applicant Name: Vin Smith, Smith, Sickler & Associates Resolution**
Owner Name: Steve Page, Speedway Sonoma LLC
Site Address: 29355 Arnold Dr, Sonoma

Request for 1) a General Plan Text Amendment to allow for non-racing events to occur at Sonoma Raceway; and 2) a Use Permit to modify a previously approved Use Permit (UPE04-0114) to change the number and attendance for allowed events, and allow non-racing uses such as utilizing existing buildings and infrastructure for concerts, private event spaces, a tasting room, etc. on 724.38 acres.

Chair Ding reviewed some points - that SVCAC is not a decision-making but an advisory body only. It allows for an early temperature read of community thoughts on the project, and appearance of applicants before SVCAC is voluntary. A site visit was made to Sonoma Speedway on February 10, 2015 by Commissioners Bellach, Stevens, Martin and Ding. Due to the large number of attendees at this meeting, speakers were requested to limit their comments to 3 minutes each and to raise hands instead of applauding if in agreement with the speaker.

Applicant presentation:

Steve Page, president and general manager: We propose an entertainment event and economic opportunity for Sonoma Valley. A brief historical perspective: Sears Point Raceway opened in 1968 with limited operations. A proposal for major modernization and remodel was made 17 years ago. Controls were put in place and we emerged as one of the most regulated businesses in the County. Our use permit is now 54 pages long and we are in complete compliance except for 2 conditions which are now in final negotiations: open space and conservation easements. We would like to broaden the use from a strictly motor racing venue to host a Music Festival, to limited occasional use for corporations to hold small parties and nonprofits to fundraise. We would also like to expand days of camping, change in attendance limits and to consolidate categories – from 3 to 4 days, the 4th being the Music Festival. Noise limits to increase from 96 db to 103 db for 5 days instead of 2 for high performance cars; air shows, pyrotechnics, fireworks to extend from 7 pm to 10 pm; 1 additional day for professional racing from 2 to 3, and 1 day a year for NASCAR to begin at 7 am instead of 8 am. We will also be installing lights for the car track. We can't anticipate the popularity of certain programs but they tend to be concentrated on youth and we will maintain a safe and controlled environment. We would also like to offer low impact entertainment to our campers: movies, music to ease congested roadways. Lastly, we are discussing the possibility of a tasting room, sales and small wine events by Ford Family Winery which is currently at Cornerstone. The Music Festival: Sean Knight from Nitro-Fidelity proposed a series of multi-day rock concerts to be held at five racetracks owned by Speedway. Each event would reflect the tastes of each community – for Sonoma, local talent, vendors and providers would be used. It would also present opportunities for local businesses, fundraising for nonprofits, a showcase for local

arts, and provide jobs for local youth. No permanent construction will be built for music events which we propose to go until midnight and a dance venue till 4 am. From each festival, \$200,000 will be distributed to nonprofits serving youth. Sean Knight, CEO of Nitro-Fidelity: With Howard Mertlecamp, Strategic Finance Officer, we approached Steve Page with a concept to build a partnership to hold a dynamic, fan-centric music festival which will focus on local musicians, vendors, and reflect the tastes of the locality where the event is held. The first of these Ni-Fi festivals will be held in Kentucky this August. We have secured appropriate funding and the capacity and logistics for the festivals are similar to those for motor racing.

Steve Page: The next step is the environmental impact report and recommended mitigation. A public hearing will be held by the Planning Commission and we encourage public input before the EIR gets underway. Disruption will be unavoidable especially for non-race or concert-goers but we will balance the disruption with ways to allow the economic impact to flow into the local community.

Commissioner questions:

Chair Ding: The most current December updated report is being used.

Ms. Vella: Core question for the County - if this triggers an environmental impact report, why are we looking at it?

Steve Page: We are here at the County's request.

Mr. Carr: We get projects just proposed so we don't have all the info and cannot always make a decision. EIR will provide more info on this project and the CAC is here to raise all concerns, listen to public input.

Chair Ding: EIR is far away so we cannot say yes or no. We can identify potential issues now and in the future. Even if we make a recommendation, it cannot be compared with EIR results.

Mr. Martin: There are 4 big issues: increased activity in that area which will lead to greater intrusions to the surrounding countryside; increased traffic; noise levels, and water and saltwater intrusion.

Steve Page: As to increased activity, it is currently in use 340 days a year. The Music Festival will drop the racing activity but add one more weekend. Traffic and noise are the #1 and #2 issues to be studied in the EIR. The water and a system to serve the daily population will also be studied in the EIR. Significant or additional use will not be a major issue.

Mr. Bellach: The events are not water intensive due to use of porta-potties. It seems low considering the number of people attending.

Steve Page: Our consultants deemed permanent facilities not feasible due to use for only 1 or 2 biggest days of the year. Our treated wastewater is also used for landscaping.

Mr. Bellach: Many moving parts – your biggest events are NASCAR events. How does it compare with the Music Festival?

Steve Page: The Festival is not as big as NASCAR. We hope it will grow to NASCAR size.

Mr. Bellach: Why can't you monitor if less than 2500 people?

Steve Page: A typical weekday is between 800 and 1200, and small events are between 1500 and 2000. Major event counts are based on the use of parking lots and bodies per car. We asked the County who could not give us an answer. There are 3 factors to consider: number of visitors; number of times the same person enters and exits, and peak population during the day. It would be difficult to measure. The public benefit is to address traffic congestion and appropriate services for public safety. For sheriff and fire services for 5000 or more, traffic control for 12,000 but there is no public benefit for less than 2500.

Mr. Bellach: Conditions of the 2 conservation easements – how will the Music Festival and other changes to the use permit impact if at all?

Steve Page: It covers the 50 acre parking lot, top of the mountain and property on the Lakeville side. The conservation easements were put in place as mitigation for wetland and red-legged frog habitat when we did the remodel.

Mr. Bellach: Lights in the go-cart facility will be installed and in use till 10 pm? What are the impacts?

Steve Page: There's a strong demand to extend curfew and install lights. We have a rough design which will minimize off-site exposure.

Mr. Lely: Waste from NASCAR, is there a recycling program? Have you partnered with an organization for zero waste to minimize the carbon footprint in the area?

Steve Page: We work with North Bay Conservation Corps and we have lots of kids emptying all waste and recycling containers.

Ms. Vella: How does the rail system work?

Steve Page: It involves 5-6 rail agencies – 700 people board in Sacramento, Davis or Suisun and are off-loaded in front of our gate. After the race, they board to go home. We are currently in talks with SMART shuttle service.

Mr. Green: Question for Mr. Knight – demographics at NASCAR vs concert, and the security for both. For emergencies, the closest hospitals for ODs, and has a study been done on Sonoma Valley Hospital and what it can handle, and the proximity of other hospitals for concerts?

Sean Knight: NASCAR and music demographic is the same. We are 2-3 years out from having the event.

Steve Page: NASCAR has a broad-based audience, people who eat. We spend lots of time on emergency services and have a multi-agency task force: sheriff, fire, care systems to cover natural disasters, terrorist attacks. Security is the same and includes FBI, Sonoma County Sheriff, Homeland Security.

Mr. Green: Lessons learned from Altamont Raceway?

Steve Page: Don't hire Hell's Angels.

Mr. Martin: Your current and proposed numbers: minimum of 276,000 and maximum of 872,000 per year. That's an increase of 13.8% with impacts on Highways 37 and 121. The Festival will begin on Friday – that is a large increase.

Steve Page: It's one more weekend. I encourage support for proposal to widen Highway 37.

Mr. Martin: Hours of operation are from 10 am till midnight? When do NASCAR activities cease?

Steve Page: The use permit allows racing from 8 am to 7 pm.

Mr. Martin: Alcohol sales till 2 am, the winery is open from 10 am till 6 pm, tent parties till 4 am. There's a large number of people past midnight going out onto the highway. You can accommodate 6000 on-site campers.

Steve Page: The tasting room will not be open that late. Overnight parties are for campers.

Mr. Martin: The Golden Gate Festival had 60,000 people per day for a total of 3 days. That's a total of 180,000.

Ms. White: For the 3 or 4 day event, will you be selling passes for a number of days? What percentage of people will camp and will you reach capacity?

Steve Page: That is our intent.

Mr. Bellach: Please explain the 5 increased days of camping and the proximity to wetlands. Will there be increased footprint due to increased camping days and increased numbers at the Festival?

Steve Page: We are allowed 15 days of camping on 53 acres on the east side. We'll continue to use so no increase on this campground.

Ms. Hundley: The shuttles linking the 50 acres to the city of Sonoma to bring more business- are you partnering with the Visitors Bureau? Will you use selection criteria to favor local businesses for vendors and employees?

Steve Page: Yes and yes.

Public questions and comments:

Chair Ding: Due to the number of people who want to speak, we need to reduce it from 3 minutes to 2 minutes.

Tom Rouse, 5th St E: I want to thank the Raceway to allow the community to have input. We don't have a say since it goes to the Planning Commission and the Board of Supervisors. The major concern is the Music Festival which adds one additional weekend – all others are non-events. The Raceway has been a great steward of the land.

John Parker (address unclear): This is a great opportunity and an economic boost for the Valley. The 4 issues raised by Mr. Martin and the need for mitigation will be dealt with in the EIR.

Rick Corcoran, 2nd St E: We need more events like this. The Raceway has been a great partner of businesses.

Theo Fightmaster, VP Sonoma Stompers: The Baseball Club supports the Raceway which is an asset - they create jobs and raise funds.

Sean Boyson, Mark Ave: This is great for the community. The community benefits from what they do.

Teri Shore, Hopkins St: I submitted an 8 page letter to SVCAC but will go over some of the finer points including the role of SVCAC, and to urge you to consider carefully and take the time needed to review and make recommendations. Please don't fast track – please work with the Raceway to transition away from racing to more sustainable activities but not at the scope and size proposed for the Music Festival.

Meg Beeler (address unclear): We need to look at the larger picture. It's a matter of how we want the Valley to be and how to experience our lives. It's not just one event. Glen Ellen, at 16 miles away, can hear the noise from the Raceway, and the increased dbs are already happening. The environmental impact report needs to fine-tune noise levels.

Casey Mazzoni, Banks St: As a business owner, I support the Racway, for increase in visitors, employment, resources and entertainment.

Mary McCackren, Sears Pt Rd: The Raceway has been a great manager and neighbor. I oppose but I can deal with one weekend event a year except for extended go-cart hours. Why doesn't the City of Sonoma take over the 50 acre park for the 5 days and put on its own events?

Laura Zimmerman, Denmark St: On behalf of youth benefits, our community has a good relationship with the Raceway. They provide a safe place to have fun and jobs.

David Welles, Bernhard Ave: I represent the Chamber of Commerce and the Raceway is a great community partner. Please keep an open mind.

Sandra Donnell, Arnold Dr: We live there - we pre-date the Raceway by 3 decades. We're a small family but have made contributions as large with no conditions or trade-offs. My family owns the 4000 acre ridge along Arnold Dr. and Sears Point. Our largest contribution has been the preservation of magnificent hills on the west side of Sonoma Valley. With the noise and light pollution, the area will be unlivable. Our property rights appear to be subservient to the corporation.

Nancy Donnell Lilly, Arnold Dr: This is a long process and there will be many more hearings to come. People need to stay involved and make their voices heard. This application should not have been made. In 2005, as a result of a lawsuit, the Raceway, the County and we signed a settlement agreement that noise levels were not to increase. Now they are asking for additional days, a multi-day music event, dancing venue, increased go-cart racing days, increased db levels and pyrotechnics. They are in violation of the agreement.

Laurel Mornay, Arnold Dr: We are the nearest neighbor to the Raceway. I am a friend of Steve's and I work for a nonprofit that benefits and each time there is an event, we have to deal with all the damage that is done by Racetrack patrons. They destroy our fields, shoot at our cows and knock the fence down so that cows wind up on the highway. We have asked for a fence to keep people out but we can't get the fence built. They are asking for a 4 day event and one more weekend with more than 55,000 people. We are looking at more damage. Every event brings damage, this is one more weekend. People say it's one more weekend, yes, it's one more weekend.

Christina Mornay, Schellville area: I have taken my kids to racing events. These events are not family-friendly. They're scary with people doing illegal things and crossing the highway at all hours. I'm afraid for my kids and the repercussions not just now but in years to come. What do I tell them when they want to attend in 4-5 years?

Marguerite Ledoux (address unclear): I work for teen services. Steve lives and cares about the community and contributes with revenues and opportunities – he's been here since 1968 and he put Sonoma on the map.

Mary Eckert, Novato: I'm the CEO of North Bay Conservation Corps helping youth in Sonoma and Marin. It makes sense – kids get education and jobs.

Megan Moll, 9th St: I'm in support. I represent the Board of Chamber and the Red Grape. He has given so much to the community and nonprofits. This is a local and tourist-driven community – it will bring more people in.

Patricia Shults (address unclear): I run Sonoma Chamber of Commerce. I came from Austin, Texas and I've seen the economic impact of music festivals on local business. Austin City Limits and South by Southwest brought in huge revenues but due to Sonoma's small size, even a percentage of that would benefit the Valley. Keep an open dialogue among business, music venues, and officials.

Justin Faggioli, Arnold Dr: My wife is Sandy Donnell. We live next door to the Raceway. How will we sleep for 4 days, with NASCAR beginning at 7 am, go-carts for 360 days till 10 pm. We need to reconcile this by enforcing cut-off at 7 pm. The go-cart track is level with the view out of our window. The light studies need to take into account the view and perspective from our home. We need you to ask questions of us.

Ted Eliot, Sonoma Valley: Please keep track and focused on the issues and effects of the expansion on residents and visitors. Over 50 million dollars of public and private funds have been spent to preserve the parks and precious lands. Please consider the air, light and noise effects not only on human beings but also on wildlife. The traffic is already bad but it will get worse, and widening Highway 37 is not likely to happen. EIR needs to cover all aspects of the project.

Bill Blum, Cottonwood Ave: I'm the manager of MacArthur Place. The racing teams and sponsors of the Raceway stay here and it's our #1 source of business. People come and stay longer – they have an impact on our town and it's a huge economic impact.

Marilyn Goode, Grove St: Along with Nancy Lilly's mother, I attended the hearing for the Raceway – this was before Steve Page and bit by bit, it's grown. Here we are 17 years later and we are about to have a Music Festival. Our youth is being taught to worship the automobile and our small, narrow Valley has to put up with more and more. There has to be a give and take and we need to look at the whole Highway 12/121 corridor.

Fred Allebach, 8th St E: I sent you a letter re: sustainability and I would like to distribute a diagram. What I heard are economic benefits vs environmental costs so costs and benefits of real sustainability need to be measured as interaction between three bottom lines – social, environmental and economic - and not just an economic bottom line. We need to have the economy and level of success but there are quality of life issues and the externalized cost of people coming here and their carbon footprint that needs to be put into action for Climate 2020. With all of these events, people are

concerned with the aggregate total and it's incremental....a little bit at a time. These are the same issues as Measure B – the frog in the pot - every little bit is OK but then the water is boiling.

Mary Martinez, Sonoma Valley: I agree with those with a vision for the future. I, too, was at the meeting 24 or 30 years ago and at that time, the west hills were covered with yellow wildflowers that attracted birds from all over the state. The same hillside is now gray and these people have economic reasons. Read "The Sixth Extinction" – tree frogs are disappearing because of us. Please act responsibly because it will impact the lives of people and our children's children.

Kathy Pons, VOM Alliance: I am concerned with the General Plan changes. The original document states racing and related vehicle uses – there is a list of activities already conducted at this site. Opening it to music will have critical impacts. The land is fragile – remember Woodstock. Traffic will become more congested and visitors from San Francisco will bypass us if they can't enter the gateway to Sonoma Valley. The area is critical to groundwater quality which is being threatened due to saline intrusion. A full environmental impact report is needed.

Tony Lilly, Arnold Dr: The noise is abusive. At the early meetings 17 years ago, there were many complaints. The Raceway is in breach of contract. The 4 major problems that have been heavily documented with concerts are noise, traffic, drugs, and crime. That's what they want to bring to our Valley. As a Commission, you don't have the power but you can say this is not appropriate for the community.

Joe Lieber (address unclear): Supporters have a vested interest due to their businesses: Chamber of Commerce, hotels, restaurants. What about those of us who live here and are not gainfully employed here? When is enough enough? Consider us.

Tony Moll, 9th St: I am excited about the change. It will have a great impact and generate a lot of income.

Hugh Gordon, Katie Ln: There's a missing piece. What are the financial incentives for this company? How much will they make?

Steve Page: I'm not at liberty to discuss. It has to be a profitable venture or we would not attempt it. Lots of issues have been raised – environmental impacts, mitigations recommended.

Commissioner comments and discussion:

(Note: In advance of tonight's meeting, letters were received by SVCAC from the following citizens: Teri Shore, Fred Allebach, Richard and Ann Lanzerotti, James K. Cribb, Pat and Ted Eliot, and a response from Misti Harris to the Lanzerottis. They are on file with PRMD.)

Mr. Bellach: Ex-officio Carr, please weigh in.

Mr. Carr: This project will go through an extensive review process. It's difficult to suggest you make a recommendation. It's important for me to hear what you think, but we should not move right away because so much more info to be learned. It's an excellent idea to follow this project.

Mr. Martin: After the EIR is conducted, will it be brought back to this body?

Mr. Carr: It could but not sure why it would be brought back except to discuss EIR. Talk to the Planning Commission.

Ms. Wood: We're here to hear small to large projects. It's good rhetoric for us on the Commission to hear what everyone has to say.

Mr. Bellach: I believe the process starts here with discussions and not the Planning Commission. This is complicated with many moving pieces. It's important you made your voices heard and it's an important purpose for us to hear. When I made the site visit, some things reflected their being stewards of the land with sheep mowing the grass and the wastewater facility. The use permit change is modest, their philanthropy is tremendous. Of great concern is the Music Festival because it's a major event, but it makes sense to have it there at the gateway to Sonoma Valley and not in Sonoma Valley. With an event of this magnitude, they can handle it. The issues are traffic, sound, lights and air. I'm

confident the EIR will deal with all and they have a track record for mitigating problems. It's premature to give a thumbs up or down.

Mr. Stevens: I echo those sentiments. Its use is limited so far – they should be able to move on and they are a valued member of this community.

Chair Ding: What is the timeframe for the EIR report?

Mr. Carr: Mr. Page said they were hiring a consultant. Usually, it's a year before the hearing process if all goes smoothly.

Chair Ding: As a private citizen, I was moved and learned a lot from the public comments. We need to wait for more info. The applicant and locals should form a team. We also need to look at the people behind the project. The 3 factors brought up earlier: social, environment, and economic need to be combined harmoniously. I'm a relative newcomer and there are people who have been here for many generations. I agree we need to keep this place beautiful and protected. For people who don't leave Sonoma Valley for vacations because being here is like being on vacation, can you still say that 50 or 100 years from now?

Ms. Hundley: The residents I talked to are excited. It would spread the city to younger people and future spenders. Traffic is a concern – it affects commutes and on weekends and the state of the aquifers is paramount. A pedestrian bridge would be a great idea. Re: neighboring properties, their concerns are problematic: the racing hours, lights, entertainment at campsites, and late Festival hours.

Ms. White: I agree with Ms. Hundley. I go outside of Sonoma for festivals and events. There is a need for this and it's exciting and can be positive. I am leaning to in favor.

Mr. Lely: We need to look at the EIR to give more info to questions. If anything would work, it's the Racetrack. I'm concerned with the campground entertainment because it's not a good use of the space. It diversifies the brand of Sonoma since we're a one-industry town but reparations need to be made with neighbors. We should wait for more info.

Ms. Johann: I did a count: 18 in favor, 16 opposed and Fred, I'm not sure - in the middle. There are many concerns but also lots of positives. EIR will address concerns. People I spoke with think it's a great opportunity for the Raceway to increase revenue and it's a great use of the venue. The winery and traffic are doable and we can have something here and not have to go to Napa.

Mr. Martin: I've watched the intrusions occurring over time. There are other proposals sitting out there for that region. For every event we allow to gain a foothold is an excuse for the next party. The Coachella festival is a taste of a 3 or 4 day event. Do you want this 12 miles from Sonoma, with 40,000 people full of alcohol and drugs on 2-lane roads late at night? We need to say no at some point. Sebastopol, Healdsburg and Kenwood said no to large wineries and casinos. Certain areas must be preserved. Accommodations can be made for the automotive aspect but I am speaking to the Festival itself.

Ms. Vella: I have mixed feelings. I understand the excitement of having live music. There's a big development on Tolay Lake in the works with Chinese investors planning an ag Disneyland. EIR needs to look at the bigger picture of that piece of highway. Traffic is a huge concern - I don't see 37 widening anytime soon, and there is impact of a large number of people on our quality of life. I resent having to go to the city around the schedule of the Racetrack. The neighbors are a big concern.

Ms. White: We live in wine-tasting country – drinking and driving is a part of this Valley and part of festivals. It's not fair to point fingers.

Ms. Vella: The general plan amendment is from a raceway to a special event facility. Is this for all parcels or where you currently have facilities?

Steve Page: A defined portion of the facility is used and available for specific/restricted activity.

Ms. Vella: I'm asking if the general plan amendment encompasses all 1600 acres or will you have an event designation?

Steve Page: All the property is under one designation.

Ms. Vella: I'd like to make a general comment. It's not directed at the festival but for any event. Traffic creates a bottleneck. Access to Napa is through Sonoma. It affects businesses in the City of Sonoma - people can't get here. It doesn't affect hotels or restaurants because people come after. We're becoming more and more isolated.

Mr. Bellach: We will not make a motion. I would like to adjourn and ask that the Planner look at everything and not just at the closing notes.

Chair Ding: We make a motion not to make a motion.

We would like to adjourn tonight's meeting in memory of Kirsten Lindquist, former Chair of SVCAC, who passed away recently. We will be sending her family a note recognizing her service and contribution to this Valley.

7. Adjourn 9:30 pm



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

January 20, 2015

To: Interested Agencies

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

File Number: PLP14-0084
Applicant Name: Frederick and Patel LLC
Owner Name: Same
Site Address: 5131 Warm Springs Road, Glen Ellen
APN: 054-240-040

Project Description: 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 0.76 acre parcel.

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

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by (3 weeks from above date), and should be sent to the attention of: **PLP14-0084, Misti Harris (Misti.Harris@sonoma-county.org)**. The Project Planner can also be reached at 707-565-1352.

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

- | | |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> BOS Dist ____ Director |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> BOS Dist 1 Director and SVCAC |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> BOS Dist 4 Director and Commissioners |
| <input type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> SUSMP | <input type="checkbox"/> NW Information Center, S.S.U. |
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> So County Environmental Health | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input type="checkbox"/> State Dept of Fish & Wildlife |
| <input checked="" type="checkbox"/> Local Fire District - Glen Ellen FPD | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input checked="" type="checkbox"/> Assessor | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Regional Water QCB: North Coast / SF Bay |
| <input checked="" type="checkbox"/> Landmarks Commission | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input checked="" type="checkbox"/> Transit/BPAC | <input type="checkbox"/> City of _____ Dept |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Cloverdale Rancheria Band of Pomo Indians |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria |
| <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> Glen Ellen Association |
| <input type="checkbox"/> ALUC/CLUP | |

Planning Application

PJR-001

File#: PLP14-0084

Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve/Contract
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit MODIFICATION
- Variance
- Zone Change
- Other:

Reference: UPE00-0102

Applicant (Contact Person):

Frederick and Patel, LLC
 Name
5131 Warm Springs Road
 Mailing Address
Glen Ellen CA **95442**
 City/Town State Zip
707-933-1496
 Phone Fax
sia@oleahotel.com
 email
 Signature [Signature] Date 10/20/14

Owner, if other than Applicant:

Attn: Anastasia and Ashishkumar Patel
 Name
Same as applicant
 Mailing Address
 City/Town State Zip
 Phone Fax
 email
 Signature [Signature] Date 10/20/14

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

David R. Brown/Adobe Associates, Inc.
 Name David R. Brown Name
1220 N. Dutton Avenue Mailing Address
Santa Rosa CA **95401** City/Town State Zip
Principal Engineer Title
707-541-2300 **707-541-2301** Phone Fax
dbrown@adobeinc.com email

Project Information:

5131 Warm Springs Road

Glen Ellen

Address(es) Assessor's Parcel #054-240-040

City/Town Glen Ellen Acreage: 0.76

Project Description: Proposed building C to be the addition of a 2nd floor on the existing carport for 3 new guest units at the NW corner of the property. No change to building footprint. Addition of pool & associated landscaping. Relocation of existing spa and accessible lift. Revision of UPE00-0102

Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed n/a

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 9 Supervisorial District: 1 Current Zoning: R1SR General Plan Land Use: RVSC
 Specific Plan: North Sonoma Valley S.P. Land Use: Glen Ellen Design Guidelines Needs CEQA Review? yes no
 Commercial/Industrial Uses: (Enter numbers where applicable)
 Bldg. sq. ft. Existing: _____ Proposed: 7507 Existing Employees: _____ New Employees: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____
 Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor N/A
 Previous Files: UPE00-0102 (GPA/UP 90-107 & UP 10739 rescinded by UPE00-0102)
 Application accepted by [Signature] Date 10/27/14

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

Supplemental Application Information

Existing use of property: Olea Hotel (12 guest rooms)

Acreage: 0.75

Existing structures on property: Bldg A: Lobby, Office, Kitchen, Dining Room and 2 guest units; Bldg B: 8 guest units; Cottage 1; Cottage 2; Carport; and, Small Outdoor Spa

Proximity to creeks, waterways and impoundment areas: Sonoma Creek (700' +/- south)

Vegetation on site: Mature trees and landscaping

General topography: Sloping towards south (Warm Springs Road)

Surrounding uses to (Note: An adjoining road is not a use.)
North: Large Parcel SFD South: SFD
East: SFD West: SFD

New structures proposed (size, height, type): New single story (3-units) above and below grade garage/storage.

Number of employees: Full time: 1 Part time: 8 Seasonal: 0

Operating days: Monday through Sunday Hours of operation: 6:00 a.m. to 9:00 p.m.

Number of vehicles per day: Passenger: 10-12 Trucks: 0-1

Water source: Valley of the Moon Water District Sewage disposal: Sonoma Valley Sanitation District

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

New noise sources (compressors, power tools, music, etc.): A few more car trips to site.

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No X If Yes, indicate area of disturbance(aces): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): _____

Vegetation to be removed: Some landscaping

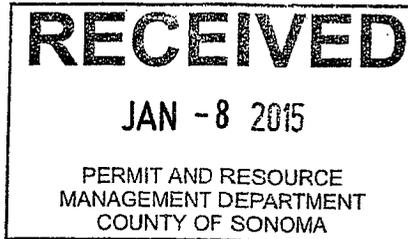
Will proposal require annexation to a district in order to obtain public services: Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Existing hydrant along frontage.

Olea Hotel Improvements
5131 Warm Springs Road
Glen Ellen, CA 95442



Proposal Statement

December 16, 2014

Created from a property with a storied pedigree – originally built in the late 1800's, and used throughout its history as guest lodging – Olea Hotel came into being in 2011 when Anastasia ("Sia") and Ashish Patel purchased the property.

Historically significant, the property went through several iterations: early records, around 1900, show it to be Larinie's French Resort owned by the Larinie family; then in the 1930's as Johnny Cambou's Rocky Terrace Resort, and used by vacationers from San Francisco arriving via train at the nearby Glen Ellen station. Resort guest celebrities included consuls, silent movie stars, Russian royalty, and San Francisco business executives. With time, the property, most recently known as the Glenelly Inn, suffered neglect and, eventually, a County-forced sale. Now, only some two years after its sale, with a complete restoration and renovation, the four buildings on the lushly wooded and landscaped site welcome guests from around the world to acclaim and top ratings.

- #1 in Sonoma County with 5-star rating on TripAdvisor
- #8 in the US for Most Romantic Hotels on TripAdvisor
- Included in Top 10 Best Pet Friendly Hotels in the US on TripAdvisor
- Given 5-stars on Yelp

Olea Hotel has been recognized and lauded in Sunset Magazine's September 2013 issue and in The SF Examiner's "Local Getaways" column of August 2013.

The 2011 renovations brought the property into compliance with current standards of life-safety, accessibility, and food service, as well as providing for a very high level of guest accommodations and amenities. While the buildings are not registered as historic, the architects, in consultation with Sonoma County Planners, chose to respect their historicity by not altering their exterior character. Consequently, the overall ensemble of buildings, terraces, mature olive, oak and fruit trees amidst a native setting provides guests with a sense and an experience of Sonoma County at its best. As a result, Olea Hotel has joined the rarified group of hotel properties that attract multitudes of visitors and contribute significantly to tourism business in Sonoma County.

Olea Hotel currently provides lodging within 12 rooms for a total of 26 guests (one room accommodating 4 guests) with guest-only breakfast and massage services. Events are not accommodated. Daily staff consists of two

housekeepers, one chef, and one Front Desk Manager/Concierge. Hotel operating hours are from 8 am to 9 pm.

Now that Olea Hotel has become a renowned and established entity, owners Sia and Ashish Patel desire to add 3 guest rooms (each accommodating two guests), thus expanding from the current 12 guest rooms to 15, as well as to add a pool and replace the existing spa. The proposed additional rooms, each about 250 square feet, would be within a single story built atop an existing below-grade garage and storage area at the rear southeast corner of the property. The proposed structure would not be visible from Warm Springs Road, which fronts and provides access to the property. It is designed to reflect the historic character – height, roof configuration, exterior materials, windows and doors – of the adjacent existing buildings on site. Additional required parking would be provided below the new rooms. The pool and new spa are planned in the location of the existing spa at the southwest portion of the property with many of the current site and landscaping elements – mature trellised roses, stone walls, and planting – retained and enhanced.

While recognizing that there will be an additional three guest vehicles, traffic along Warm Spring Road should not be affected in any significant way. It is not anticipated that such an addition would create any change in service vehicle traffic.

Being an adults-only property with services, including events, not provided to non-guests, noise is currently a non-issue; introducing, at most, six more guests within a building at the rear of the property should not alter the present situation.

With only three additional guest rooms, there will be no need for additional staff.

Given the physical limitations of the site, particularly in providing for parking, this addition will maximize the room count.

The owners of Olea Hotel have strived to make their business a vital part of the community. By transforming the property from a neglected and near-bankrupt business, Sia and Ashish Patel have added significant value to the community. Not only has a historic property been resurrected, but also revenue is flowing and County residents are benefitting. The relationships that the owners have created with neighbors and businesses of Glen Ellen and Sonoma County speak for themselves; wineries, restaurants, and other visitor-oriented businesses enjoy a symbiotic and fruitful connection with Olea Hotel.

Sia and Ashish Patel have contributed by hiring local staff and providing service opportunities to local companies. They have supported events and organizations, such as Jack London State Park performances, the Kenwood Elementary School, St. Francis Winery's "Blessing of the Animals", Sonoma County Library, and others by donating accommodations and gift certificates. Sia Patel is working

with County Supervisor Susan Gorin to make Warm Springs Road a reduced-speed and safer roadway.

Neighbors and businesses have voiced their support for this expansion of Olea Hotel.

With this expansion and its resulting added guests, there will be yet more opportunities and revenue for Sonoma County and its residents.

RECEIVED

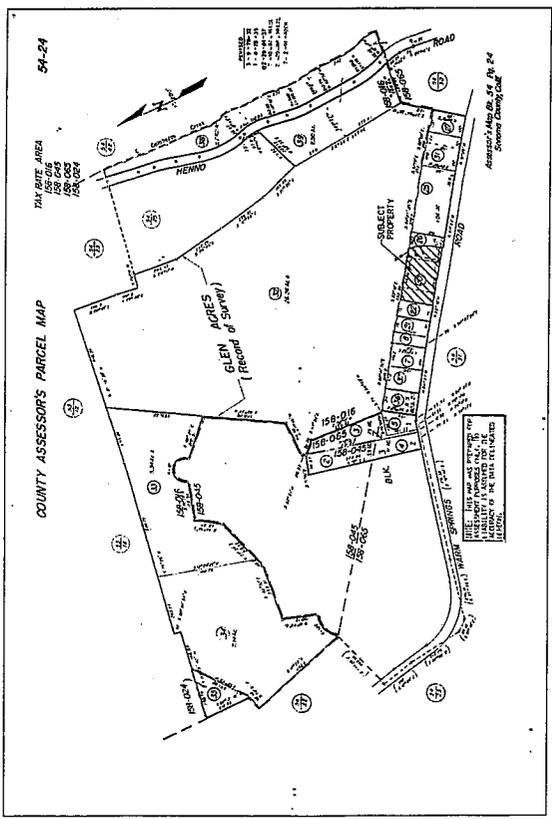
JAN - 8 2015

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

OLEA HOTEL IMPROVEMENTS
2nd FL ADDITION AT CARPORT AND POOL & SPA AREA

5131 WARM SPRINGS ROAD
GLEN ELLEN, CA 95442

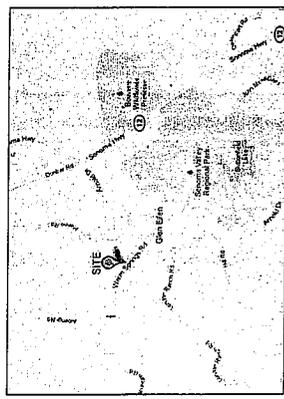
ASSESSOR'S PARCEL MAP



PROJECT DATA

- OWNER: **WELLS AND HOTEL, LLC**
- 5131 WARM SPRINGS ROAD
- GLEN ELLEN, CA 95442
- STREET: **WELLS SPRINGS ROAD**
- GLEN ELLEN, CA 95442
- GEN: 061-740-010
- ZONE: **K**
- LOI AREA: **38,333 SF**
- SHEilding: **SEIBLICK 5'**
- GENERAL: **SEIBLICK 15'**
- REAR YARD: **SEIBLICK 10'**
- STUDY: **DESIGNER**
- ADDITION OF SECOND FLOOR TO EXISTING CARPORT (BLOCK) AT NORTHWEST CORNER OF ADDITION OF POOL AND ASSOCIATED STORAGE AND SPA, AND RELOCATION OF SPA, AND ACCESSIBLE LIFT

VICINITY MAP



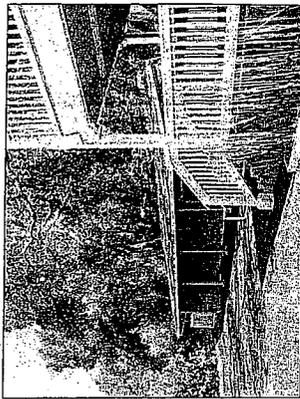
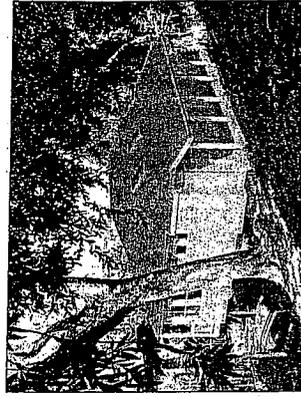
LOI COVERAGE	MAX ALLOWABLE	PROPOSED	EXISTING	REQUIRED	PROPOSED
FRONT YARD	19,387 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF
FRONT A YARD	2,182 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
FRONT B YARD	818 SF	1,811 SF	1,811 SF	1,811 SF	1,811 SF
COURT YARD	4,848 SF	1,650 SF	1,650 SF	1,650 SF	1,650 SF
COURT B YARD	507 SF	342 SF	342 SF	342 SF	342 SF
REAR YARD	1,029 SF	342 SF	342 SF	342 SF	342 SF
REAR B YARD	201 SF	7,983 SF	7,983 SF	7,983 SF	7,983 SF
REAR C YARD	4,489 SF	14,532 SF	14,532 SF	14,532 SF	14,532 SF
TOTAL	38,333 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF

NOTE: THERE WILL BE NO EVENTS OR ACTIVITIES ON SITE.

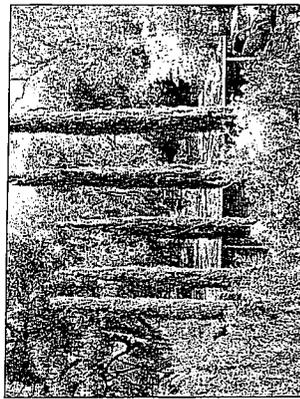
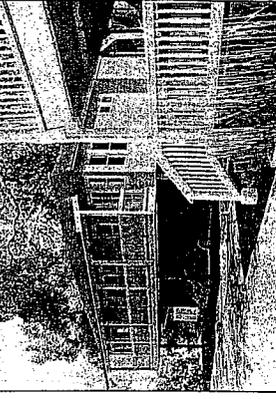
EXISTING



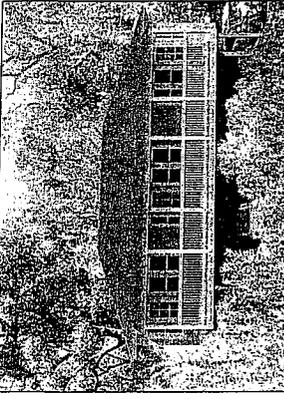
PROPOSED



EXISTING



EXISTING



FUSHIMI
FUSHIMI

Architects
FUSHIMI
FUSHIMI

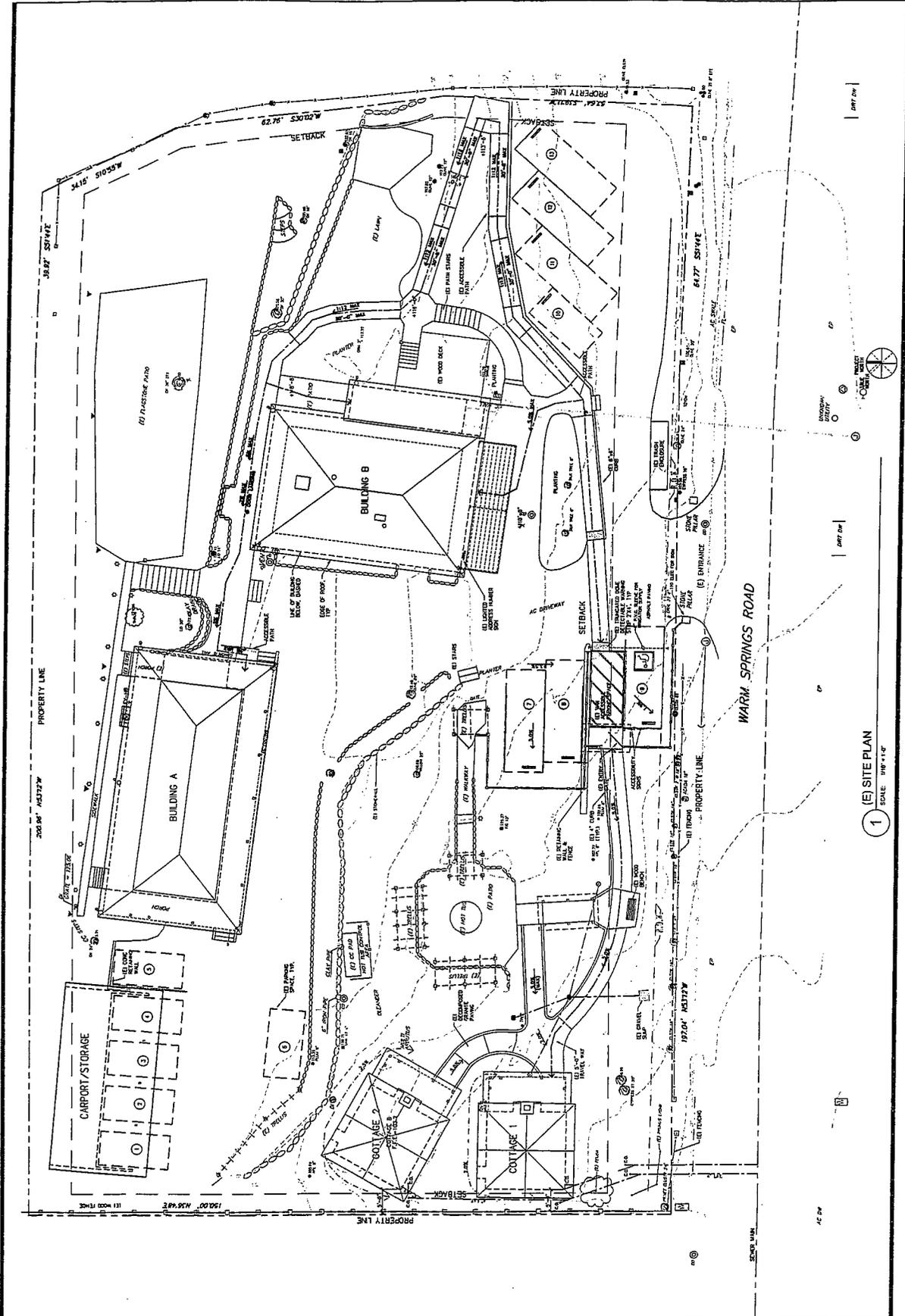


OLEA HOTEL
IMPROVEMENTS
5131 WARM SPRINGS ROAD
GLEN ELLEN, CA 95442
APR 05-24-2010

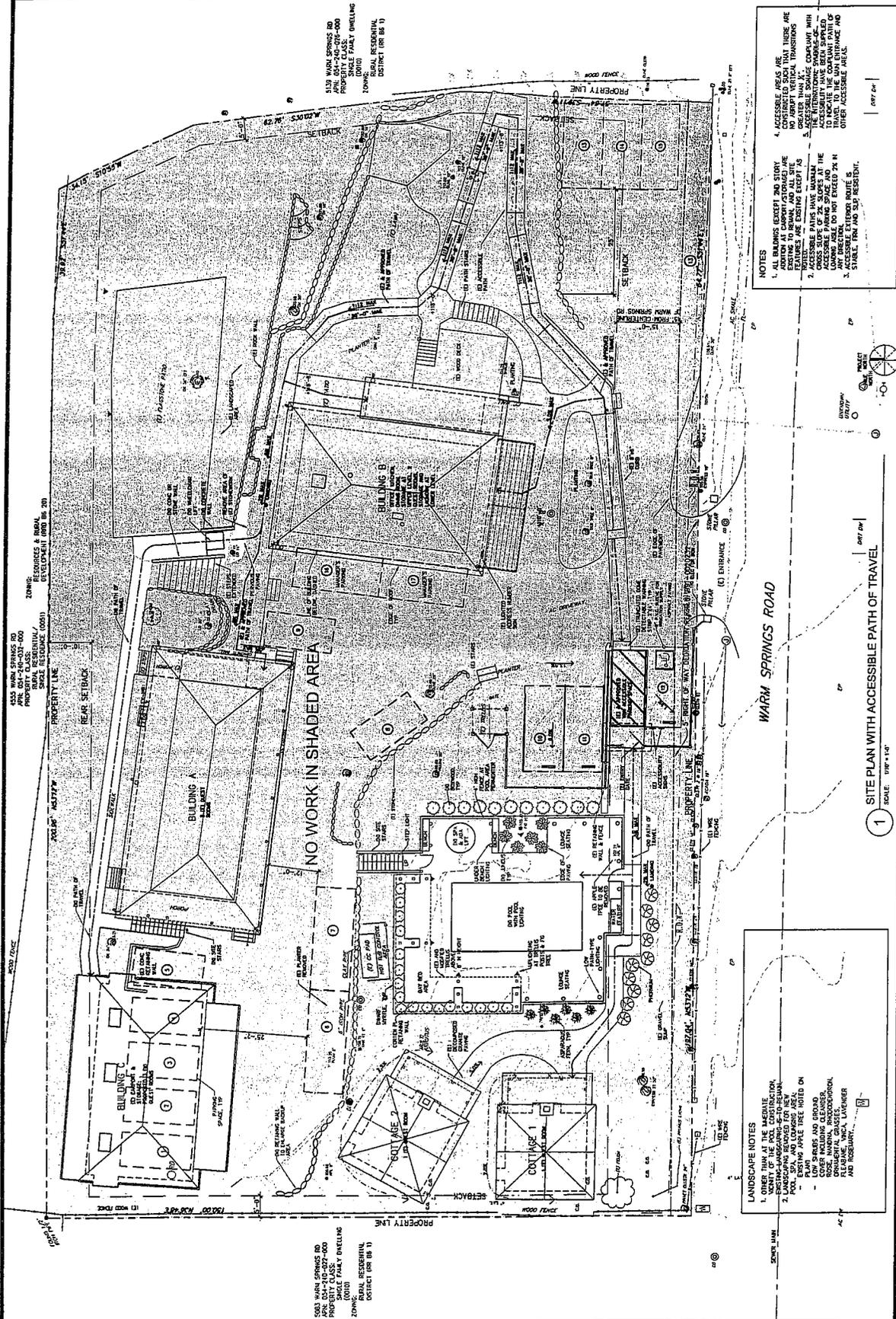
Revisions
1. Date and Number

Sheet Title
PROJECT INFO
VICINITY MAP
PARCEL MAP
RENDERINGS

Proj. # 1406
Date 12-16-14
Scale AS NOTED
Sheet Number



1 (E) SITE PLAN
SCALE: 1/16" = 1'-0"



NOTES

1. ALL BUILDINGS EXCEPT 2ND STORY EXISTING TO REMAIN AND ALL SITE EXISTING ARE EXISTING EXCEPT AS NOTED.
2. ACCESSIBLE PARKING SPACES AND ACCESSIBLE PATHS SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT.
3. ACCESSIBLE PATHS SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT.
4. ACCESSIBLE AREAS ARE INDICATED BY THE SHADING. ACCESSIBLE AREAS SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT.

LANDSCAPE NOTES

1. OVER 10' TALL AT THE MATURE STAGE.
2. EXISTING LANDSCAPING 6'-10' TALL.
3. EXISTING LANDSCAPING 6'-10' TALL.
4. EXISTING LANDSCAPING 6'-10' TALL.
5. EXISTING LANDSCAPING 6'-10' TALL.
6. EXISTING LANDSCAPING 6'-10' TALL.
7. EXISTING LANDSCAPING 6'-10' TALL.
8. EXISTING LANDSCAPING 6'-10' TALL.
9. EXISTING LANDSCAPING 6'-10' TALL.
10. EXISTING LANDSCAPING 6'-10' TALL.

1 SITE PLAN WITH ACCESSIBLE PATH OF TRAVEL

SCALE: 1/8" = 1'-0"

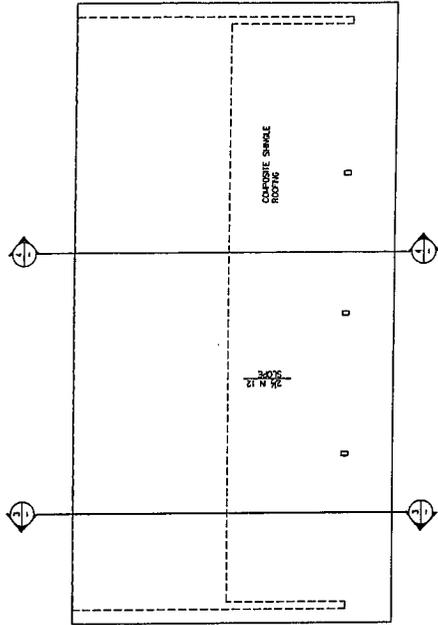
LANDSCAPE NOTES

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10. EXISTING LANDSCAPING 6'-10' TALL.

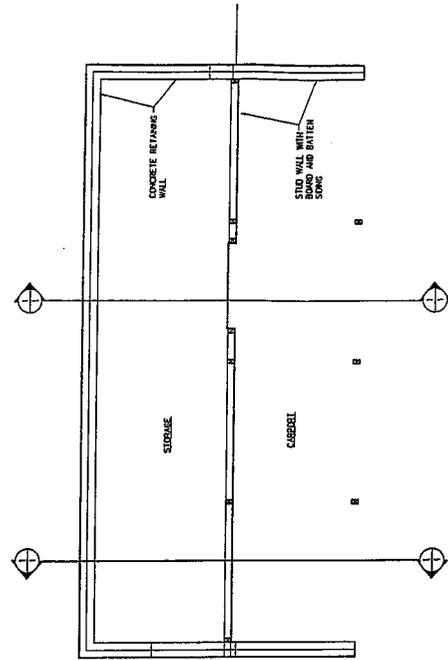
5115 WARM SPRINGS RD
PROPERTY CLASS: HOTEL
ZONE: RESIDENTIAL
DISTRICT (OR BS 1)

5115 WARM SPRINGS RD
PROPERTY CLASS: HOTEL
ZONE: RESIDENTIAL
DISTRICT (OR BS 1)

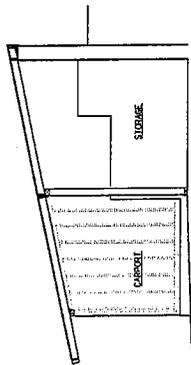
5115 WARM SPRINGS RD
PROPERTY CLASS: HOTEL
ZONE: RESIDENTIAL
DISTRICT (OR BS 1)



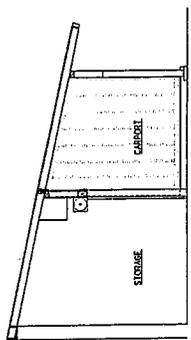
2 EXISTING STORAGE/CARPORIT ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING STORAGE/CARPORIT PLAN
SCALE: 1/4" = 1'-0"

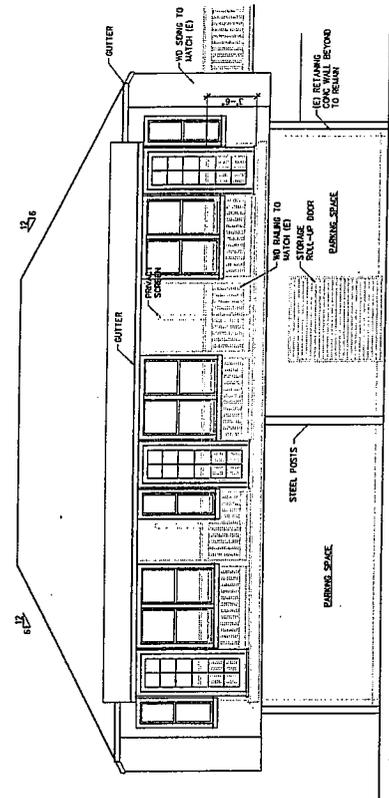


3 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"

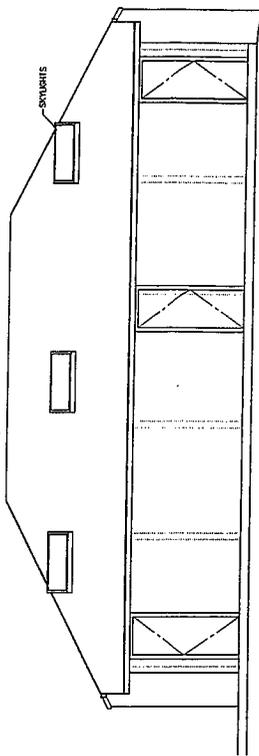


4 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"

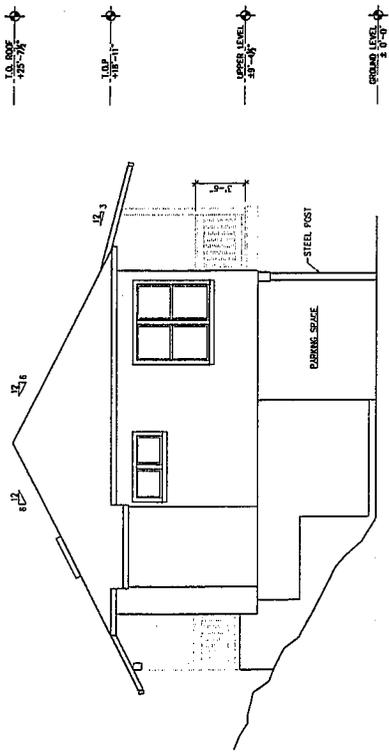




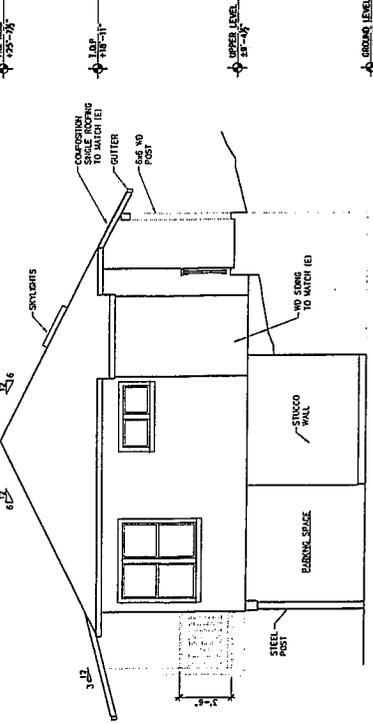
1 BLDG C PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG C PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG C PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG C PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

1.0. ROOF
435'-0"

1.0. FLOOR
418'-0"

UPPER LEVEL
39'-0"

GROUND LEVEL
3'-0"

1.0. ROOF
435'-0"

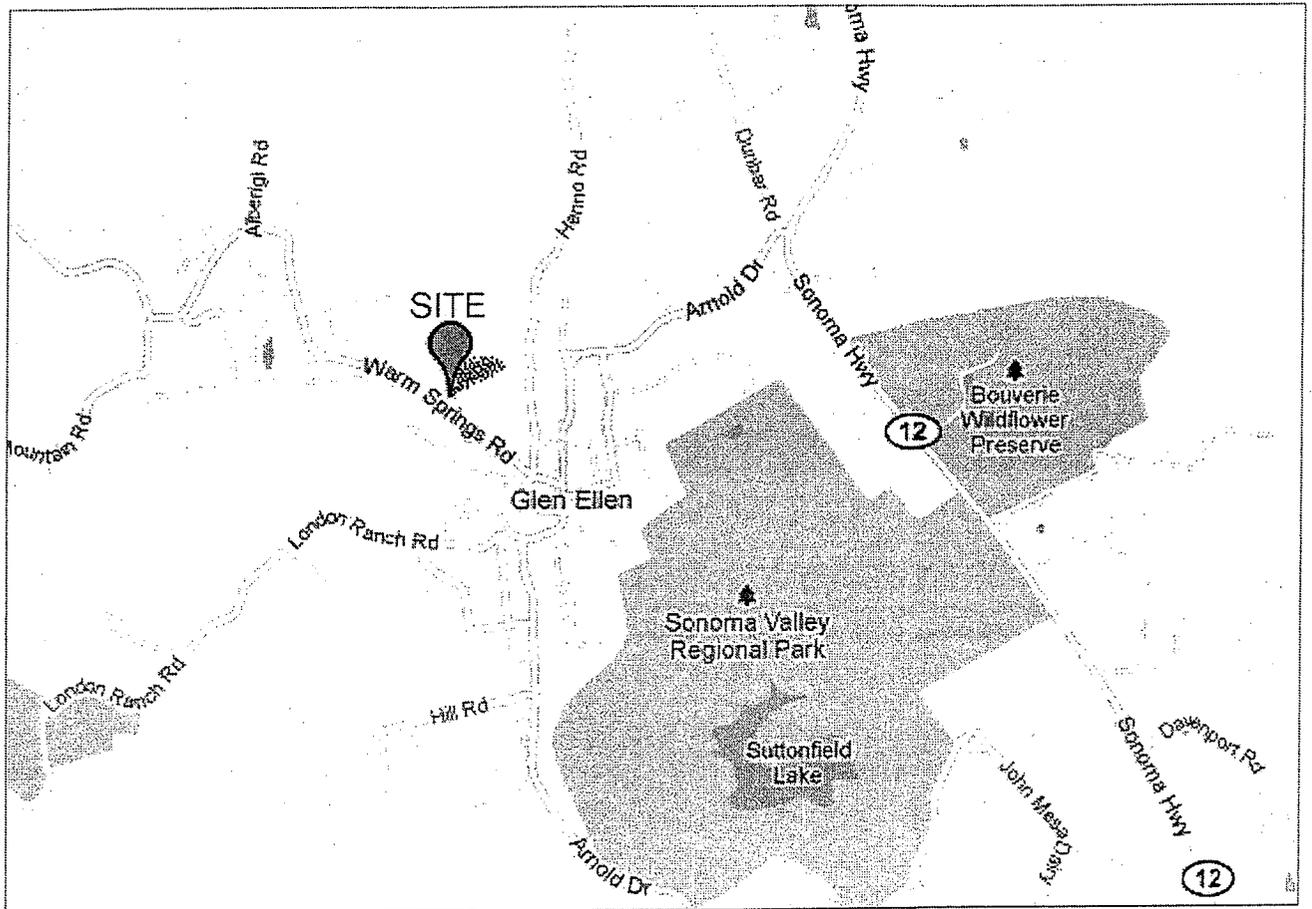
1.0. FLOOR
418'-0"

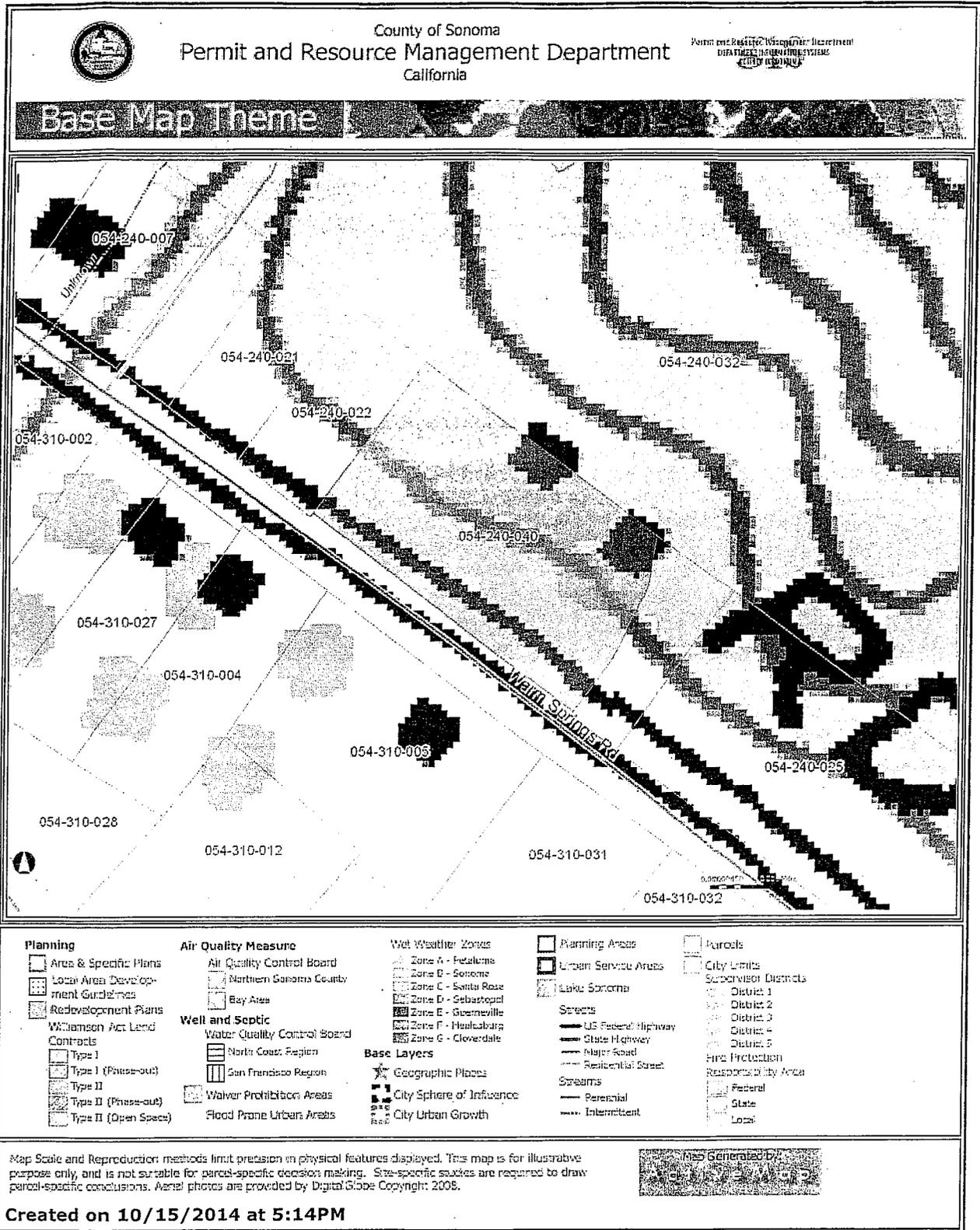
UPPER LEVEL
39'-0"

GROUND LEVEL
3'-0"

LOCATION / VICINITY MAP

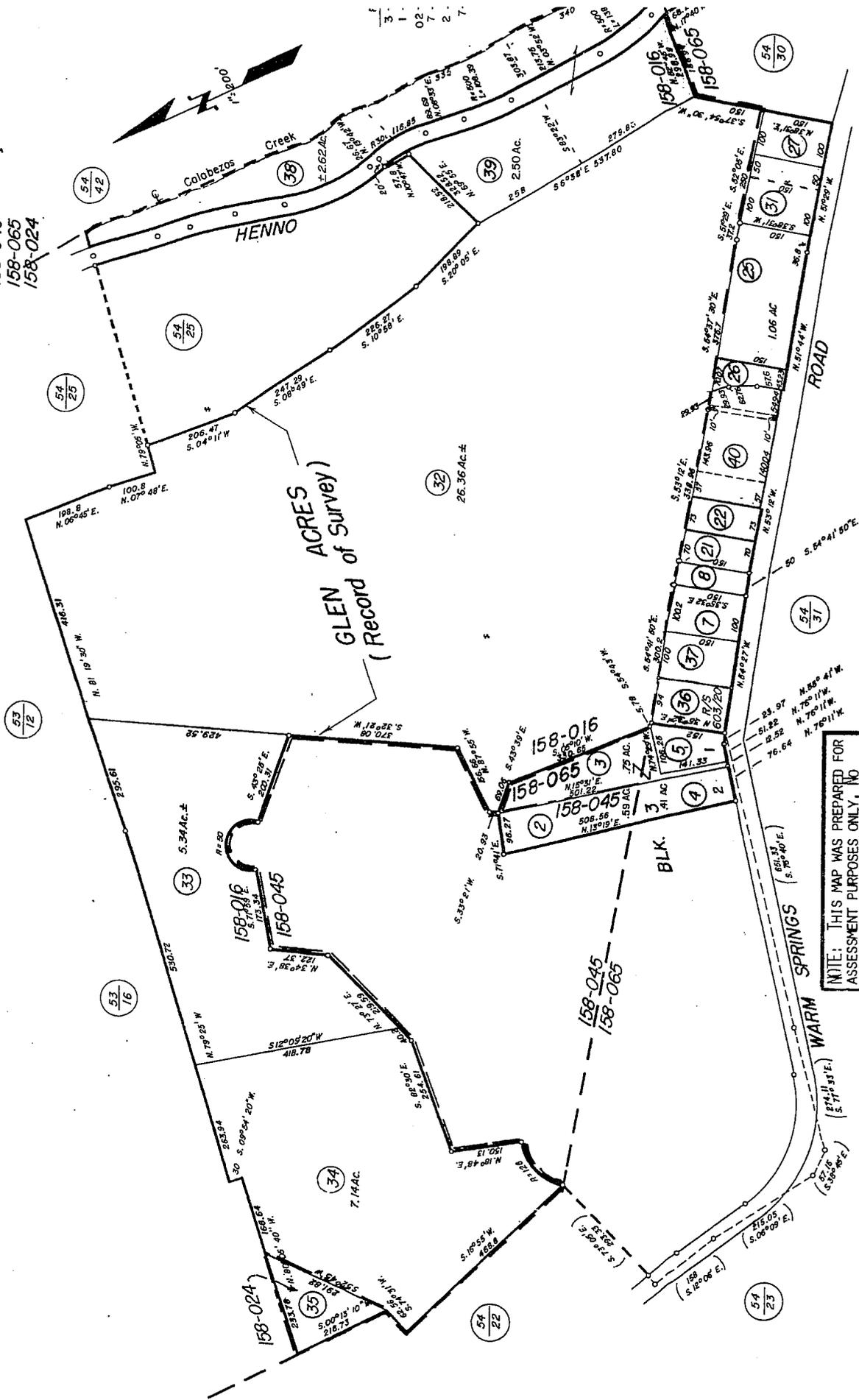
Frederick and Patel, LLC
Olea Hotel Improvements
5131 Warm Springs Road
Glen Ellen, CA 95442





COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-016
158-045
158-065
158-024



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.