

**Aetna Preserve LLC**

1336-D Oak Avenue  
Saint Helena, CA 94574

October 18, 2011

John McDowell  
Zoning Administrator  
Napa County Conservation Development & Planning  
County Administration Building  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Aetna Springs Resort  
Application for Major Modification to Use Permit # 96349-UP

Dear Mr. McDowell:

It is with great excitement that Aetna Preserve LLC requests a major modification to the existing Use Permit # 96349-UP for Aetna Springs Resort (the "Retreat"). The major modification, which is described more fully in the enclosed application binder, consists primarily of relocating four buildings, the swimming pool use, and a parking area out of the stream setback area; relocating one building further from the stream; restoring a historic bridge; and adding a small structure to the Social Hall building to accommodate accessible bathrooms and pool equipment storage. The major modification would facilitate use of the full Retreat in an environmentally and historically sensitive manner that is consistent with the existing Use Permit.

As you know, Aetna Preserve LLC submitted an application for a minor modification to the existing Use Permit on July 6, 2011. While we continue to believe that the proposed use could qualify as a minor modification to the Use Permit, we have re-formulated our request into an application for a major modification to the Use Permit in response to some of the concerns raised in your July 27, 2011 letter and because it seems that the timeline for processing the application would be similar under either avenue. We also re-cast our application as a major modification request in order to provide as much information and data as possible to the County staff and decision-makers in regard to this unique and very well-designed proposal.

As you know, the Retreat, which was founded in the 1870s, is a bucolic resort property in Pope Valley with a long and distinguished history of hosting countless families, individuals, and organizations in a setting that celebrates the beauty and bounty of Napa Valley. The Aetna Springs buildings are renowned for their superb architectural quality, but they have long been in need of repair. Not only is the Retreat a designated historic district on the National Register of Historic Places, but for the past several years, it also has been listed as one of "Ten Threatened Treasures" by Napa County Landmarks. Aetna Preserve LLC has already invested substantial funds in upgrades and improvements to the Retreat property (including a complete renovation of the historic nine-hole golf course and a brand new golf clubhouse). We look forward to working with the County to finish restoring the Retreat to its former glory, in accordance with the Secretary of the Interior's Guidelines, and consistent with Napa County's General Plan.<sup>1</sup> Indeed, we intend to prepare construction drawings and apply for building permits once the Use Permit is amended. We are confident that County staff, public officials, and citizens will be proud of the result.

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<sup>1</sup> Page AG/LU-57 of the General Plan states: "As of 2006, a new ownership group is interested in rehabilitating the classic buildings and plans to re-invigorate the resort in the near future."

Thank you for your assistance with this application. Should you have any questions regarding any portion of the application, please do not hesitate to call me at (707) 963-0313. Alternatively, please feel free to contact Anna Shimko, land use counsel for the project, at (415) 627-3522.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'R. Radovan', with a stylized flourish at the end.

Robert Radovan

Enclosures

cc: Hillary Gitelman



A Tradition of Stewardship  
A Commitment to Service

file No \_\_\_\_\_

## Napa County

### Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

#### Use Permit Application

To be completed by Planning staff...

Application Type: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

\*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: Aetna Springs Retreat

Assessor's Parcel No: 018-300-017, 018-300-018, et al. Existing Parcel Size: 672 ac.

Site Address/Location: 1600 Aetna Springs Road, Pope Valley, CA 94567  
No. Street City State Zip

Primary Contact: ☒ Owner ☐ Applicant ☐ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Aetna Preserve LLC, Robert Radovan

Mailing Address: 1336 - D Oak Avenue, St. Helena, CA 94574  
No. Street City State Zip

Telephone No (707) 963 - 0313 E-Mail: robert@criswellradovan.com

Applicant (if other than property owner): Same as Above

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone No ( ) - E-Mail: \_\_\_\_\_

Representative (if applicable): Sedgwick LLP, Anna Shimko

Mailing Address: 333 Bush Street, 30th Floor San Francisco, CA 94104-2834  
No. Street City State Zip

Telephone No (415) 781 - 7900 E-Mail: Anna.Shimko@sedgwicklaw.com

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## Use Permit Information Sheet

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### Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Revitalize and restore the historic Aetna Springs Resort (the "Retreat") in accordance with the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings and Standards for Reconstruction. Once renovated, operate the Retreat consistent with its existing use permit. Modifications sought to the approved site plan accompanying that use permit are as follows: relocate four existing buildings from within the stream setback area to sites outside of such setback area; relocate one existing building within the stream setback area to a site further away from the stream (albeit still within the setback area); relocate the swimming pool use out of the stream setback area; restore a historic stone bridge (where two stone footings remain) across the stream; reconfigure and merge two parking lot areas and move the resulting parking lot out of the stream setback area; realign vehicular circulation roads and paths to accommodate emergency access needs; and add one accessible bathroom structure near the new swimming pool. A more detailed narrative description will be submitted separately.

What, if any, additional licenses or approvals will be required to allow the use?

District \_\_\_\_\_ Regional Regional Water Quality Control Board  
State \_\_\_\_\_ Federal \_\_\_\_\_

### Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

The on-site improvements will be as described above and consistent with plans submitted to the County on October 4, 2011. No off-site improvements are contemplated. A more detailed narrative description will be submitted separately.

## Improvements, cont.

Total on-site parking spaces:

Unknown existing

Valet proposed

Loading areas:

Four existing

Four proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR

☐ Type II 1 Hr

☐ Type II N (non-rated)

☐ Type III 1 Hr

☐ Type III N

☐ Type IV H.T. (Heavy Timber)

☐ Type V 1 Hr.

☒ Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area?

☐ Yes

☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): \_\_\_\_\_ acres

## Employment and Hours of Operation

Days of operation:

7 Days existing

7 Days proposed

Hours of operation:

24 Hours existing

24 Hours proposed

Anticipated number of employee shifts:

3 Shifts existing

3 Shifts proposed

Anticipated shift hours:

8 Hours existing

8 Hours proposed

Maximum Number of on-site employees:

☐ 10 or fewer

☐ 11-24

☒ 25 or greater (specify number)

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) \_\_\_\_\_

*total of 120 employees, no more than 45 employees per shift.*

## **Aetna Springs Resort Project Statement**

October 2011

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**Applicant:** Aetna Preserve LLC  
1336-D Oak Avenue  
St. Helena, CA 94574  
Attn: Robert Radovan  
Telephone: (707) 963-0313

**Project Name:** Aetna Springs Resort

**Property Location:** 1600 Aetna Springs Road, Pope Valley, California

**Assessor's Parcel Number:** APNs 016-040-037, 016-040-038, 016-040-036, 016-040-039, 016-060-021, 018-300-005, 016-060-020, 018-300-017, 018-300-018, 016-070-002, 018-300-020, 018-300-031, 018-300-045, 018-300-032, 018-300-033, 018-300-046, 018-300-047

**Use Permit Number:** 96349-UP<sup>1</sup>

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### **Brief Background**

The project applicant purchased the Aetna Springs Resort ("Retreat") property in 2006. The Retreat property was at that time, and continues to be, subject to Use Permit # 96349-UP (the "Use Permit"), which was approved in April 1997 after the adoption of a Mitigated Negative Declaration as required by the California Environmental Quality Act ("CEQA"). The County has amended the Use Permit twice since 2006 to accommodate renovation of the golf course and tennis facilities and a new golf course clubhouse.

The applicant requests a modification to its existing Use Permit in order to facilitate the full restoration and operation of the Retreat. The applicant intends to revitalize and restore the Retreat following the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings and Standards for Reconstruction. Once renovated, the Retreat will be operated consistent with its existing Use Permit and as further described below.

### **Proposed Site Plan Changes**

The only changes requested in connection with this use permit modification are physical changes to the site plan that was approved as part of the Use Permit, a copy of which is included as Tab 3 of this application. No operational changes are proposed, and all other

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<sup>1</sup> This Use Permit was previously modified by Use Permit Minor Modification #P06-01133-MOD and Use Permit Modification #P06-01526-MOD, each of which addressed improvements to, and the operation of, the Retreat's golf and tennis facilities.

topics discussed in this Project Statement and elsewhere in the application are included for informational purposes only. The requested modification would allow the following physical changes, which are depicted on the "Minor Changes to 1997 Use Permit Site Plan" document included as Tab 4 of this application:

- 1) Relocation of five existing buildings (labeled on the site plan as the "Creekside," the "Caroline," the "Cottage," the "Shower/Pool Filter" building, and the "Bath House"), all currently within the stream setback area, to sites further removed from the Aetna Springs Creek, with all but Caroline relocating to sites entirely outside of the stream setback area;
- 2) Relocation of the swimming pool use from within the stream setback area to the center of the Retreat site, near the Social Hall;
- 3) Restoration of a historic stone bridge across the stream that currently consists of two stone footings;
- 4) Reconfiguration and merger of the two parking lots at the western end of the Retreat property into a single parking lot, including moving the southern boundary of the parking lot to the north, outside of the stream setback area;
- 5) Addition of a small structure to the west end of the Social Hall building to accommodate accessible bathrooms and pool equipment storage; and
- 6) Minor realignment of vehicular circulation roads within the Retreat property to accommodate emergency access needs (these small road changes are not depicted at Tab 4, but are shown as part of the overall site plan at Tab 5).

Attached to this application as Tab 5 is a comprehensive Proposed Site Plan that covers the same area of the Retreat as the approved Use Permit site plan. The Proposed Site Plan includes all planned elements within the core Retreat area, whether or not the modification application applies to those elements. It is included for informational purposes to depict all buildings and primary features that would be located on the site if the modification were approved and the Retreat renovated as planned. In addition to these plans depicting structures and key elements within the core Retreat area (comprised of about 20 acres out of the total 672 acres covered by the Use Permit, with another 150 acres being devoted to the golf course activities and the remainder to recreational uses supporting the Retreat), the applicant has submitted conceptual utility plans and grading plans indicating infrastructure upgrades to serve the Retreat in a modern, efficient and conservation-minded manner. Although the approved Use Permit site plan does not address or limit infrastructure outside the core Retreat area, to the extent that a modification to the Use Permit is required to capture all utility elements, the applicant seeks such approval through this Use Permit modification process.

### **Retreat Renovation**

As explained in the Architectural Resources Group Aetna Springs Preservation Plan dated October 3, 2011 (submitted separately to the County; the "Preservation Plan"), all buildings will be renovated, rehabilitated or reconstructed in accordance with the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings and

Standards for Reconstruction. Existing floor plans are included in the Preservation Plan, as are conceptual floor plans for Retreat structures. The ultimate configuration of rooms may shift consistent with Retreat needs and the Secretary of Interior's standards noted above. While the Preservation Plan includes the addition or expansion of decks to some structures, all structures will be the same size as the existing structure or the building upon which the restoration is based. The only building addition is the small bathroom and pool equipment building adjacent to the Social Hall. This new structure is required because the only bathrooms in the vicinity of the new swimming pool are located in the basement of the Social Hall and are not accessible. The square footages associated with each building and its decks and patios are shown on the chart attached as Tab 6.

In addition to restoring all existing buildings as detailed in the Preservation Plan, the applicant intends to restore and rebuild three historic buildings that are included on the Use Permit site plan, but are not extant. These buildings are also addressed in the Preservation Plan. As shown on the Proposed Site Plan, the original historic Owner's Residence will be reconstructed on the general outline of the existing foundations as shown on the governing Use Permit site plan. This building will be known as the "Owens Building" in honor of a prior owner of the Retreat who built this lodging building in the first place. The design of the Owens Building will be informed by historical photographs, and the structure will be used for residential and/or lodging functions, consistent with its historic use. The Plumbing Shop and Garage buildings will similarly be built in the locations indicated on the approved Use Permit site plan, and are intended for use as maintenance/ back of house functions.

By virtue of an amendment to the Use Permit concerning the golf course facilities, two maintenance buildings (which we refer to as M-1 and M-2) and trailer facilities were approved to be located in a U-shaped configuration north of Aetna Springs Road. The trailer buildings exist, and a foundation was constructed for the maintenance building east of the trailers, but construction halted in light of the poor economy. The maintenance buildings will be constructed and these facilities, together with the Plumbing and Garage buildings and the Barn, will function as back of house space for the Retreat, in accordance with their historic and permitted uses. These structures are all included on the Proposed Site Plan included as Tab 5 of this submittal.

Each common building within the Retreat will have at least one ADA-compliant entryway. The Mineral Bath building cannot be made accessible, but equivalent facilitation will be supplied in the nearby spa facilities within the Locust and Munro buildings. Per the ADA, five percent (5%) of the guest lodging units will be accessible and will encompass a variety of room types. As warranted, Retreat buildings will be placed upon foundations and will be seismically upgraded.

As described above pertaining to modifications to the Use Permit, the historic bridge directly to the east of the Lawton building (which currently consists of a wooden structure spanning two stone footings, but is not included on the approved site plan) would be restored. In addition, the historic bridge indicated on the approved site plan between the Caroline and Soda Fountain buildings (evidenced now by the remaining



abutments) would be rebuilt. The existing bridge to the east of the Lawton building (shown on the approved site plan) will be upgraded during the Retreat renovation.

The applicant has separately submitted a Creek Restoration Plan and a conceptual landscape plan for the Retreat. As those plans indicate, heritage trees and vegetation on the site will be preserved and rehabilitated, and site features such as stone walls, stone gates and circulation paths will be restored, all in a manner consistent with the Secretary of Interior's Guidelines. Fences will be as generally indicated on those plans. The applicant intends to integrate pergolas (i.e., trellises) into the new swimming pool area in the vicinity of two historic pergolas, which were contributors to the historic district, as well as into the spa landscaping. The historic swimming pool adjacent to the stream will be retained, but will be filled for use as a Contemplation Pool embodying historic and meditative qualities. The landscaping of the core Retreat area will include and continue such historical features as a bocce ball court, croquet area and variety of patios, seating areas and hedged gardens to create both public and semi-private outdoor spaces. Outside the core Retreat area, no alterations to existing paths or trails are contemplated. Paths throughout the core Retreat site will be accessible via carts and foot, but will not normally be traversed by vehicles. The paths marked as emergency vehicle access routes would be used by emergency vehicles as needed.

Building uses will pattern historic functions, as indicated on the chart included at Tab 6. The historic spa use will be centered in the Munro, Locust and Mineral Bath buildings, while the Bath House and Shower/Pool Filter buildings – renamed as Willow and Heibel – will be devoted to lodging uses, essentially switching these lodging and spa-related functions on site.

Construction staging for the Retreat renovation would occur at the parking area near the Barn.

#### **Justification for Use Permit Modification**

Pursuant to Section 18.124.130.B of the County Zoning Ordinance, a minor modification of an approved use permit is required for changes to “project design or permit conditions which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project.” A minor modification can be used to approve changes in location of approved structures (or portions thereof), “so long as the total square footage of the structures is less than or equal to the total square footage approved as part of the use permit . . .” (*Id.*) A minor modification can be used to increase the square footage of other structures by up to 25%. (Pamphlet, “Use Permit Modifications,” Napa County Department of Conservation, Development & Planning, December 2010) By comparison, a major modification is required for applications that involve “an increase in square footage of more than 25%, changes to the intensity, density, or overall concept of a facility, or changes which are deemed to be environmentally significant.” (*Id.*)

None of the proposed site plan changes would significantly affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation for, the project. While the number of employees and water usage would increase somewhat from that described in connection with the original Use Permit, the overall limits on guest capacity would remain the same. With the exception of a minor addition to an existing structure to, among others, accommodate accessible bathrooms, the total square footage of structures on the Retreat property would remain the same as under the site plan approved as part of the existing Use Permit, and the Retreat would continue to be operated in a manner consistent with the use parameters set forth in the conditions of approval for the existing Use Permit. Further, as described in the biological studies and other reports included as part of this application, the changes are intended to respect and enhance the environment.

Although the application is cast as a request for a major modification to the Use Permit, each of the six requested site plan changes is discussed in more detail below in relation to the minor modification criteria for informational purposes and to highlight the minimal nature of the requested changes.

*Relocation of five existing buildings.* This change constitutes a “change in the location of [an] approved structure,” and thus, pursuant to the specific terms of Section 18.124.130, could be approved through a minor modification. Furthermore, relocation of the buildings would remove them from the environmentally sensitive stream setback area to sites with fewer impacts on the riparian environment. The total square footage of these relocated structures would be less than or equal to that approved as part of the original Use Permit.

*Relocation of the swimming pool use.* Again, this change constitutes a “change in the location of [an] approved structure[] or portion[] thereof,” and thus could be approved through a minor modification. However, rather than demolishing the existing structure of the swimming pool (which could have negative ramifications for the stream because it is built directly adjacent to the stream), the applicant proposes to fill the existing pool with solid materials, and then create a decorative “Contemplation Pool” in the remaining shallow area to maintain the historic connection to the Retreat’s former use and to create an area for the religious and spiritual activities of the Retreat. Again, the removal of the more-intensive swimming pool use to a location outside of the streambed would reduce any possible impacts of the Retreat on the riparian environment.

*Restoration of historic stone bridge.* This action would not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation for the project. Instead, it would preserve and restore an existing, historic pathway through the Retreat.

*Reconfiguration and merger of two parking areas.* This proposal would reconfigure and combine the two parking areas depicted on the west end of the Use Permit site plan, and thus would not affect the overall concept, density, intensity or

environmental impact of, or substantially alter or delete any environmental mitigation for, the project. Rather, as with many other components of the proposed site plan, this change would reduce any possible effects of the Retreat on the riparian environment because the southern boundary of the parking area would be moved entirely out of the streambed area.

*Addition of small structure.* The project would result in the addition of a small structure (approximately 450 square feet) to the west end of the Social Hall building to accommodate accessible bathrooms and pool equipment storage. The addition of this small structure would result in a minimal increase in the total square footage of the structures on the Retreat property compared to the total square footage of the structures shown on the site plan approved as part of the existing Use Permit. The total increase in square footage would be far below the 25% trigger for a major modification request. In addition, the proposed addition would not create additional guest capacity at the Retreat or otherwise affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation for, the project.

*Realignment of internal circulation roads.* This action would minimally reconfigure the vehicular pathways within the Retreat in order to accommodate emergency access needs. The changes would not create additional guest capacity at the Retreat or otherwise affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation for, the project.<sup>2</sup>

For the reasons above, it appears that the proposed changes could be effected through a minor modification to the Use Permit. However, in order to respond to some of the County's concerns regarding the form of the application and in order to provide the public, County staff and decision-makers with as much information as possible regarding the proposal, Aetna Preserve has applied for a major modification to the Use Permit.

### **Operations**

As noted earlier, the applicant's planned operation of the Retreat will comply with the Use Permit and other applicable regulations and restrictions. The major components of the Retreat's operations are described below for the County's reference.

*Concept.* The Retreat is planned to be a family-centric retreat and lodge that offers to members and guests a range of activities and experiences, including meditation, yoga, spiritual advancement seminars, spa treatments, fitness classes, wine tasting and education, culinary classes, academic lectures, summer kids' camp and other seasonal activities, and golf and a variety of other sports and recreational options.

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<sup>2</sup> Pursuant to Section 18.124.130.C of the County Zoning Ordinance, the "realignment of internal circulation roads" is specifically considered to be a "very minor request[] for changes," and thus could be approved administratively by the Planning Director.

*Number of Guests.* The Retreat will host a maximum of 200 guests on the weekends (i.e., Friday afternoons to Monday mornings), and 100 guests on weekdays (i.e., Monday mornings to Friday afternoons).

*Number of Employees.* The Retreat is projected to employ approximately 120 total employees, drawing from Napa County's labor force to fill positions. There would be no more than 45 employees on site per shift.

*Retreat Activities.* Activities at the Retreat could include, but would not be limited to, some or all of the following:

Religious Activities

- Reflection
- Solo meditation
- Guided meditation
- Yoga
- Tai Chi
- Wellness programs and coaching
- Prayer
- Singing
- Music and art performances and symposia
- Contemplation Pool
- Weddings (except in or on the golf course facilities)

Educational Activities

- Academic seminars
- Art exhibits
- Culinary classes
- Wine tasting and education
- Nature studies

Recreational Activities

- Golf, including driving range and putting greens
- Swimming in outdoor pool and in lakes on the Retreat property
- Tennis
- Badminton
- Volleyball
- Croquet
- Baseball
- Softball
- Football
- Soccer

- Lacrosse
- Field hockey
- Archery
- Horseshoes
- Bocce ball
- Children's playground
- Children's games
- Arts and crafts and other uses of indoor common areas
- Fishing
- Hiking
- Walking
- Running
- Horseback riding and other equestrian activities
- Camping
- Bicycling
- Water sports
- Spa experiences and wellness and fitness classes

Consistent with the Use Permit, religious activities may take place anywhere on site (indoors or outdoors) and are not limited to or associated with particular facilities. Activities that typically may occur on trails (such as hiking, walking, running, horseback riding or bicycling) will take place within the existing trail network on the Retreat site, consistent with the historic and permitted recreational pattern. No new trails will be constructed and existing trails will merely undergo routine maintenance as needed. Similarly, water sports and fishing may take place within the ponds on the Retreat property, consistent with historic use and as allowed by the Use Permit. If any of the ponds are stocked with fish, any pertinent regulations would be followed and consultation with the California Department of Fish & Game would take place prior to decisions on which fish species to stock and in what quantities.

*Events and Meetings.* As in the past, the rehabilitated Retreat will be available to host a wide spectrum of events and meetings, including but not limited to the following:

- Yoga retreats
- Tai Chi retreats
- Meditation retreats
- Relaxation retreats
- Personal growth retreats
- Other spiritual retreats
- Leadership seminars
- Business retreats and meetings
- Health and wellness seminars
- Workshops, symposia, and training seminars on practical and educational subjects
- Music and art events

- Family reunions
- Weddings (with no ceremonies performed in or on the golf course facilities)
- Other religious/educational/recreational events

*Food Service Plan.* Consistent with the Use Permit, food and beverage service will be available to Retreat guests (but not to the general public) as follows:

- *Dining Hall and/or Social Hall.* Food would be prepared in the main kitchen and served in the Dining Hall and/or Social Hall, or through room service or poolside. Breakfast service could include i) short order cooking and ii) continental breakfast service. Lunch service could include i) short order cooking and ii) standard menu items. Dinner service could include i) a fine dining menu, ii) light dinner menus or a dinner buffet, iii) beer, wine, and non-alcoholic beverages, and iv) a possible full bar service. Special event catering could include i) catering menus available for group events and ii) breakfast, lunch, dinner, and barbecue service.
- *Soda Fountain Building.* Food would be prepared in the main kitchen; any items that would be served cold would be kept under refrigeration, and any items that were to be served hot would be heated in microwave ovens or transported from the kitchen and served in approved steam tables. The Soda Fountain may include a barbecue area and a plating kitchen to accommodate the previously-described activities. From noon to 6:00 pm, the food service could include i) prepared food such as sandwiches and salads, ii) afternoon tea service with dessert bar, and iii) full bar service or wine bar and non-alcoholic beverages. From 6:00 pm to 10:00 pm, the food service could include i) a full bar service or wine bar and non-alcoholic beverages, and ii) prepared appetizers served at the bar.

*Golf and Tennis Facilities.* The Retreat's golf and tennis facilities (including the clubhouse restaurant) will continue to be operated in a manner consistent with the amended Use Permit.

*Landscaping/Lighting.* As noted above, an illustrative landscaping plan has been submitted. The Retreat will preserve as many historic trees and landscape features as is feasible. Landscape lighting will be low-impact and directed downward, consistent with the Use Permit and County Code.

*Utilities.* A description of the required and planned utility systems for the Retreat, a wastewater feasibility study, a water availability analysis and a comparison of the proposed water usage to the historical water usage are all included as Tab 7 of this application. Detailed utility plans have been separately submitted.

*Parking and Loading.* Guests to the Retreat will arrive via Aetna Springs Road, turning into the driveway in front of the Social Hall. Vehicles will be valet parked by Retreat staff. Employees will park in the parking areas, as directed. While there may be an occasional delivery directly to the Dining Hall, most deliveries will take place north of Aetna Springs Road in the back of house area at the maintenance buildings and/or

trailers. From there, goods to serve the Retreat will be distributed via carts. Similarly and in reverse, laundry and garbage will be collected from within the core Retreat area and delivered by cart to the back of house area for transfer to larger vehicles, such as laundry and garbage trucks.

*Environmental Protection.* The applicant has engaged numerous qualified professional to analyze various aspects of the Retreat plans and assist in developing any protocols (all incorporated into the project) to ensure that the Retreat is renovated and operated with no impacts to the environment and consistent with modern scientific and environmental principles. As evidence of the applicant's inclusion of environmental protection features and of the proposal's environmentally benign nature, please see the attached documents: a mining study prepared by Burleson Consulting Inc attached as Tab 8; a traffic analysis prepared by LSA Associates attached as Tab 9; and a bat compensation plan prepared by LSA Associates attached a Tab 11. In addition, the applicant intends soon to submit studies assessing biological resources and addressing greenhouse gas emissions from the Retreat; spaces are respectively reserved for these studies as Tab 10 and Tab 12. Furthermore, the Creek Restoration Plan and the Preservation Plan incorporate and are predicated upon strategies to protect and enhance the environment, both the natural environment and the invaluable historic resource that is Aetna Springs Resort.