From:	Eduardo Hernandez
To:	"Erica Tuohy"
Cc:	"Lee Ann Knuthson"; "Carlos"; "Sailed Molavi"; "Silvano Payne"; "Supervisor Susan Gorin"; "Chuck Lamp"
Subject:	RE: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma
Date:	Monday, November 16, 2020 1:51:23 PM
Attachments:	image001.png image002.png image003.png

Hi Erica,

I apologize not getting back to you any sooner, I had a draft response to your previous e-mail, which I am incorporating below:

(i) Nothing has been approved yet under DRH20-0007. The project has been removed from the Nov. 18 DRC meeting agenda to allow for multiple reasons, it may be rescheduled for the December 16 meeting. For the PLP20-0020 project as a whole, use permit for the closure of the mobile home park was approved under file #UPE20-0035 with the condition of further developing affordable housing on the site. Therefore, the mobile home park cannot be closed until that condition, among others, is met.

(ii) No, there hasn't been any other public hearings, they are always posted when these are scheduled to occur. The previous DRC review was conceptual.

(iii) The County is currently looking into that. As a Planner, I require the input from public agencies in the area; as the project was refer out for a preliminary review from a few selected agencies (including our Dept.'s Fire Prevention Division, the Sonoma Valley Fire Dept. the County Dept. of Transportation and Public Works, and Caltrans), I'm currently waiting on their review and responses. Some agencies review and responses are pending the submittal of multiple documents from the applicants including a Traffic Impact Study (TIS).

(iv) As mentioned above, a TIS is yet to be provided. The applicants have hired W-Trans to prepare the TIS, which I've been told is in the works.

The Local and State Transportation Departments (DTPW and Caltrans) will review the TIS and provide their responses. Your idea about the County preparing a Traffic Impact Study in this or any other area, is beyond my position; I've been told the DTPW reviews but don't prepare or hire anyone to prepare this type of studies.

The currently proposed parking count complies with our County Code minimums of 1 parking space per each 1-bedroom affordable housing unit. The applicants have mentioned the parking count is more than enough for the proposed senior affordable housing development, due to existing developments of similar nature. I've asked the applicants for some more information on those developments to help back this proposal, although it still complies with our Code.

Thanks for your comments, we will keep working with the applicants and local agencies,

to help ensure an approval of this project is only made upon fully addressing all concerns.
I hope this helps, and please let me know if you have any additional questions or comments.
Best,

Eduardo Hernández
Sonoma County, Planner III
Direct line: 707.565.1735

Due to Public Health Orders, Permit Sonoma is temporarily closed to the public until further notice. We continue to provide services remotely minimizing person-to-person contact which helps protect our community. We look forward to serving you, as always, we aim to reply to your message within three business days. We encourage you to use our online services for permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

Thank you for your patience and understanding as we work together to keep our communities safe.

From: Erica Tuohy
Sent: Monday, November 16, 2020 11:50 AM
To: Eduardo Hernandez
Cc: Lee Ann Knuthson ; Carlos ; Sailed Molavi ; Silvano Payne ; Supervisor Susan Gorin ; Chuck Lamp
Subject: Fw: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

EXTERNAL

Hi Eduardo,
Checking in as I sent these questions on the 5th Nov and have yet to receive a response from you so I'd appreciate your reply to ALL my questions below ASAP.
Many of us who live either on, or just off, Siesta Way feel very strongly that there needs to be a traffic study due to the uniqueness of the already-heavy (and complicated use) of Siesta Way to access the mall and the Valero gas station. At the community feedback meeting that the Developer hosted on the 12th Nov, we heard from THEIR consultant that it was because THEIR estimates were a max of 24 additional trips at peak times resulting from this project - and not the 25 that would merit a County Traffic Study - that negated the need for a study. What if their estimate is wrong? We know this is already a very dangerous junction - with regular car accidents witnessed - and, as our only way out of our homes if we ever need to evacuate again, many of us feel the increased traffic endanger our lives - so **why would the County not support a Traffic Study**? It is also thoroughly disturbing there would be no limit to ONE car per unit in the rental agreements when there are only 95 spots for 92 units. Even if not all units have cars, hopefully, all units will have visitors so where will they park? There is not one free spot of parking in the evenings on Siesta Way as it now.
The initial approval from the Springs planning group that I attended made an objective traffic study a condition of their approval so it's hard to understand how this project has got this far without one being carried out by the County (not by the Developer).

I'm copying Susan as I fear we're running out of time and we need support from the County to ensure this project undergoes the appropriate scrutiny to keep us all safe. Frankly, the process to get this project approved has been far-from-transparent and I know how much Susan cares about clear and honest communications in her District.

Thanks,
Erica
415 999 3634

From: Erica Tuohy <ericatuohy@hotmail.com>
Sent: Thursday, November 5, 2020 1:54 PM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Cc: Sailed Molavi <saiedmolavi@comcast.net>
Subject: Re: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

Hello Eduardo,

Didn't mean to confuse you by using 2 different email addresses - a neighbor used one I rarely use, so I'm back to this, my primary email!

I know the Design Review meeting isn't until the 18th Nov but please can you clarify:

(i) what exactly has been approved?

(ii) have there been any more public hearings since I wrote to you in July that got this project to the point of a Design Review?

(iii) has the County assessed the risk/proposed a fire evacuation plan?

(iv) was a traffic study done?

Attaching a photo of a very typical scene (taken from the Beacon gas station) where cars use Siesta Way to get in and out of the Valero gas station - and it's already often more than 1 change of traffic lights before being able to turn onto Highway 12 from Siesta Way (especially when pedestrians are crossing Hwy 12). Even more dangerous is when cars turn onto Siesta Way from Hwy 12 and immediately brake as they want to enter the Valero gas station, leaving cars stranded in the junction (as no-one expects cars to brake immediately upon turning....). This is really dangerous - not only causing many collisions (per the emails we exchanged below) but we would be at a gridlock if we ever need to get out quickly during fire evacuation orders - hence my seeking your reassurance about the traffic study.

Copying the owner of the gas stations (Saied Molavi) who can attest to the chaos that he and his staff often contend with at busy times of day.

Thanks,
Erica
707 938 1664

From: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Sent: Monday, July 20, 2020 9:07 AM
To: 'Erica Tuohy' <ericatuohy@hotmail.com>
Subject: RE: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

Good morning Erica,
Thank you for sharing this with me. The incident seems to have expired, so I am unable to see any further information of it. I believe concerns about safety on these roads are best addressed, and issues solved, by the State's Dept. of Transportation (Caltrans) and the County's Dept. of Transportation and Public Works (DTPW).
Thank you and have a nice day,

Eduardo Hernandez
County of Sonoma – Planner III
www.PermitSonoma.org

Due to Public Health Orders, Permit Sonoma will be temporarily closing to the public effective Monday, July 20 until further notice. We continue to provide services remotely minimizing person-to-person contact which helps protect our community. We look forward to serving you, as always, we aim to reply to your message within three business days. We encourage you to use our online services for permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

Thank you for your patience and understanding as we work together to keep our communities safe.

From: Erica Tuohy <ericatuohy@hotmail.com>
Sent: Saturday, July 18, 2020 8:50 AM
To: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: Re: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

EXTERNAL

Hi Eduardo,
Not sure if you're keeping logs of these things (yet?) but, just last week, there was yet another accident at the junction of Siesta Way/Highway 12...
"Traffic Collision
2:55 PM PDT 7/14/20 by SoCo
18605 HWY 12, BOYES HOT SPRINGS, CA
https://web.pulsepoint.org/?agencies=EMS1305&incident=745575550&tab=3"

Thanks,
Erica

From: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Sent: Monday, July 13, 2020 9:19 AM
To: 'Erica Tuohy' <ericatuohy@hotmail.com>
Cc: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Subject: RE: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

Good morning Erica,
Thank you for reaching out with your concerns. As Arielle mentioned earlier, the housing

project is not yet applied for. What you and the rest of the public have heard about is the intention of Milestone Housing Group LLC to apply for the construction of an affordable housing project at the 171 Siesta Way and 18503 Hwy 12 parcels. The reason for these anticipated details being brought prior to the submittal of a formal application, is the existence of the Oaks Mobile Home Park at 171 Siesta Way. Per County and State codes, a mobile home park can only be closed if a new proposed housing development is proposed in-place, among other requirements. The mobile home park closure was approved through the Use Permit application #UPE20-0035 with conditions from the Board of Zoning Adjustments (BZA) including the closure will not be effective unless an affordable housing project is applied for and approved in-place of it. Milestone Group would have to submit a formal application for new housing, to be fully reviewed for consistency including fire safety. The County is unaware at this point if Milestone has been able to secure funding for their project.

I hope this helps. I've added your name and contact information to our "interested parties" list for the housing project.

Best regards,

Eduardo Hernandez
Planner III, County of Sonoma
www.PermitSonoma.org

From: Erica Tuohy <ericatuohy@hotmail.com>
Sent: Sunday, July 12, 2020 2:59 PM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: Re: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

EXTERNAL

Hi Eduardo,

YES! Please can you add me to the "interested parties" list for this project?

It's really surprising that not one neighbor (even the Valero station that butts up to the project) has yet to receive a single communication about this project. The lack of access to & from the Valero station - since those cones were put in on Hwy 12 - is a huge concern. It's a daily mess without even thinking about fire.

Please can you answer my question below - "Has the county (or developer) assessed the risk and proposed a fire evacuation plan? Can you share that?"

Many thanks,

Erica
633/637/641 Barcelona Dr., Sonoma CA
707 938 1664

From: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Sent: Thursday, July 9, 2020 2:08 PM

To: 'ericatuohy@hotmail.com' <ericatuohy@hotmail.com>
Cc: Eduardo Hernandez <Eduardo.Hernandez@sonoma-county.org>
Subject: RE: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma

Erica,

On behalf of Supervisor Gorin, thanks for writing. By way of this e-mail, I am sharing your comments with Eduardo Hernandez, the planner for this project. Please reach out to him and let him know should you want to be added to the "interested parties" list for this Project. This would enable you to be notified in regards to further proposed development of this site, under planning application #PLP20-0020.

Right now, this project is months from a public hearing. The project hasn't even been designed, and won't be until the developer learns whether they will be able to get the Federal, State and local credits necessary to fund the project. In June, the BZA approved the closure of the mobile home park at this location, and the applicants shared their intention to apply for a housing complex. However, Permit Sonoma does not have an actual proposal at this point. If there happens to be an application submitted for the further development of the site, this will be review by Planning Staff and other agencies with jurisdiction on the project site.

Please reach out to Eduardo if you have further questions or concerns, or want to be added to the list.

Best,

Arielle Kubu-Jones
Field Representative
Supervisor Susan Gorin
First Supervisorial District
County of Sonoma
575 Administration Drive, Room 100A
Santa Rosa, CA 95403
707.565.2241
arielle.kubu-jones@sonoma-county.org

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NEW in D1! The Springs M.A.C. Click the logo for more information

_____

-----Original Message-----
From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Thursday, July 9, 2020 1:32 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Constituent Matter: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma
Sent To: County of Sonoma
Topic: Constituent Matter
Subject: File Number: PLP20-0020 - Site Address: 18503 Hwy 12 & 171 Siesta Way, Sonoma
Message: I have some serious traffic and fire safety concerns re. this proposed affordable housing development.
Siesta Way can not take the additional traffic that would come with a 92 unit dwelling on a normal day - let alone in the event of a fire. As you know, the location is in a HIGH fire risk area - the fire 2 days ago right behind the Valero gas station scared us witless (see https://web.pulsepoint.org/?agencies=EMS1305&incident=741331899&tab=3) as the 53 homes in the Mission Oaks development and those living on Siesta Way - a dead-end street - have nowhere to go. Has the county (or developer) assessed the risk and proposed a fire evacuation plan? Can you share that?
We never understood the addition of the permanent cones on Highway 12 but, since those were added, are you aware that drivers heading towards Sonoma now turn left into Siesta Way and slam on their brakes so they can pull into the Valero station - and leave the station the same way - causing much confusion and a few accidents right by the traffic lights?
My other concerns are that 3 stories is too high for the area and that 95 parking slots is not enough. Seniors (especially as young as 55) still have cars so what if they have more than 1 car per home and where will their visitors & service people park? We already have a daily parking problem on Siesta Way/Barcelona Dr. with many people parking on those streets as well in the Fiesta Mall to the detriment of those businesses.
The scale of the proposal is just too big for where it is located and Siesta Way can NOT absorb the extra traffic and parking, especially if we ever need to evacuate during a fire.
Sender's Name: Erica Tuohy
Sender's Email: ericatuohy@hotmail.com
Sender's Home Phone: 7079381664
Sender's Cell Phone: 4159993634
Sender's Address: 633 BARCELONA DR
SONOMA, CA 95476

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