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September 15, 2017

TOHIGH INVESTMENT SF LLC
88 First Street, 6th Floor
San Francisco, CA 94105

Att: Flora Li

Sonoma Country Inn: Response to Water Usage Comments from Valley of the Moon Alliance

Job Number: 15200

Dear Flora:

We have reviewed Valley of the Moon Alliance's (VOTMA) appeal letter, which was dated August 14, 2017 and followed the Planning Commission approval of the project referred to as Sonoma Country Inn. After review of their comments we have the following responses in regards to water use of the project.

VOTMA states in its most recent appeal letter that the EIR and Addendum fail to address numerous reasonably foreseeable activities that will utilize water. That is not a correct statement. The DEIR addressed all foreseeable water uses with the possible exception of evaporation. VOTMA raised the issue of larger pools and more hot tubs and how that might relate to evaporation. That issue was addressed in our addendum.

VOTMA further states that "The EIR analyzed a project that would utilize 16.3 acre-feet of water per year." This is also incorrect. The DEIR analyzed the Hotel component of the project and concluded it would use 19.4 acre feet (DEIR, pg 5.5-9) and found that there would be no significant impacts to the water supply. The FEIR further refined the expected water demand to be lower, that is, 16.3 acre-feet (FEIR., pg. 9.0-96) The point is that the EIR clearly determined that 19.4 acre-feet could be used by the Hotel without impacts.

VOTMA further states that no information about the change (off-site laundry) is provided. That is not correct. The Addendum report prepared by us provides the precise methodology and calculations.

VOTMA is correct that the location of the off-site laundry is not identified. However, it can be reasonably assumed that any such laundry will not be located within the Kenwood environs, as there appears to be no industrial level facility in the area, and will be taken to a facility that is on a public system.

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VOTMA states "Furthermore, the Project design plans still show a laundry room located on the second floor of the main inn." The calculations presented with our Addendum Report assume that the laundry produced by the inn rooms will be taken off site.

Approximately 20 gallons per room per day was estimated within the EIR (20 gal/dayX50 roomsX80% OccupancyX365 days = 292,000 gal/year or 0.9 acre-feet). The rest of water usage calculations assume that laundry would be performed on site. This would include spa laundry, laundry from the restaurant and pool towels.

VOTMA states "it is unclear whether the Project's water use calculations incorporate the water use associated with adding hot tubs to each cottage, the changes to the spa facilities, and adding two fountains at the front of the inn." See the table below from our evaporation report. We include the main pool, spa pool, cold plunge and 19 hot tubs. We did not include the fountains, although the fountains would contribute an insignificant amount of evaporation.

Table 1 Pool and Spa hot tubs comparison

	Area ft ²	Quantity	Covered at night	Water Temp. °F
Pools & hot tubs per original design				
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 st Floor Hot Tub	58	5	Yes	100
Landscape Hot Tub	50	1	Yes	100
Total Area	3,901			
Proposed pools & hot tubs				
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			

VOTMA states "There is little information about the assumptions made to reach that conclusion including the assumed number of water users per day, the use for the restaurant or bars, the use for the new support services building, or the impact on water use from the changes in landscape design." Our water usage numbers were based off of

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the EIR, which were previously approved, with all those uses analyzed. The only water usage numbers that we changed/added were the pool evaporation volumes. The landscaping will be restricted to the allotted 3000 gal/day (3.4 acre-ft per year) that is stated within the EIR.

VOTMA states "the Addendum's analysis of the evaporation impacts that were not included in the 2004 EIR fails to identify what methods were used and if those methods account for the types of pools and structures on the property." The hot tubs and swimming pools were assigned different design factors when calculating the evaporation loss. We used design parameters specifically used for hot tubs when calculating the evaporation rates for hot tubs and design parameters for therapy/hotel pools when calculating the evaporation loss for the pools.

Do not hesitate to contact our office if you have any questions.

Sincerely,

Gregory Schram, PE 73540
my license expires 12-31-2018



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