



October 5, 2022

Adam Sharron, Planner I
County of Sonoma
Planning Division | Project Review
2550 Ventura Avenue
Santa Rosa, CA 95403

SUBJECT: DRH21-0011; Sonoma Raceway

Dear Adam:

Attached please find revised plans and application materials for the above referenced project, submitted in response to the June 15, 2022 Design Review Committee's Record of Action. I have listed each of the items in the Record of Action below, following which I indicate our response (*in italics*).

GENERAL

1. DRC generally supports the preliminary project design and recommends the following comments for further consideration.

SITE PLAN

2. No comments

ARCHITECTURE

3. Consider architectural opportunities for directly addressing Arnold Drive with Cluster B facade frontage, including articulation and landscape amenities oriented toward scenic-friendly and pedestrian-scale appearance, and removal of cyclone fencing.

Cyclone fencing has been replaced with wood fencing. Club House second level terrace oriented to provide views towards Arnold Drive and Sonoma County. Project height to not exceed existing Sonoma Raceway buildings. Please see Sheets A-101A, A-012, and A-014.

4. Consider opportunities for providing views of the Bay from Cluster B, including potential for increased building height features, notwithstanding primary emphasis on maintaining pedestrian scale, scenic appearance.

The Raceway studied Mr. Wix's recommendation to increase the height and add a second story to Cluster B to capture views of the Bay. After much due diligence regarding the business ramifications of adding a second floor to Cluster B, we have decided to move forward with the second story as Mr. Wix suggested. Please see Sheets A-003, A-004, A-102A, A-201A, A-202A, A-301A, A-401A, A-012, and A-014.

5. Submit additional building sections and renderings demonstrating the physical relationship of



Clusters A and B to adjacent roadway elevation. Building section lines should capture both building clusters and continue beyond the property line to the opposite side of Arnold Dr.

Please see Sheet A-301A.

PARKING / CIRCULATION

6. n/a

LANDSCAPING

7. Submit planting and irrigation plan detailing final proposal consistent with renderings.

Planting and Irrigation plans have been developed that are consistent with the Architectural renderings.

8. Confirm appropriate water availability to support irrigation requirements.

Well water is available for this project. However, this plan would meet current the MWELo requirements for the Sonoma County provided water. Please see the water use calculation on sheet L1.0

9. Evaluate plant species selections in terms of quality of available water, in particular regarding levels of boron present in groundwater on-site.

Nearly all plants suggested on the plan are drought tolerant, have some level of boron resistance, are low maintenance and will tolerate partial sun/shade conditions and ambient pavement heat (at tree locations).

10. Confirm plant material details in terms of required water usage addressing survivability of trees.

Trees have been selected to thrive at the locations indicated on the plan. All plants except for Honey Locust are low water use. All trees and shrubs at ground level planters will tolerate the presence of Boron in the soil. Raised planters (imported soil) will allow for some freedom with plant selections.

11. Consider appropriate alternative to Maple, more drought/heat tolerant.

Flowering Plum and Honey Locust will replace the Maple selection.

12. Consider more diversity in tree selection.

We have provided some diversity with tree selection site wide. However, tree diversity at specific locations has not been considered in this plan set: Our design statement is stronger with one species at one specific location. Mixing tree types at specific areas (that have 21 and 19 trees) between the buildings would weaken the impact of the design statement. In larger, more natural settings the idea of tree and plant diversity would be fully endorsed.

13. Provide details on use of tree guards and grate materials.



See tree grate and tree guard suggestions on sheet L3.1.

COLORS / MATERIALS

14. Consider reduction in overuse of redwood material as primary exterior base.

Renderings have been revised to more accurately depict proposed materials, which are consistent with the recently completed Turn 11 Building.

15. Consider wood materials tolerant of high-stress.

Wood coated in a fire-retardant sealant that meets ASTM E-84 and is a Class B material, consistent with the recently completed Turn 11 Building. All materials will meet Chapter 7A of the California Building Code. Please see Sheet A-008.

LIGHTING

16. Submit final lighting plan with cut sheet details for committee review

Please see Sheets A-101A, A-101B, A-201A, A-201B, A-202A, A-009, and A-010.

We are anxious to move forward with our application. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jill Gregory".

Jill Gregory
General Manager

Attachments:

Project Plans

cc: Blake Hillegas
Al Cornwell
Diane Henderson