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Email: flora.li@tohighinvestment.com

Subject: **Sonoma Country Inn – Kenwood, CA**
Response to VOTMA Appeal
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 14 August 2017.

Section G of the appeal letter states that potential noise generated by the rooftop terrace design is to be analyzed in an SEIR. This section includes many incorrect statements regarding the uses included in the previous design as compared to the recent approved project. It indicates that the terrace included part of the courtyard where much of the outdoor seating would essentially be enclosed. Furthermore, the appeal letter presents exterior seating for the restaurant, bar, and lounge areas as a new use. Both statements are incorrect.

The original project EIR exhibit 3.0-12A and B (and Exhibit 3.0-10) indicates that the outdoor dining for the restaurant and lounge were all at a terrace along the valley facing elevation of the building. The courtyard of the conceptual design was filled with planting beds for a kitchen garden for the restaurant and seating for the exhibition cooking classes and hotel arrivals.

As previously stated, the project has always 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. Furthermore, the previous design included a structure covering the terrace that could result in noise buildup and reflection towards existing properties to the south. With the relocation of a portion of this use to an open air rooftop terrace with no covering, noise would be allowed to dissipate in all directions and noise directed towards the south would likely be reduced.

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Finally, regardless of the project design, noise generation is limited by conditions of approval #34 and #60 as well as the limits set forth in Exhibit 5.11-2 of the project EIR, which already takes into account the "Quiet Ambient" nature of the site that VOTMA references.

Overall, there is no change in the use, and the proposed design may actually result in less noise due to the removal of the covered structure.

* * *

This concludes our current comments, let us know if you have any questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES



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