



MACNAIR
LANDSCAPE
ARCHITECTURE

November 28, 2017

Ms. Flora Li
Tohigh Investment
88 First Street
San Francisco, CA 94105

Dear Flora:

This letter is prepared in response to Sonoma Permit request to document wildfire impact to existing vegetation at the proposed Sonoma Country Inn and its effect on natural vegetative screening of the proposed lodging units and main house.

As a result of the wildfires that burned in the Kenwood area of Sonoma County in October 2017 portions of the overall project site were affected. Generally, areas burned include several of the upper residential lots and adjacent property to the north, west, east and southeast of the hotel site. The fire was contained along the main access road to the west and north of the road, and east of the proposed parking areas. The area proposed for the main house, villas, and units along the west ridge was not burned. Key forested areas identified as existing vegetation southwest to west of the main house site were also spared. The impact of the fire results in no change to the visual analysis for the main house and the westerly units.

The ridge to the east of the hotel site did burn and damage to existing trees generally appears low to moderate. The majority of the oaks are expected to survive and the Douglas firs will need to be assessed next growing season. While some areas of the ridge suffered moderate to high damage, the trees affected are located along the upper part of the ridge and are not critical to screening. This is due to the topographic landform of the ridge which provides a visual barrier to areas to the east and south outside the project site. In the lower west portion of this area fires burned to a fire break running north south created in the area below units D2 – D6. While lower story vegetation was burned in this area, much of the taller canopy trees that provide screening of the easterly units remain. The units in this area were identified in the visual analysis as partially visible.

Overall, it is my conclusion, the visual impacts as a result of the wild fire to the overall hotel site remain at the levels determined in the visual analysis. Some increase in visibility of the easterly units from Highway 12 and to a lesser degree from Adobe Canyon Road will occur in the short-term due to low growing vegetation damaged below Units D2, D3 and D4. It was determined in the EIR that these units would be partially visible, but the visual impacts were less than significant. The slight, short term increase in visibility remains insignificant. Moreover, the proposed landscape treatment will restore the visual context to pre-fire conditions.

Please feel free to call if you have any additional or need clarification on any of the information provided. I look forward to working with you on this project.

MacNair Landscape Architecture

Donald G. MacNair
RLA #2800

Attachments: Exhibits A and B

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LANDSCAPE ARCHITECTURE

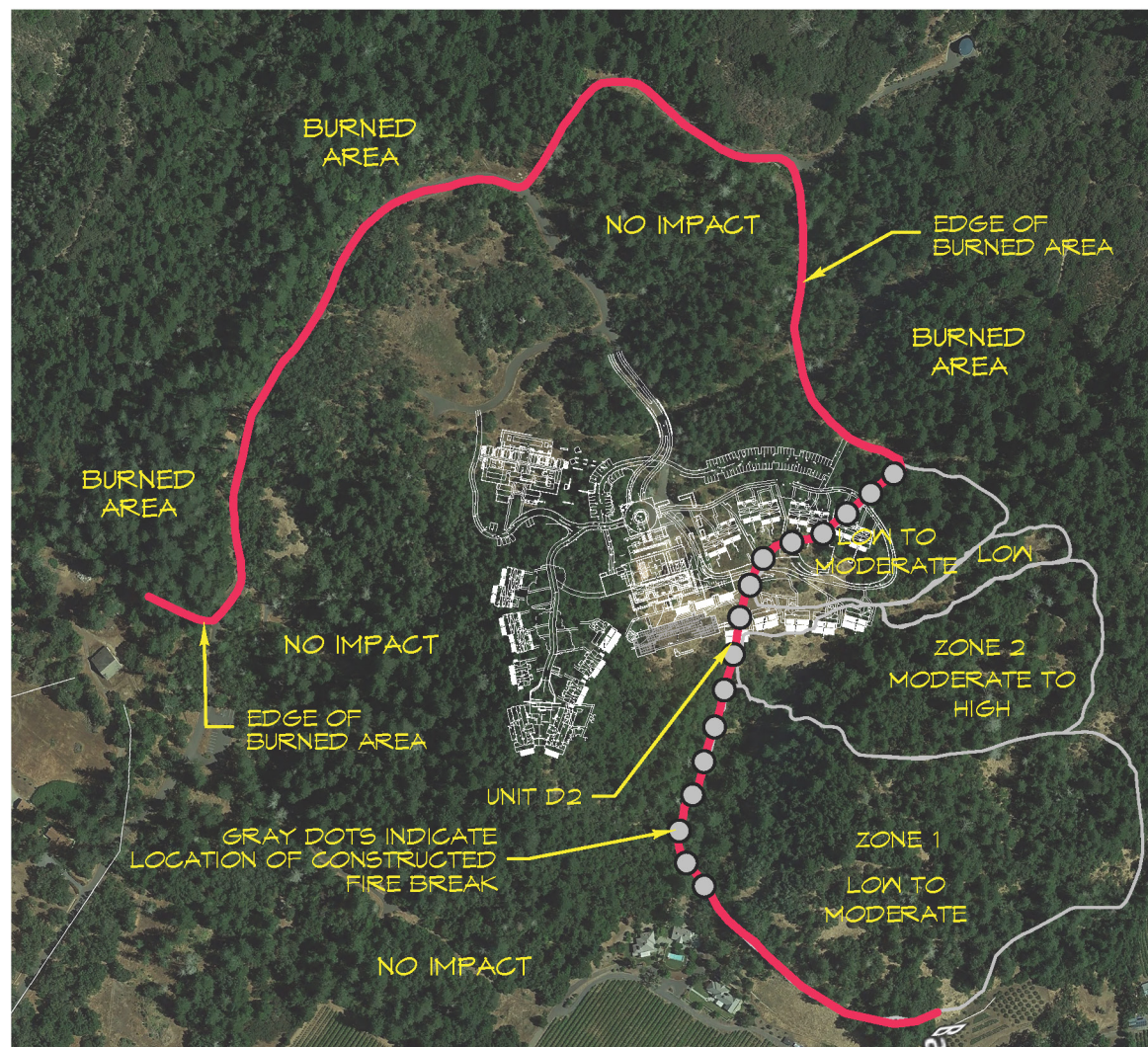
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THE RESORT AT SONOMA
COUNTRY INN
VISUAL IMPACT FROM THE NUNS
FIRE, OCTOBER 2017

VIEWPOINT 1
HIGHWAY 12



RESORT SITE FIRE IMPACT MAP

ZONE 1

THIS AREA IS A MIXED OAK/CONIFER WOODLAND WITH LOW TO MODERATE FIRE DAMAGE. ON-SITE ANALYSIS INDICATES DAMAGE TO VEGETATION IN THIS ZONE WILL NOT SUBSTANTIALLY AFFECT VIEWS DOCUMENTED IN THE VISUAL ANALYSIS FROM HIGHWAY 12.

ZONE 2

THIS AREA IS A CONIFER WOODLAND WITH MODERATE TO HIGH FIRE DAMAGE. THE GREATER DAMAGE TO TREES IS GENERALLY ALONG THE TOP OF THE RIDGE AND WILL HAVE NO IMPACT TO VIEWS FROM HWY 12 OR ADOBE CANYON ROAD. ON THE WESTERLY SLOPE OF THE RIDGE DAMAGE IS LESS WITH A NUMBER OF THE EXISTING DOUGLAS FIRS STILL GREEN. THE LOSS OF TREES AND LOWER VEGETATION TO THE SOUTH OF UNITS D-2, D-3, D-4 WILL SLIGHTLY INCREASE THE VISIBILITY OF THESE UNITS, BUT STILL REMAIN AT AN INSIGNIFICANT LEVEL. THE PROPOSED LANDSCAPE TREATMENT WILL RESTORE THE SCREENING TO PRE-FIRE LEVELS.

FOREGROUND TREES

NO FOREGROUND TREES, AS VIEWED FROM VIEWPOINT 1, WERE DAMAGED BY FIRE.

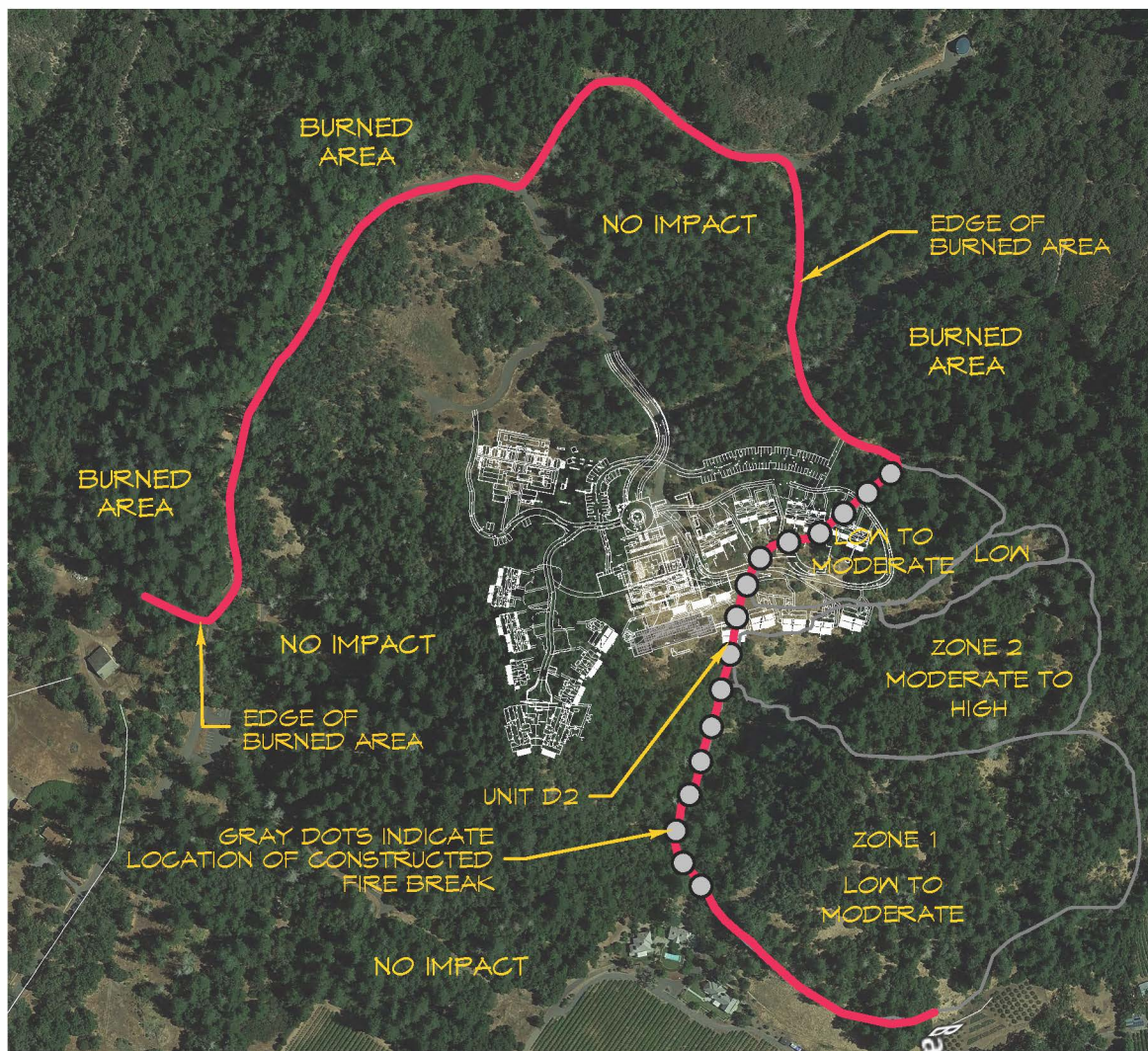


PRE-FIRE CONDITION
VIEW POINT 1



POST-FIRE CONDITION
VIEW POINT 1

EXHIBIT A



RESORT SITE FIRE IMPACT MAP

ZONE 1

THIS AREA IS A MIXED OAK/CONIFER WOODLAND WITH LOW TO MODERATE FIRE DAMAGE. ON-SITE ANALYSIS INDICATES DAMAGE TO VEGETATION IN THIS ZONE WILL NOT SUBSTANTIALLY AFFECT VIEWS DOCUMENTED IN THE VISUAL ANALYSIS FROM ADOBE CANYON ROAD. THIS CONCLUSION IS FURTHER SUPPORTED BY THE ELEVATION AND SHAPE OF THE UNDERLYING LAND FORM.

ZONE 2

THIS AREA IS A CONIFER WOODLAND WITH MODERATE TO HIGH FIRE DAMAGE. THE GREATER DAMAGE TO TREES IS GENERALLY ALONG THE TOP OF THE RIDGE AND WILL HAVE NO IMPACT TO VIEWS FROM HWY 12 OR ADOBE CANYON ROAD. ON THE WESTERLY SLOPE OF THE RIDGE DAMAGE IS LESS WITH A NUMBER OF THE EXISTING DOUGLAS FIRS STILL GREEN. THE LOSS OF TREES AND LOWER VEGETATION TO THE SOUTH OF UNITS D-2, D-3, D-4 WILL SLIGHTLY INCREASE THE VISIBILITY OF THESE UNITS, BUT STILL REMAIN AT AN INSIGNIFICANT LEVEL. THE PROPOSED LANDSCAPE TREATMENT WILL RESTORE THE SCREENING TO PRE-FIRE LEVELS.

FOREGROUND TREES

FOREGROUND TREES, AS VIEWED FROM THE DOCUMENTED VIEWPOINT, LOCATED AT 415 ADOBE CANYON ROAD WERE DAMAGED BY FIRE.

- TREE "A": PINE, LOWER BRANCHES DAMAGED, IF LOST, NO VISUAL IMPACT
- TREE "B": SPRUCE, 90%± OF LOWER BRANCHES DAMAGED, IF LOST, NO VISUAL IMPACT
- TREE "C": OAK, CANOPY HEAT DAMAGE, IF LOST, NO VISUAL IMPACT



**PRE-FIRE CONDITION
VIEW POINT 2**



**POST-FIRE CONDITION
VIEW POINT 2**



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VISUAL IMPACT FROM THE NUNS
FIRE, OCTOBER 2017
VIEWPOINT 2
ADOBE CANYON ROAD**