



**DEPARTMENT OF PARKS AND RECREATION**

State Park and Recreation Commission

P.O. Box 942896

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Armando Quintero, Director

**STATE PARK AND RECREATION COMMISSION MEETING  
STAFF REPORT COVER PAGE  
Springhill Suites by Marriott  
West Sacramento, CA  
September 25<sup>th</sup>, 2025**

**AGENDA ITEM:** Consent Calendar

**STAFF:** Erik Hernandez, Senior Concessions Program Manager

**SUBJECT:** Request for the Commission to determine the concessions compatibility with the Park's General Plan and Park Unit Classification.

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**STAFF RECOMMENDATION**

Recommend the State Park and Recreation Commission (SPRC) take action and deem the concession compatible with park unit classification and general plan.

**BACKGROUND**

The Department of Parks and Recreation (Department) requests the SPRC determine the operation and development of a historic style event space and lodging Concession at Sonoma State Historic Park is compatible with the unit classification and General Plan. This project is presented in accordance with Public Resources Code sections 5080.20 and 5080.18(a)(2) as the total investment for capital improvements will exceed \$1,000,000.

**ATTACHMENTS**

- Staff Report



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**STATE PARK AND RECREATION COMMISSION MEETING  
West Sacramento, CA  
Thursday September 25<sup>th</sup>, 2025**

**STAFF REPORT:** Consent Calendar- Determination if the Historic Style Event Space and Lodging Request for Proposals (RFP) is compatible with the Park Unit's Classification and General Plan.

**STAFF:** Erik Hernandez, Senior Concessions Program Manager

**SUBJECT:** Request for the Commission to determine the concessions compatibility with the Park's General Plan and Park Unit Classification.

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**OBJECTIVE**

The California Department of Parks and Recreation (Department) requests the State Park and Recreation Commission (SPRC) determine whether the operation and development of a historic style event space and lodging at Sonoma State Historic Park as a concession is compatible with the unit classification and General Plan. This project is presented in accordance with Public Resources Code sections 5080.20 and 5080.18(a)(2) as the total investment for capital improvements will exceed \$1,000,000.

**DESCRIPTION**

Located in the heart of the beautiful wine country between Napa and Santa Rosa, the historic picturesque town of Sonoma is home to Sonoma State Historic Park (SHP). It is off Highway 12, and the town surrounds a central plaza (the largest of its kind in California), filled with charming shops and restaurants.

The Blue Wing Inn (BWI) is a historically significant two-story adobe building located at 131 East Spain Street in downtown Sonoma. It is to the northeast of the Sonoma Plaza and across the street from Mission San Francisco de Solano within the Downtown Unit. Although it is not located directly on the Sonoma Plaza, it is a contributing element to the Sonoma National Historic Landmark District and National Register Historic District. The BWI was one of the first hotels in the State of California to be built north of San Francisco and was used as different types of lodging at various periods through its

history, beginning with its construction sometime between 1836-1840. The last residents used it as a residence and left in 2001.

The Department intends to advertise a Request for Proposals (RFP) for a fifty (50)-year concession contract to develop and operate the historic adobe BWI. This contract will be to provide the public with a high-quality historic style event space and lodging. It will operate at reasonable and comparable prices and in the appropriate interpretive period which will enhance visitor experience.

The minimum rent bid shall be twenty-four thousand dollars (\$24,000) annually or eight percent (8%) of gross receipts, whichever is greater. In addition, bidders must propose a minimum of four percent (4%) of gross receipts to be placed into a Facility Maintenance and Improvement Account (FMIA) to fund future renovations to the building. The contract will require a minimum investment of five million dollars (\$5,000,000) for the construction and completion of capital improvements adhering to California Historical Building Code (Title 24, Part 8), which refers to the Health and Safety Code, Part 2.7, Division 13, Sections 18950-18961. Rent abatement is being offered for the first four contract years to mitigate this investment.

#### CLASSIFICATION AND GENERAL PLAN

**Park Classification:** Sonoma SHP is a collection of historic sites in two locations in the city of Sonoma. The original park was added to the system in 1962. The BWI was acquired by the Department in 1984. In accordance with the Public Resources Code (PRC) section 5019.59, which describes state historic parks as areas primarily established to present objects of historical, archaeological, and scientific interests, and archaeological sites and places commemorating important persons or historic events. Certain agricultural, mercantile, or other commercial activities may be permitted if those activities are part of the history of the individual unit and any developments retain or restore historical authenticity. The “state historic park” classification best identifies the range of cultural and historic resources to be preserved, protected, and recreated as part of the park experience and general plan vision.

**Consistent with the General Plan:** The general plan for Sonoma SHP was originally approved in June of 1985. This RFP proposes a concession that will interpret the appropriate time periods as a historic style event space and lodging in alignment with the requirements of the general plan. The general plan further states acceptable concessions are those “...which consider public needs.” This RFP proposes to also utilize this space to create events that would bring the community together. There is currently no concession using the Blue Wing Inn.

### PREVIOUS COMMISSION ACTIONS

No previous commission actions were found.

### LEGAL ISSUES

There are no known legal issues relating to the Commissions approval of this project.

### FISCAL IMPACT TO STATE

This building has been empty for many years and we found no record of a previous concessionaire here, however below are some details of similar concessions within the State Park System:

<b>Park Unit</b>	<b>Type of Concession</b>	<b>FY</b>	<b>Rent to State</b>
Cal Citrus SHP	Special Event Facilities	2022-2023	\$36,520
		2021-2022	\$37,758
Big Sur Lodge Guest Services Company	Lodge, Restaurant, Gift Shop	2022-2023	\$594,827
		2021-2022	\$1,359,980

### **RECOMMENDATION**

The Department recommends the SPRC take action and deem the concession compatible with park unit classification and general plan.

### **RESULT OF A NO ACTION BY COMMISSION**

If there is no action by the Commission the bid process will cease to move forward, and the Department will lose the opportunity for a new visitor amenity and experience in Sonoma SHP as well as the associated capital investment and rent revenue.