



To: Interested Agencies

October 25, 2023

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP23-0021
Applicant Name: Cameron Safarloo
Owner Name: Hanna Boys Center
Site Address: 809 W Agua Caliente Rd., Sonoma
APN: 133-112-020
Zoning: PF, F2 RC50 SR VOH

Project Description: A Major Subdivision and Design Review for a mixed-use development across two parcels (APNs 133-112-020 and 133-220-003) consisting of the following: 1) 136 three-story, for-sale townhomes; 2) 120 rental units; 3) a 272-unit community care facility; 4) a hotel with 119 guest rooms and 20 guest residences; 5) 10,000 square feet of retail and office space; 6) a 9,600-square foot child and adult day care center; and 7) a 10,000-square foot vocational training center. Total residential building area is 1,137,250 square feet, and commercial building area is 257,943 square feet.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by November 8, 2023, and should be sent to the attention of: PLP23-0021, Eric Gage (Eric.Gage@sonoma-county.org). The Project Planner can also be reached at (707) 565-1391. **If no response is received by November 8, 2023, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.





- Sanitation
- Building Inspection
- Fire Prevention
- Forestry Specialist
- Health Specialist
- Grading and Storm Water
- Management Group
- Natural Resources
- Road Naming
- Survey and Land Development
- Well & Septic
- Assessor
- Community Development Commission
- District 1 Director and Commissioners
- Economic Development Board
- Environmental Health
- LAFCO
- Regional Parks Dept
- Sheriff Community Service Officer
- SPI (DTPW), Land Development
- SPI (DTPW), Drainage
- Trans Authority/RCPA
- Transit/BPAC
- Treasurer/Special Assessment
- Sonoma Valley CAC
- Valley of the Moon Alliance and Kenwood Press
- NW Information Center, S.S.U.
- City of Sonoma, Planning Dept.
- Local Fire District – Sonoma Valley FPD
- School District – Sonoma Valley
- Water District – Valley of the Moon
- Recology Sonoma Marin (Disposal)
- Glen Ellen Association
- Caltrans-State Dept of Transportation
- Sonoma Valley Groundwater Sustainability Agency
- State Dept of Fish and Wildlife
- State Dept of Health
- State Dept of Water Resources Control Board, Drinking Water
- State Parks and Recreation - Duncans Mills Office
- Regional Water QCB: SF Bay
- Air Pollution Control: Bay Area AQM
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife
- Sonoma MOAG
- PG&E
- Milo Baker Chapter Conservation Committee
- Sonoma Valley GSA
- Tribal Notification

